



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

*Kelham Hall
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Chairman: Councillor D.J. Lloyd

Vice-Chairman: Councillor P.C. Duncan

Members of the Committee:

Councillor D. Batey

Councillor M. Cope

Councillor Mrs G.E. Dawn

Councillor K. Girling

Councillor G.P. Handley

Councillor P. Peacock

Councillor F. Taylor

Councillor B. Wells

Councillor T. Wendels

Councillor Mrs Y. Woodhead*

Substitutes

Councillor D. Clarke

Councillor Mrs M. Dobson

Councillor D. Payne

Councillor D. Thompson

Councillor Mrs L.M.J. Tift

AGENDA

MEETING: Economic Development Committee

DATE: Wednesday, 6th January 2016 at 6.00pm

VENUE: Room G21, Kelham Hall

**You are hereby requested to attend the above Meeting to be held at the time/place
and on the date mentioned above for the purpose of transacting the
business on the Agenda as overleaf.**

If you have any queries please contact Helen Brandham on 01636 655248.

AGENDA

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CONFIDENTIAL AND EXEMPT ITEMS

None

NEWARK & SHERWOOD DISTRICT COUNCIL

Minutes of the **ECONOMIC DEVELOPMENT COMMITTEE** held on Wednesday, 25th November 2015 in Room G21, Kelham Hall at 6.00pm

PRESENT: Councillor D.J. Lloyd (Chairman)
Councillor P.C. Duncan (Vice-Chairman)

Councillors: D. Batey, R.V. Blaney (ex-officio), M.G. Cope, K. Girling, G.P. Handley, P. Peacock, B. Wells, T. Wendels and Mrs Y. Woodhead

ALSO IN ATTENDANCE: Councillor D.R Payne (part)

30. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors: Mrs G.E. Dawn and F. Taylor.

31. DECLARATION OF INTEREST BY MEMBERS AND OFFICERS AND AS TO THE PARTY WHIP

that the following Member declared an interest in the item shown below:

<u>Member</u>	<u>Agenda Item</u>
T. Wendels	Agenda Item No. 7 – Submission of the Southwell Neighbourhood Plan – Disclosable Pecuniary Interest – Joint Owner of Parcel of Land Allocated within the Local Plan.

32. DECLARATION OF ANY INTENTION TO RECORD THE MEETING

NOTED: that an audio recording was to be made of the meeting by the Council.

33. MINUTES OF THE MEETING HELD ON 21ST OCTOBER 2015

Minute No. 25 – Neighbourhood Studies (6th Paragraph – 2nd Sentence)

Delete the words: *It was*
Insert the words: *A Member*

Minute No. 27 – Car Parking - Resolution (b)

Amend to read:

Christmas car parking concessions in Newark be approved. Such concessions to be on the four Sundays *each year* prior to Christmas. The remainder of Resolution (b) to be deleted.

AGREED (unanimously) that the Minutes of the meeting held on 21st October 2015 be approved as a correct record and signed by the Chairman, subject to the aforementioned amendments.

34. DRAFT REVENUE BUDGET 2016/17 – 2020/21

The Committee considered the report presented by the Assistant Business Manager – Financial Services in relation to the progress made to-date on the budget for 2016/2017 and future years.

The Assistant Business Manager highlighted to the Committee the amendments that had been made to the report following its publication. These were in relation to Budget A11604 – Development Management and A12014 – Newark Lorry Park.

A question was raised in relation to A11611 – Community Infrastructure Levy (CIL) in that this code was showing a spend when CIL was an income. In response, Members were advised that this cost was for the administration of the collection of the CIL.

A further question was raised in relation to exactly what A11828 – Blidworth Advance Factories were. In response, Members were advised that it related to how the units had been funded when they had originally been built. The Assistant Business Manager advised that she would make enquiries as to whether all the Blidworth Workshops could be combined under one Budget Code.

AGREED (unanimously) that:

- (a) the Committee undertake a review of fees and charges (excepting services which are subject to commissioning and devolution);
- (b) the current draft Committee budget be incorporated into the overall service budget to be reported to Policy & Finance Committee at its meeting scheduled for 3rd December 2015; and
- (c) the Director – Resources, continues to formulate budget proposals for formal consideration at the Economic Development Committee meeting on 6th January 2016 for recommendation to Policy & Finance Committee on 25th February 2016.

35. NEWARK LORRY PARK

The Committee considered the report presented by the Director - Communities in relation to the potential issues associated with the short and long term future of the current lorry park and to identify and determine appropriate measures to mitigate them. It was noted that a further report was to be submitted to Committee which would outline potential sites for relocating the lorry park.

The report provided Members with information as to the current usage levels and income therefrom and how this would likely reduce when the building of the new Council HQ was commenced in Spring 2016. The report also provided information as to other non-lorry uses that the lorry park provided.

Paragraph 3 of the report provided Members with various options for consideration with the financial implications thereof being highlighted in paragraph 6.

The Director – Communities advised Members that the appointed consultants had determined that following the loss of the upper part of the lorry park (a reduction of 60 spaces) and bringing the current areas of field and scrubland into use would only result in the provision of 19 spaces. This calculation had been made by assuming that the spaces would be used by the largest inter-continental type vehicles. He stated that these figures would be revisited as it was considered that with some design modifications, additional spaces could be achieved.

Members commented that they were concerned that the building of the new Council HQ would result in such a loss of income to the authority and queried whether this had been known prior to the location being chosen. Concern was also expressed in relation to how the loss of spaces would affect the reputation of the Council if lorry drivers were unable to park for the night.

Members noted the calculations contained within the report as to how long it would take to recover the capital costs of any necessary works to provide additional spaces, requesting that these figures be checked and clarified and copies of the method of calculation would be provided if requested.

A Member queried whether the projected loss of income in the sum of £85,750 p.a. had been known when the Council had considered the location for the new Council HQ or whether this was a 'new cost'. He queried whether, if it had been known, had a study been undertaken to determine whether the loss of income from car parking or lorry parking would be more costly. He commented that if this had not been considered during discussions about the new Council HQ it was poor planning and that Councillors should have been made aware of all consequences of the proposals. He suggested that the way in which the report was written led readers to believe that they Council wished to move the lorry park in its entirety and this was something that he did not agreed with. He stated that the lorry park provided much more than income to the Council but was also of economic benefit to Newark as drivers often walked into the town to make use of facilities.

The Leader of the Council, attending in his ex-officio capacity, made reference to the options set out in the report agreeing with the aforementioned comments that it was surprising that only 19 spaces could be achieved on the currently unused land. He added that much more information was required prior to any decision being taken on whether to progress this option. The Leader also referred to a recent meeting with the Leader of Nottinghamshire County Council and their Chief Executive when discussions had been held about the future use of the land that was subject to a joint planning application, submitted by NCC and Mulberry Developments. The District Council's interest had been noted by the County Council but no further progress on this would be made until the outcome of the planning application was known.

