

Council

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Listening Learning Leading

Summons to attend a meeting of Council

to be held on

THURSDAY 20 FEBRUARY 2020 AT 6.00 PM

at

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, CROWMARSH GIFFORD

Alternative formats of this publication are available on request. These include large print, Braille, audio cassette or CD, and email. For this or any other special requirements (such as access facilities) please contact the officer named on this agenda. Please give as much notice as possible before the meeting.

A handwritten signature in black ink that reads "Margaret Reed".

MARGARET REED
Head of Legal and Democratic

Note: Please remember to sign the attendance register.

Agenda

Map

A map showing the location of Howbery Park is attached, as is a plan showing the location of the Fountain Conference Centre on the Howbery Park site.

1 Apologies for absence

To record apologies for absence.

2 Declarations of disclosable pecuniary interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

3 Urgent business and chairman's announcements

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent, and to receive any announcements from the chairman.

4 Public participation

To receive any questions or statements from members of the public that have registered to speak.

5 Petitions

To receive any petitions from the public.

6 Council tax 2020/21

To consider the report of the interim head of finance on the setting of the council tax for the 2020/21 financial year - report to follow.

7 Items from Council meeting held on 13 February (if required)

To consider any business not considered at the Council meeting on 13 February.

8 Report of the leader of the council

To receive any updates from the leader of the council.

9 Questions on notice

No questions have been submitted from councillors in accordance with Council procedure rule 33.

10 Motions on notice

To consider motions from councillors in accordance with Council procedure rule 38.

- (1) Motion to be proposed by Councillor Sue Roberts, seconder to be notified

“Council notes that paragraph 73 of the NPPF, on ‘maintaining supply and delivery’ requires planning authorities ‘to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement’. This deliverability rule is commonly known as the ‘5-year housing land supply’.

Unfortunately, this phrase leads to the misconception that councils that cannot demonstrate a 5-year housing land supply cannot do so because they have failed to allocate or approve sufficient sites. This is not the case for councils with adopted local plans consulted upon and found sound at examination, who are keeping up with changes to methodology which might require increased housing numbers. Such councils, provided they have gone on to approve sufficient applications, by definition would indeed have allocated sufficient land for housing.

But lost 5-year housing land supply can result if developers fail to build out at the required rate on the sites allocated in the local plan. They then, themselves, have created strong planning grounds for granting of planning permissions on new sites that they apply for; sites that were specifically not in the local plan. This often results in appeals, which are time-consuming, extremely costly, and distressing for the council and residents alike.

George Freeman (Cons MP Mid Norfolk) summed this up in a House of Commons debate (Hansard, 4th July 2018): “*developers are banking...permissions for later, because they know that they will get them, and using the five-year land supply to force the wrong development in the wrong places*”. “*Through the Localism Act 2011, we set out to [give] local communities the chance to shape their future. We are now in danger of looking like we are in favour of speculators, profiteers and out-of-town developers, who dump housing estates that we legislate for, with no responsibility being taken locally.*”

Council therefore requests that the Leader write to the Minister for Housing Communities and Local Government requesting:

- That the Minister notes the severe problems that exist with the ‘5-year housing land supply’ rules in the National Planning Policy Framework as outlined above
- That the Minister considers revising the housing land supply rules (5-year or other durations) such that, provided the planning authority has allocated sufficient land to housing, and has not unreasonably withheld planning

permissions, the authority shall have been deemed to have met its obligations and there would be no grounds for third parties to demand the release of further land for development

- That any other measures introduced to ensure appropriate delivery of homes should be actionable by the local authorities themselves on behalf of local people and not subject to external factors beyond their control, thus reinstating the primacy of residents and their elected representatives in ensuring that the right homes are built for the right people, in the right places, in a planned and organised manner”.

MARGARET REED

Head of Legal and Democratic