

CABINET
22 NOVEMBER 2018

REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGENERATION

PROCEDURES FOR MONITORING AND ASSISTING THE DELIVERY OF HOUSING AND EMPLOYMENT DEVELOPMENTS

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Mrs Jenny Clifford, Head of Planning, Economy and Regeneration

Reason for Report:

To give members the opportunity to discuss development site delivery in a forum that would allow frank discussion, allow for a better understanding of development monitoring and assist in the innovation of delivery projects.

RECOMMENDATION:

- 1. That the governance arrangements set out in this report for setting up a Development Delivery Advisory Group is recommended to Standards Committee and Council for adoption.**
- 2. Following adoption that the necessary changes are made to the Constitution.**

Relationship to Corporate Plan:

The delivery of housing and employment is central to the delivery of the corporate priorities of Housing and the Economy.

Financial Implications:

There are no financial implications envisaged for setting up the advisory group. However by facilitating development growth within the District this will potentially increase business rate and council tax revenue.

Legal Implications:

There are not considered to be any significant legal issues. It is recommended that the advisory group does not include members of the Planning Committee to ensure that there is separation between the group and the statutory planning decision making process.

Risk Assessment:

There are no significant risks identified.

Equalities Impact:

There are no equality issues identified in this report.

1.0 BACKGROUND.

- 1.1** The delivery of housing and employment is increasingly important to the District Council. It is a key focus of the corporate priorities of Housing and the Economy. Furthermore National Policy is increasingly focussed on the need to provide new homes and facilitate economic growth.

- 1.2 Delivery is also intrinsically linked to the Council's five year supply of housing. Five year land supply calculations include considerations as to whether the District is delivering sufficient housing. If insufficient levels of development are delivered then this can fundamentally affect the five year land supply requirement. The National Planning Policy Framework 2018 has also seen the introduction of a Government housing delivery test.
- 1.3 In addition to development providing benefits such as providing houses and facilitating economic growth opportunities, the importance of growth also has relevance to the Council's future financial stability. Revenue Support Grant is set to diminish until its expected demise in 2020. Council tax and business rates revenue is therefore becoming increasingly important.
- 1.4 Officers are currently actively engaged in facilitating planned development and seek opportunities to assist in bringing forward stalled sites. What is currently missing however is a forum for elected members to discuss current delivery rates and consider how the Council can be proactive with regard to the delivery of local plan sites. A Development Delivery Advisory Group could take its direction from the Cabinet and provide the opportunity for elected members to get actively involved in discussion, innovation and challenge with regard to site delivery.
- 1.5 The advisory group would not meet in public to permit free uninhibited discussion and examination. The group will have the right to call experts and advisors as required. The group will not make decisions over planning policy or planning application matters. Any proposals coming from the group that require Cabinet or Planning Committee consideration and approval (dependent upon the nature of the issue) will be subject to the normal public decision making process. The new group complements and mirrors the Planning Policy Advisory Group established in 2012 to enable members to be more actively involved in planning strategy and policy formulation.

2.0 **Make-up of the proposed new Group**

2.1 The Development Delivery Advisory Group would be made up as follows

- Cabinet Member for Planning & Regeneration
- 6 Other non-Planning Committee Members who have attended planning training or have previously served on the Planning Committee.

This provides a membership of 7.

- 3.2 Members of the Planning Committee are not proposed to be part of this group so as to avoid any risk of pre-determination of any sites which do not currently have planning permission.
- 3.3 The Head of Planning, Group Manager (Growth, Economy and Delivery) and the Forward Planning Team Leader would be required to attend with other officers attending as necessary.

- 3.4 The Development Delivery Advisory Group would meet on a need to meet basis rather than scheduled meetings; although it is anticipated that the group is likely to meet roughly on a quarterly basis. It is suggested that these meetings commence following the formation of the new Council in late May 2019 and are held initially on a one year pilot basis to assess its effectiveness and usefulness.
- 3.5 It is not proposed that formal minutes are taken of these meetings to allow frank dialogue and also as sensitive landownership and commercial interest could be discussed.

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Circulation of the Report: Cabinet Members

List of Background Papers: Cabinet October 2011 (Planning Policy Advisory Group)