



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney
Town Clerk: Helen Symmons (Acting)

Notice is hereby given that the next meeting of the **Planning, Highways & Licensing Committee** will take place **Tuesday 11th April 2017** at the **Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. LICENSING APPLICATIONS
 - a) **NOTICE OF APPLICATION FOR A PREMISES LICENCE BY SAMANTHA ANDERSONS FOR 75 LEIGH ROAD LEIGH ON SEA SS9 1JN (THE OAK TREE BISTRO)**
The sale of alcohol from 10am -10pm Monday to Sunday. In addition, Live music from 6pm – 10 pm Thursday, Friday and Saturday evenings and Sunday Afternoon 12noon until 4pm
All representations should be in writing and sent to the Licensing Authority at Southend Borough Council by 15th April 2017.
5. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
 - a) LOS-17-0070 SOS/17/00434/FUL (**HERSCHELL WARD**)
164 HADLEIGH ROAD LEIGH ON SEA ESSEX SS9 2LP
Erect Single Storey Rear Extension and Alter Elevations (Amended Proposal)
 - b) LOS-17-0071 SOS/17/00080/FULH (**ST.CLEMENTS WARD**)
1 UTTONS AVENUE LEIGH ON SEA ESSEX SS9 2EL
Replacement Windows to First Floor Front Elevation
 - c) LOS-17-0073 SOS/17/00492/FUL (**LEIGH ROAD WARD**)
223A LEIGH ROAD LEIGH ON SEA ESSEX SS9 1JA
Erect External Staircase to Rear
 - d) LOS-17-0074 SOS/17/00493/FUL (**LEIGH ROAD WARD**)
223A LEIGH ROAD LEIGH ON SEA ESSEX SS9 1JA
Form Habitable Accommodation in Roof with Dormer to Rear and Roof-light to Front
 - e) LOS-17-0075 SOS/17/00516/OUT (**THAMES WARD**)
25 MEDWAY CRESCENT LEIGH ON SEA ESSEX SS9 2UX
Demolish Existing Bungalow and Erect Two Dwelling-houses with Internal Garages and Layout parking to Front (Outline Application) (Amended Proposal)
 - f) LOS-17-0076 SOS/17/00524/FULH (**HIGHLANDS WARD**)
94 OLIVE AVENUE LEIGH ON SEA ESSEX SS9 3QE
Erect First Floor to Form Two Storey Dwelling-house with Juliette balcony to Rear and Alterations to Front Porch and Elevations (Amended Proposal)

- g) LOS -17-0077 SOS/17/00523/AMDT (**THAMES WARD**)
11 HAMBORO GARDENS LEIGH ON SEA ESSEX SS9 2NR
Application to Vary Condition 02 (Approved Plans) Amendments to window Schedule, Roof-lights to Side (North and South) elevations and Removal of four Windows (Minor Material Amendment of Planning Application 13./01814/FUL dated 07.03.2014
- h) LOS-17-0078 SOS/17/00488/FULH (**ST. CLEMENT'S WARD**)
25 EAST STREET LEIGH ON SEA ESSEX SS9 1QF
Erect Single Storey Side and Rear Extension with Pitched Roof
6. GENERAL PERMITTED DEVELOPMENT APPLICATIONS– FOR INFORMATION
- a) LOS-17-0072 SOS/17/00474/GPDE (**ELMS WARD**)
131 LEIGH HALL ROAD LEIGH ON SEA ESSEX SS9 1QY
Erect Single Storey Rear Extension, Projecting 5M Beyond the Existing Rear Wall of the Dwelling, 2.8M High to Eaves and with a Maximum Height of 3.2M
7. LAWFUL DEVELOPMENT CERTIFICATES– FOR INFORMATION
- a) SOS/17/00491/CLP (**LEIGH ROAD WARD**)
53 MARGUERITE DRIVE LEIGH ON SEA ESSEX SS9 1NN
Single Storey Rear Extension
8. APPEALS
- None*
9. PLANNING AND COMPULSORY PURCHASE ACT 2004 – NOTICE OF INDEPENDENT EXAMINATION HEARING: TUESDAY 23RD MAY 2017, 10AM – Appendix 1 for information
The notice is displayed on our noticeboards around the Town.
10. HOUSING WHITE PAPER
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590463/Fixing_our_broken_housing_market_-_accessible_version.pdf
- Councillors were previously advised of the Housing White Paper by the Chairman of the Council and the appropriate link supplied. This link is supplied again along with the NALC (National Association of Local Councils) policy consultation and response form (Appendix 2).
- The policy consultation highlights that NALC are keen for Councils to respond to the consultation questions which NALC will be responding to and request the response form is submitted by 17.00 on Friday 28th April.
11. SOUTHEND BOROUGH COUNCIL DECISIONS
- a) LOS/17/0013 SOS/16/02260/FUL
32 BROADWAY LEIGH ON SEA ESSEX SS9 1AJ
Install 5 air condensing units to side elevation.
- Leigh Town Council **OBJECTED**. Southend Borough Council **REFUSED PERMISSION**



