

Development Control, item 7

Committee: Development Control

Agenda Item

Date: 22 February 2006

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Title: Draft PPS3 Housing, Draft PPS 25
Development and Flood Risk,
Consultation on a Planning Gain
Supplement

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Item for
decision

Summary

This report addresses draft planning policy statements currently subject of consultation by the Office of the Deputy Prime Minister or HM Treasury and proposes a range of points to be taken into account in any response the Council may make.

Recommendations

The Council endorses the proposed EERA response, emphasising any particular aspects the Committee may identify.

Background Papers

The Government consultation papers may be viewed via the following links:

<http://www.odpm.gov.uk/index.asp?id=1147773>

http://www.hm-treasury.gov.uk/consultations_and_legislation/consult_liveindex.cfm

Impact

Communication/Consultation	Issues to be addressed at a later date when Government policy has been clarified following its consideration of the responses to consultation
Community Safety	
Equalities	
Finance	PGS would provide supplementary source of funding for infrastructure to support development

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Human Rights	
Legal implications	If introduced the PGS would have implications for future s106 obligations
Ward-specific impacts	
Workforce/Workplace	

Situation

- 1 The Government is proposing policy changes as part of its response to the Barker Review of housing supply. The key headline issues are that the Government proposes greater weight should be attached to housing market considerations in setting the level of housing provision and that a new tax is proposed to capture some of the uplift in land values that accrues to landowners from the sale of their land for development in order to fund the infrastructure that is necessary to deliver growth.
- 2 The new PPS25 on development and flood risk is intended to give greater clarity to Government policy and make it easier to understand.
- 3 The appended reports from the Chair of the Regional Technical Advisers Group to the Regional Planning Panel on these proposals form a helpful platform from which to formulate the Council's response. The deadline for responses is 27 February.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
National policy will be impractical to implement locally or fails to take account of key specific delivery issues	Low	High	Advise Government of any issues from the Council's perspective. LDF policies can reflect local circumstances if supported by robust evidence.