



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

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ENVIRONMENT COMMITTEE

MEMBER REPORT

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| NAME OF ORGANISATION/BODY | Planning Review Panel |
| DATE OF LAST MEETING(S) ATTENDED | 23/06/20 14/07/20 11/08/20 |
| Key Changes Proposed in the White Paper Planning for the Future. Extract from officer summary to PRP | <ol style="list-style-type: none">1. Local plans would be simplified and focus on identifying three categories of land – "growth areas" that are "suitable for substantial development"; "renewal areas" that are "suitable for development"; and "protected areas". In "growth areas", outline approval would be automatically granted for forms and types of development specified in the plan. Development in renewal areas would "cover existing built areas where smaller scale development is appropriate" and could include the "gentle densification" of residential areas, development in town centres, and small sites in and around villages. There would be a "statutory presumption in favour of development" specified in the plan. Protected areas, including green belt, conservation areas and Areas of Outstanding Natural Beauty (AONBs), would still be subject to "more stringent" development.2. Local plans should be subject to a single and "simplified" statutory "sustainable development" test, replacing the existing "tests of soundness". This new test "would consider whether the plan contributes to achieving sustainable development in accordance with policy issued by the secretary of state", the consultation states. The test could also "become less prescriptive about the need to demonstrate |



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| | <p>deliverability” and full planning applications would be required for new schemes</p> <ol style="list-style-type: none">3. A new ‘single infrastructure levy’ will replace the existing developer contributions system of section 106 agreements and the community infrastructure levy. The government says the new levy will be a nationally-set, flat rate charge and would be based on the final value (or likely sales value) of a development. It says it intends the new levy to raise more revenue than under the current system of developer contributions, and deliver “at least as much” affordable housing, and on-site affordable housing, as at present4. Penalties for councils that fail to determine an application within the statutory time limits could involve "the automatic refund of the planning fee for the application". Ministers also "want to explore whether some types of applications should be deemed to have been granted planning permission if there has not been a timely determination".5. Where applications are refused and the decision is overturned at appeal, the paper proposes that "applicants will be entitled to an automatic rebate of their planning application fee".6. Each local planning authority would be required to have a chief officer for design and place-making.7. The suggested changes to local plans, developer contributions and development management "would require primary legislation followed by secondary legislation". Ministers "would expect new local plans to be in place by the end of the Parliament". <p>The full White Paper is currently subject to consultation which closes in mid October.</p> |
| Gypsy & Traveller Needs and Supply | <p>The existing Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2016. This evidence needed to be updated and completed alongside the Local Plan Review as Council would need to understand Gypsy and traveller community needs up to 2040. The Council and other Gloucestershire LPAs</p> |



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| | <p>were in process of jointly commissioning this work. Existing monitoring undertaken this year showed no immediate need for new gypsy and traveller sites, but travelling showpeople would require additional provision going forward. There is no policy gap at present.</p> |
| <u>Challenges ahead</u> | <p>Covid-19 has resulted in some delays to Plan production, although good progress has been made in terms of evidence gathering. Submission of the Plan will be delayed, until March 2021 or May 2021 (see below) Covid-19 has also raised some queries as to how dwellings should be built in future particularly as working from home (as opposed to going out to work) requires work space at home.</p> |
| <u>Housing requirement/supply</u> | <p>In November 2020 the current Local Plan will be five years old. To provide an incentive for councils to review their plans within five years, the Government increases housing requirements for councils when plans are more than five years old. After November 2020 the Government standard method for calculating the housing requirement for Stroud District will increase from 638 p.a. to 641 p.a. or 12,820 (2020-2040) - an increase of 60 on the Draft Local Plan requirement. This increase is marginal and can be accommodated within the Draft Local Plan when finalised.</p> <p>PRP continues to review strategy and site options in the light of public consultation on the Draft Local Plan and the latest information on site deliverability and infrastructure planning. A revised timetable for finalising the Local Plan for submission is currently under discussion.</p> |
| REPORT SUBMITTED BY | Councillor Nigel Studdert-Kennedy |
| DATE | 22/08/2020 |