In relation to the current site, he commented that it was appropriate that the question be raised as to its finite capacity both with and without using the 3 identified additional parts but also that an alternative location may be more desirable to drivers.

In relation to the proposed increase of £0.50 per hour, Members queried whether this could be increased to £1.00 per hour in an attempt to mitigate the reduction in fees. The Director – Communities advised that this was a possibility and noted that the part closure of the site would need to be communicated to drivers in the near future. He added that it was his opinion that the £0.50 an hour increase would be acceptable to users but if drivers felt that an increase was too high they may choose to use alternative sites and this was the rationale behind the recommended £0.50 per hour increase.

Following the debate and discussion the Chairman set out how he believed the Committee wished Officers to proceed.

Members would note the assumed impact of the loss of income and would take this into account when budget planning for the future.

It was suggested that the information provided within paragraph 3 appeared to be based more on discussion rather than being informed by information. The Chairman sought confirmation that the high demand at the lorry park was due to its popularity and because insurance companies directed their customers to the location due to its reputation for being a safe and secure site, which was not the case at some other sites. Drivers also preferred the site due to its close proximity to the town centre. The Director – Communities confirmed that this was correct. Members felt that a simple relocation of the site was not a decision to be taken at present as they did not have sufficient information e.g. no views from the Police, who had urged the expansion of the site in previous years; no views from the insurance companies; and no views from the drivers themselves.

In relation to the potential number of spaces that could be allocated on the 3 additional sites, the Chairman noted that it was an Officer decision to either challenge these findings with the consultant or whether an alternative opinion be sought. He further noted that should more than 19 spaces be provided this would give an improved yield and return on the capital costs required to provide these.

The Chairman also commented on the potential use of the land behind the new Council HQ. There was an assumption that it could not be used for night time traffic which was when most lorry parks were used adding that perhaps an hybrid solution could be sought, albeit for a short term but this would need to be fully costed up to allow an informed decision to be taken.

The Chairman concluded by stating that staccato decision making was inappropriate. A decision had been taken to locate the new Council HQ on the site and Members were now being asked to make a decision on the lorry park. He proposed that further work be undertaken, largely on the current site, to develop a business case for either staying on and developing the current site and that a further report be brought to Committee outlining the business case for retaining the current lorry park and options for relocating the lorry park to enable Members to make a more informed decision.

Members of the Committee queried how much the consultant fees had been to-date. They were advised that this had been around £8,000.

AGREED (unanimously) that:

- (a) the assumed impact on income for the Lorry Park be noted and taken into account in future budget planning;
- (b) Officers be requested to undertake further work, largely on the current lorry park site, to develop whether there was a need to relocate and then, pursuant to that, where the lorry park might be moved to but that that decision not to be taken until a decision had been reached on retaining and developing the Lorry Park in its current location, what would be done if the move were to go ahead; and
- (c) an additional £0.50 be added to the Lorry Park Fees for 2016/2017.

36. SUBMISSION OF SOUTHWELL NEIGHBOURHOOD PLAN

The Committee considered the report presented by the Business Manager – Planning Policy in relation to the submission of the Southwell Neighbourhood Plan and sought approval for the content of the Council’s response to it, for submission to the Independent Examiner.

The report provided Members with information as to how the plan had been developed resulting in its submission to the Council on 2nd November 2015. Also set out within the report was the necessary legal and procedural requirements to begin the process of publicity leading to the plans submission for examination and ultimately for inclusion in the Council’s Development Plan for the district.

A Member of the Committee, also the Local Member for Southwell, commented that the development of the Plan had been a fantastic effort by parties on both sides and asked Members to support the Plan.

The Business Manager – Planning Policy advised that issues had been identified but that these did not detract from the effort and overall aims of the plan. However, it should be made clear that these required amendment to make the plan implementable.

AGREED (unanimously) that:

- (a) the contents of the report be noted;
- (b) the Committee broadly supports the Southwell Neighbourhood Plan and endorses the proposed approach to responding to the submission of the Plan; and
- (c) delegated authority be given to the Deputy Chief Executive, in consultation with the Local Development Framework Task Group, to prepare the District Council’s detailed representations on the submission of Southwell Neighbourhood Plan including the exact wording of proposed amendments to be submitted to the Independent Examiner.

Councillor T. Wendels left the meeting during the discussion of the previous item.

37. COMMUNITY INFRASTRUCTURE LEVY – REVIEW

The Committee considered the report presented by the Business Manager – Planning Policy in relation to the proposal to review the Community Infrastructure Levy (CIL).

The report set out when the CIL had been introduced and how this was applied to development within the District. A CIL Charging Schedule was attached to the report together with a note of levy collected as at 11th November 2015 and the amount currently awaiting payment. It was noted within the report that advice had been sought from the Planning Advisory Service and the proposals for the review were included at paragraph 4.1.

In response to a query as to what the issues were with the CIL, the Business Manager – Planning Policy advised that there was no problem with the concept but that recent legislative changes had made it necessary for a review of the Council's CIL.

Members commented that following the review and should the CIL be retained, its charging policy must not put the district at a disadvantage to its neighbouring authorities. The Business Manager – Planning Policy advised that it would be checked to see how it impacted on development and that this would be done in context with the Development Plan as they were linked together.

A Member of the Committee highlighted the recent Government announcement in relation to a review of CIL and queried whether the Council were involved with this. The Business Manager – Planning Policy advised that Officers would prepare a response but due to the Committee timetable it would not be possible to submit this for approval before the deadline date. The Chairman requested that the proposed submission be emailed to all Members of the Committee for comment.

AGREED (by 8 votes for with 2 against) that:

- (a) the contents of the report be noted;
- (b) the proposed outline timetable be endorsed;
- (c) delegated authority be given to the Deputy Chief Executive, in consultation with the Local Development Framework Task Group, to prepare a detailed timetable, project plan;
- (d) the Local Development Framework Task Group oversee the Review of the Community Infrastructure Levy as set out in the report; and
- (e) the Council's response to the Government's Review of the Community Infrastructure Levy be emailed to all Members of the Committee for comment prior to its submission.

38. SOUTHWELL ROAD, THURGARTON TELEPHONE KIOSK
APPLICATION TO REMOVE TELEPHONE EQUIPMENT

The Committee considered the report presented by the Business Manager – Planning Policy in relation to the previously agreed decision to remove telephone equipment from the kiosk on Southwell Road, Thurgarton. The report also sought approval to delegate the final decision on the matter to the Deputy Chief Executive.

The report set out that the Parish Council were interested in taking ownership of the kiosk in order to house a defibrillator and that only 2 calls had been made from the kiosk during the previous 12 months. The report set out the proposal which had taken account of the responses to consultations, none of which had been opposed to the removal of the equipment.

