

SOUTH BUCKS DISTRICT COUNCIL

Decisions

BILL LIDGATE

Cabinet Member - PLANNING POLICY

Having considered reports sent to the Policy Advisory Group (PAG) on 20 October 2003 and the views expressed by the PAG, the Cabinet Member has made the following decisions.

1. **Local Development Document - Strategic Environmental Assessment Scoping Report**

The Cabinet Member has agreed that the Strategic Environmental Assessment Scoping document be sent to a number of agencies for their views and comments. Those comments would be reported back to Members in due course.

2. **Consultation Paper on a Proposed Change to PPG3 Housing: "Influencing the Size, Type and Affordability of Housing"**

The Cabinet Member has agreed a response to the Office of the Deputy Prime Minister on the consultation in respect of the Proposed Change to PPG3 Housing: "Influencing the Size, Type and Affordability of Housing" on the basis that:

- There should not be an even greater role for sub regional planning, and in particular that housing needs surveys should still be undertaken at a local level.
- The reduction in the site size threshold is supported.
- Key workers should be defined in terms of their job, although this should not be limited to the public sector. The ACTVaR definition of a key worker be put forward as an appropriate definition, namely "A key worker is an individual in housing need who is unable to afford to meet their needs without some subsidy and whose employment is of particular importance to their local community".
- That tenure not normally be used to define affordable housing, provide that PPG3 is much stronger in that local authorities should use S106 agreements to secure the involvement of Registered Social Landlords in the provision and subsequent management of affordable units.
- Paragraph 7 is welcomed since it clarifies that the number of affordable units must be within, and consistent with the overall planned level of housing provision.
- Support is given to local authorities and developers working together to make sure that development is not unviable. However, the list at paragraph 9 should not be included since this is likely to result in making it more difficult to secure affordable housing on some sites.
- That paragraph 13 should not set out circumstances where affordable housing would not form part of development schemes, since with good design and management affordable housing should work as part of any scheme.

- Meeting the requirements of the wider community is consistent with the Council's own aims.
- The Council would not welcome PPG3 allowing sites to be allocated for affordable housing on sites where other forms of housing would not be acceptable.
- Where the Local Planning Authority is proposing that a site be redeveloped from employment use to residential then PPG3 should allow local authorities to require 100% of that development to be affordable housing. Also 100% should be required in any other circumstances whereby the allocation of a site for affordable housing would increase the value of the land (e.g. Other sites which are not suitable at present for any form of development due to policy restrictions).
- Categories of need may be better set out in Supplementary Planning Guidance in order them to be updated more easily.

3. **Regional Minerals Strategy - Consultation Draft**

The Cabinet Member has agreed a response be submitted to SEERA in respect of the consultation on the draft Regional Minerals Strategy on the basis that no objection be raised to this which reduces the apportionment for new Buckinghamshire to 0.94 million tonnes per annum.

Date published: 22 October 2003 **Date to be implemented:** 30 October 2003.