

Plans Committee – 7th March 2019

Additional items received since the report was drafted.

Page. All
Item No. All
P.A. No. N/A

Site. All

National Planning Policy Framework (NPPF)

On 19th February 2019 the Government published revisions to the NPPF to amend the revised NPPF published on 24th July 2018. This followed a technical consultation in October 2018 on changes to planning practice guidance relating to the standard housing methodology for assessing housing need and policy clarifications relating to housing land supply, the definition of 'deliverable' and habitat 'appropriate assessments'.

The revisions make minor textual changes to the 2018 version. In summary, the main changes are:

Para 73 (supply and delivery of housing land) – The revised footnote to this paragraph and minor amendments to the definition of 'Local Housing Need' at the end of the NPPF have clarified the use of the standard method for calculating housing need.

Para 177 (habitats directive) – Since the 'People Over Wind' legal case, policy and case law have been out of step when it came to the Habitats Directive. Amendments to this paragraph have reduced the impact of failing to rule out likely significant effects at the screening stage when assessing a proposed development under the EIA Regulations.

Para 214 (implementation of the NPPF) – A slight amendment to this paragraph makes it clear that the only 'previous Framework' relevant to plans submitted on or prior to 24th January 2019 is the original NPPF published in March 2012.

Definitions – 'Deliverable' – This definition has been amended and expanded to provide further clarity.

It is noted that in addition to these changes to the NPPF, the planning practice guidance has also been updated in relation to establishing local housing need and how authorities can determine the type and quantity of employment land needed. The results of the Housing Delivery Test 2018 were also announced; Charnwood achieving housing delivery of 123% against the requirement over the last three years (authorities that are below 95% are subject to specific measures).

It is not considered that either the new NPPF, or any associated technical guidance, require changes to any of the recommendations made within this agenda.

Section 106 Developer Contributions

Student Support Scheme

Since the publication of the agenda, the details of the developer contribution towards the Student Street Support Scheme have been agreed. The scheme is summarised on page 72 of the agenda.

The developer will make a contribution of £10,000 pa in perpetuity. This would be used to increase the capacity of the scheme by funding a street officer to patrol an additional route between the university and the town centre.

It is considered that this contribution would be in accordance with the CIL Regulations.

Recommendation – That Recommendation A is amended with the deletion of the current reference to the Student Street Support Scheme and the insertion of the following:

- Student Street Support Scheme – increase capacity of street patrol staff by contribution of £10,000 pa in perpetuity.

Community Facilities – Provision of ground floor accommodation at nominal rental for community groups

Work to prepare the wording for the S106 legal agreement has highlighted a need to explain why this contribution is considered to be CIL compliant.

The Core Strategy (Policy CS9) and the development principles for this site in the Town Centre Masterplan support development which proposes active ground floor uses. While the development is predominantly student accommodation, it proposes a variety of A1, B1 and D1 (retail, offices and community space) uses on the ground floor, which would be in accordance with the Core Strategy and Masterplan.

The proposed support of a community use by charging a nominal rent makes it much more likely that this part of the ground floor would be occupied. This in turn would help to ensure street frontage activity.

It is considered that this would help to mitigate the impact of the development and would make a positive contribution to the vitality of the town centre. Consequently, on balance, the contribution is considered to be CIL compliant.

Recommendation - That this commentary is noted and that it is considered weight can be given to this developer contribution.