

HIGH PEAK BOROUGH COUNCIL

Report to the Corporate Select Committee

28th September 2020

TITLE:	Proposed changes to the current planning system consultation
PORTFOLIO:	Councillor A. McKeown – Lead of the Council
OFFICER:	Ben Haywood – Head of Development Services
WARDS:	Whole Borough

Appendices Attached

- APPENDIX 1 Changes to the current planning system implications and comments summary table.

1. Reason for the Report:

- 1.1. To appraise the Committee of proposed changes to the current planning system as set out in the Government’s Consultation Document published on 6 August 2020.

2. Recommendation

- 2.1 That the Committee notes the contents of the report and provides comments for inclusion within the Council’s response to the Ministry of Housing, Communities & Local Government before the end of the consultation period on 1st October 2020.

3. Executive Summary

- 3.1 The consultation “Changes to the Current Planning System” sets out proposals for measures to improve the effectiveness of the current planning system.
The 4 main proposals are:

- changes to the standard method for assessing local housing need
- securing of First Homes through developer contributions in the short term until the transition to a new system
- supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing
- extending the current Permission in Principle to major development

3.2 The proposed changes to the current planning system will update the standard methodology for assessing housing requirements. Consideration of the size of existing housing stock and the long term affordability over the past ten years will now be considered in determining needs. This has the effect of increasing housing needs in areas with an existing large stock and/or affordability issues. Plans for new “First Homes” are also proposed alongside increasing the threshold for affordable housing contributions. This will result in fewer affordable homes being developed in the Borough that meet the needs as assessed in our Strategic Housing Market Assessment.

4. How this report links to Corporate Priorities

4.1 The Council’s Corporate Plan identifies that our key priorities include “High quality development and building control with an “open for business approach””

5. Analysis and Summary of Changes

5.1 This consultation sets out proposals for measures to improve the effectiveness of the current planning system. The 4 main proposals are:

- changes to the standard method for assessing local housing need
- securing of First Homes through developer contributions in the short term until the transition to a new system
- supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing
- extending the current Permission in Principle to major development

6. Implications

6.1 The proposed changes to the current planning system will update the standard methodology for assessing housing requirements. Consideration of the size of existing housing stock and the long term affordability over the past ten years will now be considered in determining needs. This has the effect of increasing housing needs in areas with an existing large stock and/or affordability issues. Plans for new “First Homes” are also proposed alongside increasing the threshold for affordable housing contributions. This will result in fewer affordable homes being developed in the district that meet the needs as assessed in our Strategic Housing Market Assessment.

6.2 A full analysis of the implications of the changes is provided in the Table at Appendix 1.

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