AGREED (unanimously) that:

- (a) the report and urgency item be noted; and
- (b) delegated authority be given to the Deputy Chief Executive, in consultation with the Chairman of the Economic Development Committee, to make the final decision on the removal of telephony services from Southwell Road, Thurgarton telephone kiosk.

39. RURAL FUNDING FOR SMALL BUSINESSES – LEADER

The Committee considered the report of the Director – Communities in relation to the forthcoming rural funding programme outlining the proposal therein.

AGREED that the report be noted.

The meeting closed at 7.21pm

Chairman

ECONOMIC DEVELOPMENT COMMITTEE REVENUE BUDGET 2016/17 - 2020/21

1.0 Purpose of Report

- 1.1 To inform the Committee of the budget and scales of fees & charges for those areas falling under the remit of the Economic Development Committee for 2016/17 and future years.

2.0 Background Information

- 2.1 Business Managers and service budget officers have been working with officers from Financial Services to determine a first draft general fund budget and medium term financial plan. The budgets have been prepared in line with the strategy agreed by Policy & Finance Committee on 10th September 2015.
- 2.2 The Economic Development Committee met 25th November 2015 to scrutinise the budget and continue to look for ways to achieve further savings in 2016/17 and future years. The budget proposals attached at **Appendix A** have been developed following consideration by the Committee.
- 2.3 It was agreed that Business Managers should continue to work with officers from Financial Services to formulate a final budget for submission to Policy & Finance Committee on 25th February 2016. The current budget proposals are attached at **Appendix A**. A schedule of fees and charges pertaining to Economic Development Committee are attached at **Appendix B**.

3.0 Revenue Budget Proposals

- 3.1 The current draft budget shows a reduction in 2016/17. Direct service expenditure including deferred and capital charges, and all central services recharges currently shows an overall decrease of £303,980 against 2015/16 budget. When central recharges and capital are excluded the saving reduces to £161,880.
- 3.2 This budget figure includes an average of 2% inflation on expenditure and income, as approved by the Policy & Finance Committee at its meeting on 10th September 2015. It also assumes a 1% increase in salary and wages costs overall in 2016/17 and future years.
- 3.3 The budget will be further reduced during the financial year as strategic savings, currently shown centrally 'below the line' are agreed and implemented – this could include savings from leisure commissioning, devolution & service re-design, collaboration and ultimately efficiencies achieved through the move to the new offices later in the medium term financial plan.
- 3.4 Staffing costs account for approximately 51% of the gross service budget (excluding capital and central recharges) and significant budget savings cannot be achieved without affecting staffing levels.
- 3.5 Major variances between 2015/16 and 2016/17 are shown below:

- 3.5.1 The costs of operating the Newark Tourist Information Centre have been included in the 'Heritage, Culture and Visitors' budget which falls within the remit of Leisure & Environment Committee.
- 3.5.2 The deficit on the Business Innovation Centre has been charged against reserves in previous years however the overall deficit brought forward has been written off against revenue and in future the net cost will fall directly to the general fund.
- 3.5.3 Over the last 2 years, income from Development Control has significantly exceeded the budget, therefore the budget for 2016/17 and future years has been prepared using a higher base for fee income. As a result of the increased numbers and complexity of planning applications it has been necessary to increase the establishment resulting in increased staffing costs in the budget.
- 3.5.4 The reduction in the net costs of car parks and market administration reflects the contribution from Newark Town Council under the devolution arrangements. Income budgets for Newark car park have been increased to reflect the additional income recovered in recent years. Income from the lorry park has continued to exceed budgets in previous years as the popularity of the car park increases, however as construction work will commence on the new Council offices in early 2016, this budget has been reduced.
- 3.5.5 An allowance for voids for factory units and workshops is built into the budget centrally under 'Other Properties' with full rental income shown in other budgets.

4.0 Fees and Charges

- 4.1 The level of fees and charges has been considered by officers within the framework set out in the Corporate Charging Policy. Proposals for increases in fees and charges are attached at **Appendix B** for consideration and recommendation to Policy & Finance Committee on 25th February 2016 and Council on 10th March 2016.

5.0 Conclusions

- 5.1 It is important that the Committee continues to scrutinise and review its budget in order to achieve additional savings in future years at a time when the Council is facing reducing government grants and other financial pressures.

6.0 RECOMMENDATIONS that:

- (a) **the final Committee budget as shown at Appendix A be recommended to Policy & Finance Committee at its meeting on 25th February 2016 for inclusion in the overall council budget; and**
- (b) **the scales of fees and charges as shown at Appendix B be recommended to Policy & Finance Committee at its meeting on 25th February 2016 and Council on 10th March 2016.**

Reason for Recommendations

To ensure that the final budget proposals for 2016/17 to 2020/21 and level of fees and charges for 2016/17 are recommended to Policy & Finance Committee on 25th February 2016.

Background Papers

Nil

For further information please contact David Dickinson on Extension 5300 or Amanda Wasilewski on Extension 5738.