6th April 2017
Helen Symmons
Acting Town Clerk

Any member who is unable to attend the meeting should send their apologies before the meeting



**Planning and Compulsory Purchase Act 2004
Town and County Planning (Local Planning) Regulations 2012**

**Notice of Independent Examination Hearing: Tuesday 23 May 2017,
10:00am**

Southend-on-Sea Borough Council has produced a planning policy document which has been submitted for Examination to the Secretary of State; the Southend Central Area Action Plan.

The Secretary of State has appointed Mr Mike Fox BA (Hons) DIPTP MRTPI of the Planning Inspectorate to conduct the Examination process.

Southend-on-Sea Borough Council hereby gives notice that the Examination Hearing will commence on Tuesday 23rd May 2017 at 10:00. The Hearings will be held at Committee Room 1 (Jubilee Room), Civic Centre, Southend Borough Council, Victoria Avenue, Southend on Sea, SS2 6ER.

Anyone wishing to attend the Examination Hearing should notify the Programme Officer, Mrs Claire Jones-Hughes, in advance. The Programme Officer's contact details are as follows:

Mrs Claire Jones-Hughes, Banks Solutions (Brighton), 6 Brading Road, Brighton, BN2 3PD; or by email: bankssolutionsuk@gmail.com; tel. 01273 381518.

For the full hearing programme and further details please visit the examination page on the Council's website at www.southend.gov.uk/scaap or by contacting the Programme Officer.

Housing White Paper – *Fixing The Broken Housing Market*

Response Form

Please send completed form to Jessica.Lancod-frost@nalc.gov.uk by 17.00 on Friday 28 April 2017.

Name of county association /parish council	
Question	Views & Evidence
<p>Response / Evidence To White Paper Question 1; Question 1</p> <p>Do you agree with the proposals to:</p> <p>a) Make clear in the National Planning Policy Framework that the key strategic policies that each local planning authority should maintain are those set out currently at paragraph 156 of the Framework, with an additional requirement to plan for the allocations needed to deliver the area's housing requirement?</p> <p>b) Use regulations to allow Spatial Development Strategies to allocate strategic sites, where these strategies require unanimous agreement of the members of the combined authority?</p> <p>c) Revise the National Planning Policy Framework to tighten the definition of what evidence is required to support a 'sound' plan?</p>	
<p>Response / Evidence To White Paper Question 2; Question 2</p> <p>What changes do you think would support more proportionate consultation and examination procedures for different types of plan and to ensure that different levels of plans work together?</p>	
Response / Evidence To White Paper Question 5;	

