

Response to the DCLG consultation on Planning for the Right Homes in the Right Places

Summary

The Department of Communities and Local Government (DCLG) is currently consulting on proposals to deliver homes in the right places. The consultation includes proposals which have an impact on Surrey heath.

A response to the consultation questions is attached at Annex 1

The consultation runs until 9th November.

Portfolio: Regulatory

Date Portfolio Holder signed off report: 20 October 2017

Wards Affected: All

Recommendation

The Executive is advised to RESOLVE to

- (i) Note the publication of the DCLG consultation; and
- (ii) Agree the response set out in Appendix 1 of this report.

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2017/18.

2. Key Issues

- 2.1 The Department of Communities and Local Government (DCLG) is currently consulting on a proposal document 'Planning for the right homes in the right places'. This document includes proposals that impact on Surrey Heath. These are:

- a standard method for calculating local authorities' housing need
- a statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries
- making the use of viability assessments simpler, quicker and more transparent
- increasing planning application fees in those areas where local planning authorities are delivering the homes their communities need

- 2.2 With regard to a standard method of calculating housing need a figure has been applied to Surrey Heath's' Housing Market Area (Surrey Heath Rushmoor and Hart) which would reduce the overall housing need figure for the HMA from 1,200 per annum identified in the current Strategic Housing Market Assessment (SHMA) to 938 per

annum. For Surrey Heath this would reduce the requirement for 382 per annum to 352 per annum. Whilst this is the overall housing need figure it does not mean that Surrey Heath will be in a position to meet all of that need. However both Hart and Rushmoor will be in opposition to take any unmet need arising in Surrey Heath.

- 2.3 With regard to statement of Common Grounds, this is an approach that most Local Authorities, including Surrey Heath would already undertake through the Local Plan making process and this approach is supported.
- 2.4 With regard to testing viability at Local Plan stage this approach would limit the opportunity for developers seeking to provide less infrastructure necessary by arguing viability at the planning application stage. Viability testing is already usually undertaken on draft Local Plans as good practice.
- 2.5 With regard to an increase in planning fees this approach is supported

3. Options

- 3.1 The Executive has the following options:
 - a) AGREE the response to the DCLG consultation on the 'Right Homes in the Right Places'
 - b) AGREE the response with modifications to the DCLG consultation on the 'Right Homes in the Right Places'; or
 - c) NOT AGREE the response to the DCLG consultation on the 'Right Homes in the Right Places'

4. Proposals

- 4.1 Members agree the response to Mayor of London in respect of the transport Strategy for London (set out in Appendix 1).

5. Corporate Objectives And Key Priorities

- 5.1 Underpins Objective 1 of the Corporate Plan - *Making Surrey Heath an even better place where people are happy to live* by monitoring the vision and spatial planning objectives of surrounding authorities and ensuring that Surrey Heath's interests are fully considered.

6. Policy Framework

- 6.1 The consultation process Surrey Heath is responding to is part of the process of preparing a Local Plan for Surrey Heath

7. Other matters

7.1 In relation to governance, sustainability, risk management, equalities impact, human rights, community safety, consultation, PR and Marketing there are no matters arising from this consultation by the DCLG.

Annexes	Appendix 1 Letter to the DCLG
Background Papers	Link to the DCLG consultation on the Right Homes in the Right Places https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	✓
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	✓
Policy Framework	✓	✓
Legal		
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		