David Dickinson
Director - Resources

BUDGET SUMMARY

Appendix A1

ECONOMIC DEVELOPMENT

CODE	DESCRIPTION	2015/16 INITIAL BUDGET	2016/17 BASE BUDGET	MORE/ (LESS)	2017/18 BASE BUDGET	2018/19 BASE BUDGET	2019/20 BASE BUDGET	2020/21 BASE BUDGET
A10811	NEWARK GROWTH POINT	60,090	0	(60,090)	0	0	0	0
A10813	LAND CHARGES	0	0	0	0	0	0	0
A11570	SOUTHWELL TIC	0	6,900	6,900	6,960	7,030	7,100	7,180
A11571	SHERWOOD TIC	70,510	64,400	(6,110)	65,250	65,920	66,620	67,270
A11572	NEWARK TIC	68,110	0	(68,110)	0	0	0	0
A11573	PROMOTION OF TOURISM	63,480	58,590	(4,890)	58,680	58,640	58,690	58,730
A11574	SHERWOOD YOUTH HOSTEL	(13,860)	(14,090)	(230)	(14,040)	(14,120)	(14,110)	(14,100)
A11601	GROWTH TECHNICAL SUPPORT	0	0	0	0	0	0	0
A11603	BUILDING CONTROL FEE EARNING	0	0	0	0	0	0	0
A11604	DEVELOPMENT MANAGEMENT	395,150	228,750	(166,400)	239,440	241,600	253,660	265,870
A11605	PLANNING POLICY	309,510	302,630	(6,880)	306,300	317,030	320,550	324,960
A11606	BUILDING CONTROL	142,480	143,380	900	146,020	147,280	148,870	150,460
A11609	PLANNING DELIVERY GRANT	0	0	0	0	0	0	0
A11610	LOCAL DEVELOPMENT FRAMEWORK	55,310	55,950	640	57,090	58,110	59,240	60,400
A11611	COMMUNITY INFRASTRUCTURE LEVY	51,200	79,180	27,980	82,420	83,600	84,650	85,820
A11810	NEWARK BUSINESS INNOVATION CENTRE	0	118,800	118,800	129,580	140,670	152,240	163,790
A11811	NEWARK NORTHERN RD IND ESTATE	0	0	0	0	0	0	0
A11813	SUTTON ON TRENT WORKSHOPS	(11,930)	(20,720)	(8,790)	(20,500)	(20,510)	(20,380)	(20,260)
A11814	BLIDWORTH WORKSHOPS	(21,880)	(30,570)	(8,690)	(30,350)	(30,360)	(30,240)	(30,130)
A11815	BOUGHTON WORKSHOPS	(11,560)	(19,780)	(8,220)	(19,510)	(19,500)	(19,350)	(19,220)
A11816	CHURCH FARM WORKSHOPS	(6,920)	(9,670)	(2,750)	(9,300)	(9,200)	(8,930)	(8,680)
A11817	BILSTHORPE WORKSHOPS	(16,920)	(20,110)	(3,190)	(19,840)	(19,820)	(19,650)	(19,500)
A11818	BURMA ROAD WORKSHOPS	(11,010)	(10,130)	880	(10,040)	(10,090)	(10,040)	(10,010)
A11820	BLIDWORTH INDUSTRIAL PARK	2,590	2,390	(200)	2,450	2,380	2,390	2,410
A11821	CLIPSTONE WORKSHOPS	(10,750)	(17,670)	(6,920)	(17,320)	(17,270)	(17,060)	(16,860)
A11822	BOUGHTON ADVANCE FACTORY	(19,540)	(31,940)	(12,400)	(32,760)	(32,830)	(32,810)	(32,790)
A11823	CLIPSTONE ADVANCED FACTORIES	(18,480)	(28,690)	(10,210)	(28,560)	(28,600)	(28,530)	(28,480)
A11824	SHERWOOD FOREST CRAFT CENTRE	840	33,030	32,190	35,320	36,430	38,120	39,740
A11826	CLIPSTONE HOLDING CENTRE	3,660	(1,040)	(4,700)	(170)	530	1,370	2,210
A11827	OLLERTON CORNER	9,240	0	(9,240)	0	0	0	0
A11828	BLIDWORTH ADVANCE FACTORIES	(8,500)	(27,190)	(18,690)	(27,060)	(27,100)	(27,030)	(27,000)
A11829	KEEPERS COTTAGE	(8,020)	(6,390)	1,630	(6,140)	(6,100)	(5,930)	(5,760)
A11830	20 BALDERTONGATE	8,010	5,760	(2,250)	0	0	0	0
A11851	ECONOMIC GROWTH	314,640	356,130	41,490	299,700	301,250	303,490	305,710
A12001	CAR PARKS & MARKETS ADMIN	0	0	0	0	0	0	0
A12011	SURFACE CAR PARKS NEWARK	(391,160)	(493,970)	(102,810)	(509,720)	(501,000)	(496,880)	(492,990)
A12012	SURFACE CAR PARKS SOUTHWELL	14,500	20,930	6,430	21,610	22,210	22,830	23,420
A12014	NEWARK LORRY PARK	(180,690)	(126,770)	53,920	(124,730)	(123,400)	(120,850)	(118,860)
A12019	SURFACE CAR PARK OLLERTON	16,230	11,590	(4,640)	11,780	11,840	12,000	12,150
A12211	NEWARK OPEN MARKET	119,170	750	(118,420)	(3,830)	(4,790)	(4,720)	(4,660)
A12213	SOUTHWELL OPEN MARKET	9,210	15,490	6,280	16,410	17,190	18,090	18,970
A12401	OTHER PROPERTIES & WORKSHOP VOIDS	34,500	67,190	32,690	68,090	68,250	68,730	69,610
A12506	GROWTH INVESTMENT FUND	70,190	74,010	3,820	74,140	74,030	74,070	74,120
A15002	CREW LANE DEPOT	(11,560)	(15,260)	(3,700)	(15,180)	(15,070)	(15,040)	(15,010)
	TOTAL	1,075,840	771,860	(303,980)	732,190	774,230	821,160	868,510