<p>Question 5</p> <p>Do you agree that regulations should be amended so that all local planning authorities are able to dispose of land with the benefit of planning consent which they have granted to themselves?</p>	
<p>Response / Evidence To White Paper Question 10;</p> <p>Question 10</p> <p>Do you agree with the proposals to amend the National Planning Policy Framework to make clear that:</p> <p>a) authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements?</p>	
<p>Response / Evidence To White Paper Question 12;</p> <p>Question 12</p> <p>Do you agree with the proposals to amend the National Planning Policy Framework to:</p> <p>a) indicate that local planning authorities should provide neighbourhood planning groups with a housing requirement figure, where this is sought?</p> <p>b) make clear that local and neighbourhood plans (at the most appropriate level) and more detailed development plan documents (such as action area plans) are expected to set out clear design expectations; and that visual tools such as design codes can help provide a clear basis for making decisions on development proposals?;</p> <p>c) emphasise the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided?;</p> <p>d) makes clear that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans?; and</p> <p>e) recognise the value of using a widely accepted design standard, such as Building for Life, in shaping and assessing basic design principles – and make clear that this should be reflected in plans and given weight in the planning process?</p>	

<p>Response / Evidence To White Paper Question 16; Question 16 Do you agree that:</p> <p>a) where local planning authorities wish to agree their housing land supply for a one-year period, national policy should require those authorities to maintain a 10% buffer on their 5 year housing land supply?</p>	
<p>Response / Evidence To White Paper Question 17; Question 17 In taking forward the protection for neighbourhood plans as set out in the Written Ministerial Statement of 12 December 2016 into the revised NPPF, do you agree that it should include the following amendments:</p> <p>a) a requirement for the neighbourhood plan to meet its share of local housing need?</p>	
<p>Response / Evidence To White Paper Question 18; Question 18 What are your views on the merits of introducing a fee for making a planning appeal?</p>	
<p>Response / Evidence To White Paper Question 31; Question 31 Do you agree with our proposals to;</p> <p>(a) amend national policy to revise the definition of affordable housing as set out in Box 4?</p>	
<p>Response / Evidence To Affordable Housing supplementary document and related NALC position statement; <i>Government to reverse the negative impact on the availability of affordable social housing caused by factors including the reduction in contribution to Housing Associations and the failure to make appropriate use of empty properties which could be used for housing for local people</i></p>	

Response / Evidence To the NPPF supplementary document and related NALC position statement; <i>a strengthening of bullet point 5, in para 17 – core planning principles of the NPPF – “recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.</i>	
Response / Evidence To the Starter Homes supplementary document	
Response / Evidence To the Rural Housing supplementary document	
Response / Evidence To the CIL supporting document and related NALC position statement: <i>The Government to ensure that planning authorities can only rely on accountable and transparent evidence of housing need which they are obliged to share with town and parish councils progressing neighbourhood plans; ensuring that a failure to do so should result in the Community Infrastructure Levy being payable as if relevant councils had an adopted neighbourhood plan.</i>	
<p>Response / Evidence to the specific NALC questions regarding the main recommendations contained in the CIL review:</p> <p>Do you agree there should be closer integration at both the local plan and neighbourhood plan-making stages? How can this be achieved??</p> <p>Do you agree local authorities should work closely with both parishes and neighbourhoods over the actual spending of any neighbourhood allocation of LIT to ensure that the delivery of infrastructure is supported and best value is obtained? How can this be achieved?</p> <p>Do you agree to the replacement of CiL with a hybrid system of a broad and low level infrastructure tariff and Section 106 for larger developments? Do you agree all planning authorities should have a CiL regime in place by a specified date? If so, what date should we be proposing?</p> <p>If the share of CiL for parish councils with an adopted neighbourhood plan should rise from 25% to 35% would you be more likely to develop and neighbourhood plan?</p>	



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Housing White Paper – Fixing our broken housing market

Introduction

The Government has recently published its long awaited Housing White Paper [*Fixing our broken housing market*](#) (alongside a range of supporting documents, a number of which will be touch upon throughout this consultation) setting out the Government's plans to reform the housing market and boost the supply of new homes in England.

