

Planning Context & Overview

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2018 Planning Changes

- NPPF 2018
- Planning Practice Guidance
- Regulations – conditions/PD rights
- Consultations - fracking/appeals
- Sir Oliver Letwin Review – Ongoing
- Deliver/Build Houses – no change!

NPPF 2018 & Housing

Significant Focus On Housing Delivery;

- Para 8 ‘ensuring that sufficient number and range of homes can be provided to meet the need of present and future generations’
- Para 20 ‘strategic policies shouldmake sufficient provision forhousing’
- Para 59 ‘to support the Government’s objective of significantly boosting the supply of homes’
- Para 73 ‘Ipa’s should identify....a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement’
- Para 75 ‘Ipa’s should monitor progress on building out sites which have permission’
- Para 75 also introduces the new Housing Delivery Test

NPPF 2018 & Design

- NPPF Chapter 12 - 'Achieving Well-Designed Places
- Para 124 ' the creation of high quality buildings and places is fundamental to what the planning and development process should achieve'
- 'good design (can be achieved) by effective engagement between applicants, communities, local planning authorities and other interests throughout the process'
- Para 129 using ' assessment frameworks such as Building for Life'



MDC Local Plan

- The Publication Draft Local Plan, reflects the key themes of the NPPF
- Our Vision - provide 'a range of good quality housing
- Our Objectives ;
 - Identifying land for new homes
 - 3. increase the range and choice of housing
 - 5. ensure new development achieves a high standard of design and amenity
 - 7 provide access to a range of good quality green space, green corridors etc

In terms of housing growth and targets, it includes an additional allowance to ensure flexibility in site provision, including strategic sites.



MDC Perspective

MDC growth ambition;

- Identify barriers to development
- Identify how we can support development
- Support from various Council teams within planning and regeneration;
 - Planning Policy
 - Development Management
 - Regeneration



Next Steps

Developer's Forum

- Run by officers from Planning Policy, Development Management and Economic Development
- Attended by National and Local Developers
- Takes place every 4 months - officers to provide team updates and invite general discussion around delivery issues
- Expressions of interest noted from Developers who wish to be invited to attend the Growth Delivery Group
- Officers to provide formal report to Growth Delivery Group, noting and implementing minor in-house recommendations

Growth Delivery Group

- The Group will be attended by Senior Officers (CEO (Chair), Director of Place and Wellbeing, Director of Communities, Director of Commerce and Customer Services), Elected Members (Mayor, Portfolio Holders for Safer Communities, Regeneration and Growth and Housing), and Partners (County Council and the Local Enterprise Partnership (LEP))
- Takes place every 4 months (after the Developer's Forum)
- Review / noting of current SYHLS
- Review of formal report from Developer's Forum
- 121 discussion with developer (as invited through the Developer's Forum)
- Recommendations will be devised (if necessary) and implemented in house or forwarded to Full Council if required.

Full Council / OSC

High level recommendations will be reported when necessary to Full Council, or for noting at OSC.

Summary

- Developer Forum is part of our approach to improving (primarily) the delivery of housing
- Aim to assist you, where feasible, with your schemes both existing and proposed.
 - Developments with pp - why sites haven't commenced; what the blockages are; how can we (working with our partners) can assist in making them happen
 - In terms of emerging/proposed developments – have initial discussions and provide initial advice
- Feedback welcomed – identify areas for improvement
- Our focus is housing delivery - not only in response to the new HDT in the NPPF, but a genuine desire by the Council for sustainable growth