**BUDGET SUMMARY
ECONOMIC DEVELOPMENT SUBJECTIVE SUMMARY**

Appendix A2

CODE	DESCRIPTION	2015/16 INITIAL BUDGET	2016/17 BASE BUDGET	More(Less)	2017/18 BASE BUDGET	2018/19 BASE BUDGET	2019/20 BASE BUDGET	2020/21 BASE BUDGET
111	SALARIES AND WAGES	1,355,540	1,431,400	75,860	1,447,290	1,449,530	1,464,470	1,479,000
113	NATIONAL INSURANCE	90,290	100,700	10,410	101,980	102,310	103,340	104,380
114	SUPERANNUATION	165,260	176,500	11,240	178,680	179,030	180,820	182,620
	EMPLOYEE SUB TOTAL	1,611,090	1,708,600	97,510	1,727,950	1,730,870	1,748,630	1,766,000
211	REPAIRS AND MAINTENANCE	63,940	59,830	(4,110)	59,130	59,890	60,500	61,280
212	ENERGY COSTS	64,500	71,440	6,940	71,390	72,760	74,170	75,600
213	RENT	169,100	159,530	(9,570)	160,380	161,240	162,130	163,040
214	RATES	151,900	87,450	(64,450)	68,050	68,650	69,270	69,900
215	WATER SERVICES	18,870	16,480	(2,390)	16,660	16,990	17,320	17,650
216	FIXTURES AND FITTING	200	200	0	200	200	200	200
219	CONTRIBUTION TO FUNDS	96,680	112,470	15,790	112,470	112,470	112,470	112,470
311	TRANSPORT	1,950	1,470	(480)	1,490	1,510	1,530	1,550
315	CAR ALLOWANCES	28,090	27,000	(1,090)	27,110	27,090	27,270	27,450
316	INSURANCE	510	540	30	570	580	590	600
411	EQUIPMENT AND FURNITURE	11,410	2,830	(8,580)	2,870	2,910	2,950	2,990
412	MATERIALS	6,910	7,080	170	7,220	7,350	7,490	7,630
421	INTERNAL	0	220	220	220	220	220	220
431	CLOTHING AND UNIFORMS	2,220	2,190	(30)	2,220	2,250	2,280	2,310
441	GENERAL OFFICE EXPENSES	88,820	101,260	12,440	86,600	86,950	87,300	87,650
451	CONTRACTUAL	328,040	212,480	(115,560)	214,200	217,180	220,230	223,320
452	OTHER SERVICES	423,490	189,790	(233,700)	193,740	213,750	215,790	218,680
453	LEASING PREMIUMS	337,370	347,490	10,120	357,920	368,660	380,000	391,400
461	COMMUNICATIONS AND COMPUTING	35,180	32,050	(3,130)	32,710	33,370	34,050	34,740
471	STAFF	4,820	4,940	120	4,950	4,960	4,970	4,980
481	GRANTS	0	10,000	10,000	10,000	0	0	0
482	SUBSCRIPTIONS	8,810	6,470	(2,340)	6,590	6,700	6,810	6,930
491	INSURANCE	38,560	35,090	(3,470)	35,350	36,000	36,960	37,430
492	CONTRIBS TO FUNDS AND PROVINSNS	23,880	70,910	47,030	23,990	24,070	24,150	24,230
493	OTHER	105,000	93,140	(11,860)	89,080	86,290	84,360	82,380
711	ADMIN BUILDINGS	104,110	83,790	(20,320)	85,260	92,320	93,720	95,050
712	CENTRAL DEPARTMENT SUPPORT	725,420	719,440	(5,980)	733,000	738,390	747,530	756,730
713	CSS MONTHLY PERCENTAGE RECHGS	14,000	13,780	(220)	13,980	14,280	14,460	14,780
715	DEPARTMENTAL ADMINISTRATION	530,930	438,910	(92,020)	439,830	428,920	434,940	440,780
821	CAPITAL CHARGE	265,120	151,460	(113,660)	146,770	145,850	145,980	145,920
	RUNNING EXPENSES SUB TOTAL	3,649,830	3,059,730	(590,100)	3,003,950	3,031,800	3,069,640	3,107,890
922	Contributions From Other Las	0	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
924	Parish Council Contributions	(8,490)	(8,570)	(80)	(8,740)	(8,910)	(9,090)	(9,270)
928	Recharge Non Gf Accounts	(24,120)	(33,500)	(9,380)	(34,170)	(34,840)	(35,530)	(36,240)
931	Sales	(250)	(180)	70	(180)	(180)	(180)	(180)
932	Fees And Charges	(2,449,900)	(2,354,180)	95,720	(2,353,950)	(2,354,220)	(2,354,490)	(2,354,510)
933	Rents	(859,160)	(885,740)	(26,580)	(886,650)	(886,650)	(886,650)	(886,650)
938	Fees And Charges	(65,000)	(78,430)	(13,430)	(78,430)	(78,430)	(78,430)	(78,430)
939	Other Receipts	(55,000)	(54,000)	1,000	(54,000)	(54,000)	(54,000)	(54,000)
951	Recharge Gf Rev Accounts	(551,360)	(461,260)	90,100	(462,040)	(450,270)	(456,490)	(462,530)
961	Revenue Appropriation Adjust	(171,800)	(20,610)	151,190	(21,550)	(20,940)	(22,250)	(23,570)
	INCOME SUB TOTAL	(4,185,080)	(3,996,470)	188,610	(3,999,710)	(3,988,440)	(3,997,110)	(4,005,380)
	COMMITTEE TOTAL	1,075,840	771,860	(303,980)	732,190	774,230	821,160	868,510

PLANNING FEES & CHARGES – ECONOMIC DEVELOPMENT COMMITTEE

Development Category	Previous charge	Proposed charge
<p>DO I NEED PLANNING PERMISSION REQUESTS</p> <p>EXEMPTION 1 – DOMESTIC DWELLINGS/ HOUSEHOLDER ENQUIRIES</p> <p>To obtain a view from the Authority as to whether planning permission is required for a an extension to a dwelling or the erection of a building or structure within the garden area (this could include but not be exclusive of a detached garage, erection of fencing, erection of decking, etc)</p>	<p>Fixed Charge of £48</p> <p>This would cover one letter.</p>	<p>Fixed Charge of £48</p> <p>This would cover one letter.</p>
<p>EXEMPTION 2 – COMMERCIAL ENQUIRIES</p> <p>To obtain a view from the Authority as to whether planning permission is required for a development proposal (which could include an extension, alteration to an elevation, change in levels) or a change of use</p>	<p>Fixed Charge of £48</p> <p>This would cover one letter.</p>	<p>Fixed Charge of £48</p> <p>This would cover one letter.</p>
<p>PRE-APPLICATION ADVICE ON A DEVELOPMENT PROPOSAL</p> <p>New floor-space or change of use of 10,000 square metres or more or where the site area is 2 hectares or more.</p> <p>Development subject to an Environmental Impact Assessment (EIA).</p>	<p>Fixed charge of £1200</p> <p>This would cover a site visit, up to 3 no. 1 hour meetings) with the case officer and one letter.</p>	<p>Fixed charge of £1200</p> <p>This would cover a site visit, up to 3 no. 1 hour meetings) with the case officer and one letter.</p>
<p>CATEGORY A – LARGE SCALE MAJOR DEVELOPMENT</p> <p>Residential development of 200 or more dwellings or where the site area is 4 hectares or more.</p>	<p>£1500</p>	<p>£1500</p>
<p>CATEGORY B – SMALL SCALE MAJOR DEVELOPMENT</p> <p>Residential development of between 10 and 199 dwellings (inclusive)</p>	<p>£840</p>	<p>£840</p>
<p>CATEGORY C – SMALL SCALE OTHER DEVELOPMENT</p> <p>Examples include:</p> <p>Residential development of between 2 and 9 dwellings or where the site area is below 0.5 hectares.</p>	<p>£480</p>	<p>£480</p>
<p>CATEGORY D – ALL OTHER DEVELOPMENT AND CONSENTS NOT WITHIN CATEGORIES A TO C BUT EXCLUDING HOUSEHOLDER DEVELOPMENT</p> <p>Examples include:</p> <p>1 new dwelling.</p> <p>New floor space or change of use of less than 300 sqm</p> <p>Advert Consent.</p>	<p>£180</p>	<p>£180</p>
<p>NEW CATEGORY E – WIND TURBINES</p>	<p>£1200</p>	<p>£1200</p>

In instances where a development proposal may fall within 2 no. categories, for example it may also require an associated Listed Building Consent, the higher fee is payable as opposed to an aggregated payment.

Where it is requested and agreed that that a Senior Manager also attends a meeting with the case officer, an additional charge, based on an hourly rate, may be payable.

Where follow-up advice is required an hourly rate will be charged, which shall firstly be agreed by and paid to the Local Planning Authority

TERMS AND CONDITIONS

All of the above charges are inclusive of VAT.

Standard fees plus VAT must be paid on submission of the request for advice.

Payments can be made over the phone by telephoning 01636 650000. Alternatively payment can be made by cheque, which should be made payable to Newark and Sherwood District Council.

SERVICE STANDARDS AND SUBMISSION REQUIREMENTS

Exemptions (Do I need Planning Permission Requests)

Prospective applicants seeking advice as to whether planning permission is required for either a house extension or household development in a garden are required to complete an Exemption Form 1. Those seeking guidance for commercial proposals in terms of establishing whether planning permission is required should complete an Exemption Form 2. Both forms are available on our website www.newark-sherwooddc.gov.uk/planning/pre-applicationadvice/ and at Kelham Hall. This form sets out the information that is expected from prospective applicants in order for the request to be valid.