List of proposals

The White Paper is extremely broad and makes a number of recommendations of particular interest to the parish sector, some of which are highlighted below:

- Making sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go;
- Simplifying plan-making and making it more transparent, so it is easier for communities to produce plans and easier for developers to follow them;
- Ensuring that plans start to form an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not avoided;
- Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements;
- Maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements;
- Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning;
- Providing greater certainty for authorities that have planned for new homes and reducing the scope for local and neighbourhood plans to be undermined by changing the way that land supply for housing is assessed;
- Boosting local authority capacity and capability to deliver, improving the speed and quality with which planning cases are handled, while deterring unnecessary appeals.

Developing our response

Given housing and planning are significant areas of interest and have an impact on communities and the parish sector, we are keen to develop a submission which not only responds to the particular proposals and many of the questions posed, but also highlights the important and positive role our councils are increasingly playing in supporting the delivery of new homes.



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It is clear from the publication of the Housing White Paper that communities (including parished areas) will need to buy into the local plan making process, particularly in terms of the numbers of new homes built, and where.

We are particularly keen for county associations and councils to help us to get the message across effectively by responding to this consultation paper to tell us your views and share information and examples of local practice. In this briefing we cite the consultation questions which NALC will be responding to which we believe cover the most critical proposals (corresponding with those on the first page of this briefing) which affect the parish sector. Please complete the specific text boxes in the attached pro-forma which relate to the specific consultation questions we cite in this briefing – including examples of local practice (e.g. a short paragraph).

National policy context

The White Paper restates the Government's manifesto pledge to build a stronger, fairer Britain where people who work hard are able to get on in life. The Government believes that breaking down barriers to progress by taking the big, difficult decisions that are right for Britain in the long term, are necessary. Its view is that whether buying or renting, the fact is that housing is increasingly unaffordable – particularly for ordinary working class people who are struggling to get by. Today the average house costs almost eight times average earnings – an all-time record. As a result it is difficult to get on the housing ladder, and the proportion of people living in the private rented sector has doubled since 2000.

These high housing costs hurt ordinary working people the most. In total more than 2.2 million working households with below-average incomes spend a third or more of their disposable income on housing. This means they have less money to spend on other things every month, and are unable to put anything aside to get together the sums needed for a deposit. Those who do own their own home are finding it increasingly difficult to keep up with the mortgage, and struggle to save for later life. The Government believes that many worry about the ability of their children and grandchildren to afford their own home and to have access to the same chances in life that they have enjoyed. The Government wants to fix the broken market so that housing is more affordable and people have the security they need to plan for the future (a lack of rural affordable housing has been a problem in many areas of England for many years).

Chapter 1: Planning for the right homes in the right places

The Government is seeking to ensure that all places have an effective and up to date housing plan. To achieve this, the Government is aiming to reform plan making and give communities and more involvement in a number of areas:

Getting plans in place

The Government have restated their commitment to ensure that all areas are covered by a plan through the provision of legislation in the Neighbourhood Planning Bill. They state that they will, when necessary, intervene to ensure that plans are put in place. Once plans are in place



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the Government are proposing to make it a requirement that they are reviewed every five years. Where an existing housing target can no longer be justified against the objectively assessed housing requirement the authority will be required to update their plan.

The Government are also proposing changes to the [National Planning Policy Framework](#) so that authorities are expected to prepare a statement of Common Ground setting out how they will work together to meet housing requirements.

Making plans easier to produce

The Government are proposing a number of changes to make plans easier to produce. These include giving authorities flexibility about how they plan, with the removal of the expectation that that every authority is covered by a single local plan, enabling spatial development strategies, produced by new combined authorities or elected Mayors, to allocate strategic sites, improving the use of digital tools to make plans and planning data more accessible and reviewing the consultation and examination procedures for all types of plan.