All Exemption requests will be responded to wherever possible within 21 days. Building Control will also advise as to whether Building Regulations approval is required. You will receive acknowledgement of your request for the advice within 1 week of a valid request, **unless our response can be issued within 1 week of a valid request**. The Council will advise you if your request is invalid, explaining the reasons why and allowing you time to submit any missing information. Please note that in circumstances where any missing information is not received within 4 weeks of the original submission, the fee will be returned but £25 will be deducted for administration costs.

Pre Application Advice

Prospective applicants seeking exemption or pre-application advice are required to complete either an 'Exemption' or a 'Request for Pre-application Advice' form which is available on our website www.newark-sherwooddc.gov.uk/planning/pre-applicationadvice/ and at our reception at Kelham Hall. This form sets out the information that is expected from prospective applicants in order for the request to be valid.

Within 1 week of receiving a request for pre-application advice, the service will contact you to confirm:

- That your request for advice has been received;
- That the fee, if submitted with the form, is correct or if a fee has not been submitted with the form, what the fee is;
- Any additional information that is required before pre-application advice is offered; and o The name of the planning case officer who will be providing the advice.

Where a fee has been submitted for advice without all other necessary information and the additional information is not received within 4 weeks of the original submission, the fee will be returned but £25 will be deducted for administration costs.

Within 10 days of receiving a valid request, the case officer will contact you and agree a time and date for a meeting if applicable. Alternatively, the case officer will confirm the timescales for issuing their advice. The target date for responding to a valid request will be 5 weeks, although this cannot always be guaranteed for more complex schemes. Meetings will normally be held at Kelham Hall.

Where specialist advice is requested at a meeting, the necessary officers will attend subject to availability.

A manager or more senior manager will check the detailed advice note before it is issued (even if that person did not attend any meeting).

The case officer will:

- Research the history of the site;
- Undertake an unaccompanied site visit;
- Consult with key statutory and non-statutory consultees that would normally be contacted at application stage;
- Identify and assess the prospective application against Council policies and standards;
- Arrange to attend a meeting with the prospective applicant at Kelham Hall where applicable.
- Provide a detailed written response in the context of the plans/information provided and meeting discussions which will include a list of supporting documents that would need to be submitted with any application to ensure that it is valid on receipt, a list of possible conditions that could be attached to any similar proposal if submitted (providing that the proposal would not be unacceptable), and details of any responses received from statutory and other consultees through the pre-application process.

Where follow up advice is sought, this must be made in writing and must include the original planning reference given by the Council and clear details of the additional advice being requested. Any such requests will be acknowledged in writing within 1 week and will include an estimate of the cost for the additional advice. If you then wish to proceed the fee must be paid in full prior to any advice being issued.

QUALIFICATION

Any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation (which will include the relevant Town or Parish Council) and ultimately decided by the Council.

It should be noted that subsequent alterations to legislation or local, regional and national policies might affect the advice given.

Caution should be exercised in respect of pre-application advice for schemes that are not submitted within a short time of the Council's advice letter.

PROCESSING OF SUBSEQUENT PLANNING APPLICATIONS

The planning service will seek to process applications within the DCLG prescribed timescale. However, applications submitted following pre-application advice may take less time to determine. Applications that have been submitted in the absence of any pre-application discussions are likely to be refused without further negotiation where significant amendments are required to make the development acceptable.

CONTACT US

If you have any queries regarding the pre-application advice service please visit our website <http://www.newark-sherwooddc.gov.uk/planning/pre-applicationadvice/> or contact us using planning@nsdc.info or 01636 650000

LAND CHARGES – Agreed fee increase effective 1st April 2016- ECONOMIC DEVELOPMENT COMMITTEE

Type of Search	Relevant Act or Order	2015-2016 Agreed	2016-2017 Existing
LLC1	Local Land Charges Act 1975	£25.50	£25.50
Con29 Residential	Local Land Charges Act 1975	£61.50	£61.50
Con29 Commercial	Local Land Charges Act 1975	£87.00	£87.00
Optional Question Q5	Local Land Charges Act 1975	£20.50	£20.50
Optional Question Q22	Local Land Charges Act 1975	£20.50	£20.50
Optional Questions Remainder	Local Land Charges Act 1975	£10.50	£10.50
Written Enquiries	Local Land Charges Act 1975	£17.50	£17.50
Additional Parcels	Local Land Charges Act 1975	£15.50	£15.50
Personal Search	Local Land Charges Act 1975	NIL	NIL
Light Obstruction Notice – Registration Fee	Rights of Light Act 1959	£69.00	£69.00
Expedited Search – Quick return search	Local Land Charges Act 1975	£16.50	£17.00

Component Data	2015-2016 fee - Residential	2016-2017 fee - Residential	2015-2016 fee - Commercial	2016-2017 fee - Commercial
1.1 a-e	14.29	14.29	23.69	23.69
1.1 f-h	9.70	9.70	15.80	15.80
1.2	FREE	FREE	FREE	FREE
3.1	1.55	1.55	2.10	2.10
3.3	2.83	2.83	4.29	4.29
3.7	2.83	2.83	4.29	4.29
3.8	1.55	1.55	2.10	2.10
3.9	1.55	1.55	2.10	2.10
3.10	1.55	1.55	2.10	2.10
3.11	4.28	4.28	6.24	6.24
3.12	2.83	2.83	4.29	4.29
3.13	2.83	2.83	4.29	4.29

The fees for 2016/17 are subject to revision following discussions between the LGA and the Ministry of Justice. In accordance with legislation, fees are determined on a recovery of cost basis. Subject to agreement by the relevant committee a 2% increase in fees for Expedited Search only is proposed for 2016/17 (rounded up) as this area of works was not included in 2015/16 increase. The service continues to deal with external competition (Personal Search Companies) and with no further increases, the service should continue to maintain its current market share without impact on full year income.

Progress continues regarding the transfer of local land charge function (LLC1 searches) to the Land Registry, this will have a significant impact in terms of the Council's fee income. Timetable for implementation of the LLC service to Land Registry in 2017 remains unaffected and local authorities will need to continue providing the service in the interim period.

Migration will not start until the second half of 2017 at the earliest and every authority need's to provide a full LLC service until at least then, and for most authorities well beyond.

Considering the above, we do not anticipate that there will be any change until 2017/18 at the earliest; however a word of caution as timescales are constantly under review. Considering the revised date we do not have to address the potential budget shortfall in 2016/17 but may need to look at this for 2017/18.

Deputy Chief Executive and Business Manager Technical Support will continue to update on progress of project.

CAR PARKS FEES AND CHARGES – ECONOMIC DEVELOPMENT COMMITTEE

NEWARK CAR PARKS	Existing		2016-17	
	2015-16		Proposed	
INNER TOWN	30 min	£0.50	30 min	£0.50
London Road	1 hour	£1.00	1 hour	£1.00
Balderton Gate	2 hours	£1.50	2 hours	£1.50
Mount Street	2-3 hours	£2.50	2-3 hours	£2.50
Town Wharf	3-4 hours	£4.50	3-4 hours	£4.50
Newark Market Place (Option)	Over 4 hours	£7.50	Over 4 hours	£7.50
Appletongate	After 6pm (Evening Charge)	£1.00	After 6pm (Evening Charge)	£1.00
OUTER TOWN				
Riverside (former Tolney Lane)	1 hour	£1.00	1 hour	£1.00
	2 hours	£1.50	2 hours	£1.50
Riverside Arena	2-4 hours	£2.00	2-4 hours	£2.00
Livestock Market	4-5 hours	£2.50	4-5 hours	£2.50
	5 hours and above	£3.00	5 hours and above	£3.00
SOUTHWELL CAR PARKS	Up to 2 hours	FREE	Up to 2 hours	FREE
King Street	2-3 hours	£1.60	2-3 hours	£1.60
Church Street	3-4 hours	£2.60	3-4 hours	£2.60
Bramley Centre & Library	4-5 hours	£3.60	4-5 hours	£3.60
	5-6 hours	£4.70	5-6 hours	£4.70
	Over 6 hours	£6.00	Over 6 hours	£6.00
Dedicated Motorcycle Bay Newark: London Road	Motorcycles parking in general bays must purchase and place in the provided facility a pay and display ticket in accordance with the tariffs displayed at each car park.			

Balderton Gate, Mount Street Town Wharf Newark Market Place (Option) Appletongate Riverside (former Tolney Lane) Riverside Arena Livestock Market Southwell: King Street Church Street Bramley Centre & Library	Motorcycles parking in general bays without following this requirement shall be liable to a Penalty Charge Notice. Motorcycles parked in the dedicated motorcycle bay or area will be able to park free but use of these dedicated bays and areas is limited to 8 hours in any 24hr period.	
LORRY PARKING		
Lorry Parking – Fixed Charge	£12.50	£13.50
Lorry Parking (with meal voucher)	£15.50	£16.50
SEASON TICKETS		
INNER TOWN (Newark) (limited issue)	£81.60 per month £163.20 per quarter £652.80 per year*	£84.00 £193 £700 *
OUTER TOWN (Newark) (limited issue)	£45.90 per month £107.10 per quarter £428.40 per year*	£47.00 per month £123 per quarter £450 per year *
KING STREET RESIDENTS (Southwell)	One Payment £51 annual	One Payment £52 annual
CHURCH STREET and BRAMLEY CENTRE & LIBRARY (Southwell) Limited issue	£357 per year	£370 per year

CONTRACT CAR PARK RATES	Quarterly	£204.00	£208
Fixed charge			
Cashless parking to be offered at all Newark Car Parks with transaction costs to be paid to the transaction provider by customer.			

- *Where businesses/their employees buy more than 1 season ticket a 10% discount in annual cost will apply
- Where businesses/their employees buy, more than 1 contract car parking permit in any year, a 10% discount in annual cost will apply.
- The Business Manager for Car Parking and Markets shall have the discretion, subject to confirmation by the Section 151 Officer, to negotiate and agree a discounted parking charge for multiple lorry parking by the same haulier.
- Event parking fee at any Council Car or Lorry Park shall be £5

SOUTHWELL MARKET FEES AND CHARGES – ECONOMIC DEVELOPMENT COMMITTEE

Day	Item	2015/2016	2016/2017
		Existing	Proposed
Thursday (5 traders)	Rent	£15.00	£15.00
	1 Additional Stall	£ 8.00	£ 8.00
	Extension	£ 1.00/ square metre	£ 1.00/ square metre
	Farmers	£18.00	£18.00
	Mobile unit	£6.60/linear metre	£6.60/linear metre
Saturday (18 traders)	Rent	£18.00	£19.00
	1 Additional Stall	£10.00	£10.50
	Extension	£ 1.00/square metre	£ 1.00/square metre
	Mobile unit	£6.60/linear metre	£6.60/linear metre
Charity Stall		£12	£12
Off Site Hire		£18	£18
10% discount of total fees to be applied for Thursday market for Winter period from 1 st Nov- 31 st March .			

IMPROVEMENTS TO WORKSHOPS

1.0 Purpose of Report

- 1.1 To advise Members of a proposed scheme to carry out improvements to the Council's light industrial workshops.

2.0 Background Information

- 2.1 The Council has 5 developments of light industrial workshops (49 units) which were constructed between c1985 and c1994. The frontages have timber windows and doors with glazed upper sections and the external fire doors are timber. Despite regular maintenance the joinery has deteriorated and is in need of replacement.
- 2.2 Last year it was necessary to replace several of the frontages and this was undertaken using PVCu double glazed units with suited locks. The result has been to provide windows and doors which are secure, well insulated and largely maintenance free. **Appendix A** attached is a photograph of works undertaken at a workshop in Boughton.

3.0 Proposals

- 3.1 Following the work undertaken last year and following approval from the Corporate Management Team a Capital Bid was drawn up to replace most of the external joinery of the units at all 5 developments and this was approved at Policy & Finance Committee on 3rd December 2015 subject to the approval of the Economic Development Committee.

4.0 Equalities Implications

- 4.1 There are no equalities implications.

5.0 Impact on Budget/Policy Framework

- 5.1 Based on the works carried out last year the proposed scheme will cost approximately £111,100. Savings will accrue from both the Repairs & Renewals Budget and the Repairs & Maintenance Budget so overall the scheme is expected to be cost neutral.
- 5.2 The performance of the workshops is currently excellent with only one workshop vacant and that unit is under offer, therefore, the income from the units is exceeding budget projections.

6.0 Comments of Director - Resources

- 6.1 The work to be undertaken will improve the appearance, security and energy efficiency of the units benefitting the current tenants and will ensure that they are attractive to future prospective tenants when they become vacant. Maintenance costs to the Council will also be reduced.

6.2 The means of funding the cost of these improvements will be determined as part of the funding decisions taken for the capital programme as a whole.

7.0 RECOMMENDATION

That the scheme be approved.

Reason for Recommendation

To ensure that the Council's light industrial units are adequately maintained in order to provide good quality workshops and maintain the income stream from the units which supports other revenue expenditure.

Background Papers

Nil

For further information please contact David G Best on ext. 5890

David J. Dickinson
Director - Resources

The photograph below is of a unit at Boughton and gives an indication of the current condition - note in particular the panelling beneath the glazing which is delaminating and which will require replacement and redecoration very shortly.



An example of a PVCu replacement frontage at Boughton which was installed earlier this year. It is the same size as the unit above but has been redesigned so the entrance door is now located centrally.