Question 1

Do you agree with the proposals to:

- a) Make clear in the National Planning Policy Framework that the key strategic policies that each local planning authority should maintain are those set out currently at [paragraph 156](#) of the Framework, with an additional requirement to plan for the allocations needed to deliver the area's housing requirement?
- b) Use regulations to allow Spatial Development Strategies to allocate strategic sites, where these strategies require unanimous agreement of the members of the combined authority?
- c) Revise the National Planning Policy Framework to tighten the definition of what evidence is required to support a 'sound' plan?

Question 2

What changes do you think would support more proportionate consultation and examination procedures for different types of plan and to ensure that different levels of plans work together?

Brownfield development

The Government is proposing to amend the National Planning Policy Framework to indicate that great weight should be attached to the value of using suitable brownfield land within settlements for homes.



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Question 5

Do you agree that regulations should be amended so that all local planning authorities are able to dispose of land with the benefit of planning consent which they have granted to themselves?

Greenbelt

The Government is proposing to amend national policy to make clear that authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements.

Question 10

Do you agree with the proposals to amend the National Planning Policy Framework to make clear that:

a) authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements?

Strengthening neighbourhood planning and design

To support the neighbourhood planning process the Government is proposing the amendment of planning policy so that neighbourhood planning groups can obtain a housing requirement figure from their local planning authority. The Government is also proposing to require that the National Planning Policy Framework is amended to make housing designs clearer. The Government is proposing that;

- local planning authorities are expected to provide neighbourhood planning groups with a housing requirement figure;
- local and neighbourhood plans (at the most appropriate level) and more detailed development plan documents (such as action area plans) are expected to set out clear design expectations;
- policy strengthens the importance of early pre-application discussions;
- design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans;
- policy recognises the value of using a widely accepted design standard.



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Question 12

Do you agree with the proposals to amend the National Planning Policy Framework to:

- a) indicate that local planning authorities should provide neighbourhood planning groups with a housing requirement figure, where this is sought?
- b) make clear that local and neighbourhood plans (at the most appropriate level) and more detailed development plan documents (such as action area plans) are expected to set out clear design expectations; and that visual tools such as design codes can help provide a clear basis for making decisions on development proposals?;
- c) emphasise the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided?;
- d) makes clear that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans?; and
- e) recognise the value of using a widely accepted design standard, such as Building for Life, in shaping and assessing basic design principles – and make clear that this should be reflected in plans and given weight in the planning process?

Chapter 2: Building Homes Faster

The Government is looking at a range of measures which they believe will speed up the house building process. These include:

- Strategic Infrastructure Investment: the Government is looking to ensure that where the Government invests in new infrastructure, that housing follows;
- Digital Infrastructure: to meet their commitment of achieving full fibre connectivity, the Government are consulting on requiring local planning authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area; &
- A housing delivery test: The Government are proposing a range of measures for authorities who under deliver on their housing requirement. Where delivery falls below 95% of a local authority's annual housing requirement, the Government is proposing that from November 2017 the local authority should be required to publish an action plan setting out how it will get back on track.

Land supply

The Government is proposing to amend the National Planning Policy Framework to give local authorities the opportunity to have their housing land supply agreed on an annual basis, and fixed for a one-year period.



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Question 16

Do you agree that:

a) where local planning authorities wish to agree their housing land supply for a one-year period, national policy should require those authorities to maintain a 10% buffer on their 5 year housing land supply?

Question 17

In taking forward the protection for neighbourhood plans as set out in the Written Ministerial Statement of 12 December 2016 into the revised NPPF, do you agree that it should include the following amendments:

a) a requirement for the neighbourhood plan to meet its share of local housing need?

Planning appeals

The Government is proposing to introduce fees to reduce the number of planning appeals.

Question 18

What are your views on the merits of introducing a fee for making a planning appeal?

Chapter 3: Diversifying the market

The Government is looking to diversify the housing market to achieve the amount, quality and choice of housing that people want. Particular emphasis is made on renting, with the Government seeking to attract investment for large scale housing that is built to rent.

Chapter 4: Helping people now

The Government states that the broken market is creating challenges for households across the country and the long-term solution is to build more homes which will take time to have an impact. Nevertheless, the Government seeks to help people now, tackling some of the impacts of the housing shortage on ordinary households and communities.

Affordable housing

The Government is proposing to amend the definition of affordable housing to Box 4 below:



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Box 4: Proposed definition of affordable housing

Affordable housing: housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership), and which meets the criteria for one of the models set out below.

Social rented and affordable rented housing: eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the Government's rent policy. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Starter homes is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-taking. Local planning authorities should also include income restrictions which limit a person's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).

Discounted market sales housing is housing that is sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. It should include provisions to remain at a discount for future eligible households.

Affordable private rent housing is housing that is made available for rent at a level which is at least 20 per cent below local market rent. Eligibility is determined with regard to local incomes and local house prices. Provision should be made to ensure that affordable private rent housing remains available for rent at a discount for future eligible households or for alternative affordable housing provision to be made if the discount is withdrawn. Affordable private rented housing is particularly suited to the provision of affordable housing as part of Build to Rent Schemes.

Intermediate housing is discount market sales and affordable private rent housing and other housing that meets the following criteria: housing that is provided for sale and rent at a cost above social rent, but below market levels. Eligibility is determined with regard to local incomes and local house prices. It should also include provisions to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. These can include Shared Ownership, equity loans, other low cost homes for sale and intermediate rent (including Rent to Buy housing).



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Question 31

Do you agree with the proposed definition?

Recent years have seen the emergence of 'Build to Rent', a new sector in the housing market, namely large-scale developments purpose-built for private rent. The Government is in support of Build to Rent, which is set out within the 2017 Housing White Paper and it intends to refer explicitly to Build to Rent in the NPPF.

NALC has the below position on affordable housing;

Government to reverse the negative impact on the availability of affordable social housing caused by factors including the reduction in contribution to Housing Associations and the failure to make appropriate use of empty properties which could be used for housing for local people

Story: A ban on second homes is on course to be extended in Cornwall after five more parishes submitted plans following the measure being successfully introduced in St Ives.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The Government [consulted](#) on changes to the NPPF in 2015-16. In light of the consultation responses received the Government is making a number of changes:

- Extending the definition of Affordable Housing to include starter homes and other products, the restriction of starter homes to first time buyers with a mortgage.
- Strengthening of planning policy to increase density in commuter hubs.
- Strengthening of national planning policy to give support for new settlements in meeting development needs.
- Aligning the definition of a small site in national planning policy with the established legal definition set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI 2015/595).

NALC has the below position on NPPF:

A strengthening of bullet point 5, in para 17 – core planning principles of the NPPF – "recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".



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Starter Homes

The Government is committed to ensuring there is a range of affordable homes to support young aspiring home owners. Starter homes will be an important part of this offer, alongside shared ownership, rent-to-buy, discounted market sale and other innovative products to support first steps to home ownership. The Government [consulted](#) on amending the NPPF to introduce a clear policy expectation that suitable housing sites deliver a minimum of 10% affordable home ownership units.

Based on the responses to the consultation, the Government plans to restrict the sale and sub-letting of starter homes following initial sale, with a range of related measures.

Rural Housing

The Government [consulted](#) on proposals to support the implementation of the Housing and Planning Act 2016, seeking views on proposals to support housing supply by allowing additional storeys to be built on existing buildings in rural areas. Based on the responses to the consultation, the Government is introducing a package of measures in the Housing White Paper (cited earlier) to address concerns about local authority resourcing with related measures.

Review of the Community Infrastructure Levy

The Community Infrastructure Levy (CiL) came into force in April 2010 and allows principal councils to raise funds from developers of land undertaking new building projects in their area to help fund a wide range of infrastructure needed as a result of the development.

CiL charging authorities are required through to transfer neighbourhood CiL to parish and town councils at 15% of levy receipts arising from development that takes place in their area, rising to 25% for areas with an adopted neighbourhood plan.

The Government commissioned an [independent review](#) of CiL in November 2015 to assess the extent to which CiL does or can provide an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives.

The independent review group submitted their report to ministers in October 2016 and the report has been published alongside the white paper. Key points regarding neighbourhood CiL:

- recognise the importance that Government attaches to allowing parishes/ neighbourhoods to spend a portion of the current CiL receipts;
- highlighting difficulties this causes and the lack of evidence to suggest that the neighbourhood portion of CiL makes development any more acceptable at the local level;
- concern a continuation of current arrangements will lead to already scarce and over subscribed resources being diverted into projects that do not ease the pressure on



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existing infrastructure and consequently do not actually improve the conditions for local communities;

- ensuring money paid by developers, either through their recommended LIT or through Section 106 obligations goes towards the actual delivery of infrastructure enhancements that are recognised as necessary by both the local community and local authority;
- key to ensuring a sensible and productive spend of the neighbourhood share is for there to be a more rigorous integration at the plan-making stage, for both the local plan and the neighbourhood plan, over how the neighbourhood share should be spent;
- ongoing dialogue at the point at which the funds become available and are spent, such as currently happens in un-parished neighbourhoods, to ensure that best value is obtained;
- stopping short of recommending that the actual spending power of parishes with regard to the neighbourhood share should be withdrawn, but improved dialogue at both the planmaking and allocation/spending stage to prevent funds being allocated to places that are less affected by development and also avoid funds being diverted into projects that do not actually solve the infrastructure problems created by the development.

The review group have therefore recommended:

- closer integration at both the local plan and neighbourhood plan-making stages;
- that local authorities work closely with both parishes and neighbourhoods over the actual spending of any neighbourhood allocation of LIT to ensure that the delivery of infrastructure is supported and best value is obtained.
- replacement of CIL with a hybrid system of a broad and low level infrastructure tariff and Section 106 for larger developments.

NALC currently has a number of policy positions on CIL which we have been promoting to the government, most recently through the passage of the Neighbourhood Planning Bill:

- all planning authorities should have a CIL regimes in place by a specified date;
- increasing the share of of CIL for parish councils with an adopted neighbourhood plan from 25% to 35%;
- the Government should ensure that planning authorities can only rely on accountable and transparent evidence of housing need which they are obliged to share with town and parish councils progressing neighbourhood plans; ensuring that a failure to do so should result in CIL being payable as if relevant councils had an adopted neighbourhood plan.



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Questions From NALC:

- Do you agree there should be closer integration at both the local plan and neighbourhood plan-making stages? How can this be achieved??
- Do you agree local authorities should work closely with both parishes and neighbourhoods over the actual spending of any neighbourhood allocation of LIT to ensure that the delivery of infrastructure is supported and best value is obtained? How can this be achieved?
- Do you agree to the replacement of CiL with a hybrid system of a broad and low level infrastructure tariff and Section 106 for larger developments? Do you agree all planning authorities should have a CiL regime in place by a specified date? If so, what date should we be proposing?
- If the share of CiL for parish councils with an adopted neighbourhood plan should rise from 25% to 35% would you be more likely to develop and neighbourhood plan?

Summary and Your Views

Responding to the Housing White Paper provides a good opportunity for NALC, county associations and parish councils to influence current proposals, relay current policy positions with supporting evidence and promote the positive role our sector is playing in meeting housing needs.

We have developed a pro-forma response form for you to use, please send responses to Jessica.Lancod-frost@nalc.gov.uk by **17.00 on Friday 28 April 2017**.

We are also keen to hold a small roundtable session to further inform and shape our response, if you are interested in attending please let us know at the email address above.

County Associations are asked to promote this consultation opportunity to member councils including considering the proposals at any events you may be holding in March and April.

Recommended Circulation:	County Associations
	All Member Councils