NATIONAL PLANNING POLICY FRAMEWORK – GOVERNMENT CONSULTATION

1.0 Purpose of Report

1.1 The Department for Communities and Local Government (DCLG) have now formally launched a Community Infrastructure Levy Review. The review aims to assess the extent to which CIL provides an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives. Liz Pearce has been appointed to chair the review by the Minister of State for Housing and Planning, Brandon Lewis MP. Full details of the letter of review and the accompanying questionnaire are detailed at **Appendix A**.

2.0 Background Information

2.1 Members will be aware that this Authority was the first in the Country to adopt its Community Infrastructure Levy. Since that time other authorities have followed, including Bassetlaw and Gedling within Nottinghamshire. We are currently undertaking our own CIL review but the ability to feed into a national review is an important opportunity.

2.2 The current review is targeted in terms of agencies and organisations invited to reply. DCLG have also recently approach the Council with a view to the CIL review Panel (comprising 7 members, chaired by Liz Peace and including, from a local authority perspective Steve Dennington of Croydon and Cllr John Fuller, leader of South Norfolk) visiting the Authority for a half-day session to explore our own views and experiences. The Business Manager, Development has expressed a keen interest to meet with the Panel and has asked that this be arranged at a convenient time from mid/late February.

2.3 All evidence needs to be presented by 16th January 2016.

3.0 Proposals

3.1 A review of CIL and commenting on its effectiveness and consequences clearly involves a range of staff, departments and Members within the Council. The Business Managers for Development and Planning Policy (with input from our Infrastructure Officer) have prepared the attached draft reply to the Review in the first instance. Further detail will follow in advance of the Committee itself, including any suggested empirical evidence which could support the Councils submission.

4.0 Equalities Implications

4.1 None identified.

5.0 Impact on Budget/Policy Framework

5.1 None identified.

6.0 Comments of Director(s)

6.1 It is important that the Authority effectively and comprehensively contributes to a Government led review of CIL. As the first in the Country to adopt the Levy the Authority is very well placed to ensure that its practical and comparatively lengthy experiences are understood and incorporated into any future revisions.

7.0 RECOMMENDATION

That the proposed CIL Review Questionnaire (set out in Appendix B), subject to any revisions made by the Committee, be endorsed as the District Council response to the formal CIL Review.

Background Papers

Nil

For further information please contact Matt Lamb (Ext 5842) or Matthew Norton (Ext 5852).

Kirsty Cole
Deputy Chief Executive



Department for
Communities and
Local Government

Liz Peace, Chair of CIL Review

Adviser - Property, Politics and the Built
Environment

E-mail: liz@lizpeace.co.uk

Dear Colleague

Community Infrastructure Levy Review

I am writing to inform you that a review of the Community Infrastructure Levy was formally launched on 19 November. The review aims to assess the extent to which CIL provides an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives. I have been appointed by the Minister of State for Housing and Planning, Brandon Lewis MP, to Chair the review.

In reviewing CIL, it is very important that we gather as wide a range of evidence about its effectiveness as possible. We are therefore launching a questionnaire which allows people to provide us with their views on CIL organised by theme.

I would be very grateful if your organisation would respond to the questionnaire, either by completing it on the website at <https://www.surveymonkey.com/r/9356DYV> or by sending in a written submission in response to the questions we have set out. I attach a copy of the questionnaire to this letter.

All evidence will need to be sent to Cilreview@communities.gsi.gov.uk by **Friday 15 January 2016**, although we would appreciate receiving responses by 24 December if possible, to be considered as part of the review. This information will be used to inform our report and recommendations to be put to the Minister in Spring 2016.

More information about the review, including our Terms of Reference and review group membership can be found on the DCLG website <https://www.gov.uk/government/news/ensuring-local-communities-benefit-from-development>.

Many thanks in advance for taking the time to contribute evidence to the review.

Yours faithfully

Liz Peace

LIZ PEACE

COMMUNITY INFRASTRUCTURE LEVY REVIEW PANEL QUESTIONNAIRE

Return date: preferred by 24/12/2015. Latest date 15/01/2016

1. Please provide the following general background:

a. Brief description of your interest and involvement in CIL.

NSDC was the first LPA in England to adopt a CIL Charging Schedule

b. If a local authority, the precise stage you have reached in the CIL process.

The NSDC CIL Charging Schedule came into force on 01/12/2011. The LPA is now in the first stages of its first full CIL review.

c. If a developer/consultant, some indication of the number of different CIL processes you have been involved in, in relation to both:

1. the setting of CIL rates, and
2. payment of CIL for specific developments including details of the land use and the scale and type of development.

N/A

2. Is CIL contributing to infrastructure to support development and is that infrastructure being delivered?

- Yes
 No
 Don't Know

Please give details

NSDC CIL is collected to fund specific highway improvements and secondary education provision. To date no infrastructure has been delivered as a direct result of CIL collected by the LPA albeit work is ongoing to look at how best to priorities items on the Council's 123 List. It is envisaged that work will commence on a significant CIL funded junction improvement scheme in the financial year 2016/17, with feasibility work already ongoing.

3. Has the role of the Planning Authority changed with the introduction of CIL and if so where has this worked most effectively?

- Yes
 No
 Don't know

Please give details

Officers within the LPA have been required to understand how to calculate CIL and advise developers/agents/applicants of the impacts. It has assisted in offering certainty of costs for developers albeit there remains an ability to look at viability if CIL receipts would make the scheme undeliverable. This has happened in limited circumstances since the adopting of CIL, partly given that viability should be assessed in any event in setting a CIL charging schedule.

The majority of the schemes the Council has dealt with involving a viability case have actually been zero rated in terms of CIL. Of the limited cases where viability has been promoted as an issue there were other factors, such as build costs due to heritage implications.

Where CIL liable schemes have been implemented the collection of funds has been effective due to the strict collection and enforcement options available.

4. How are large items of essential infrastructure critical for key sites or growth locations being secured in the CIL/S106 system?

This Council has experience of securing/negotiating via both the CIL and S106 route for growth delivery.

There are currently 3 no. Strategic Urban Extension sites allocated within the District. One (Land South of Newark) was granted prior to the adoption of CIL and required the delivery of a Southern Link Road, costing c£47m. As part of the application the Council was flexible, on viability grounds, with other contributions in terms of their level and timings. Contingent deferred payment mechanisms have been secured in order to ensure that any uplift in viability is shared amongst both the development and the public (in terms of increased contributions to other infrastructure).

One of the other Strategic sites (Land around Fernwood) is currently subject to a planning application and pre-app, both of which with volume national housebuilders. In addition to S106 contributions for non-CIL items the Authority is looking at providing some key highway infrastructure within an overall highway infrastructure mitigation package via CIL.

No infrastructure has been delivered through CIL at the time of writing, albeit feasibility work on the first CIL project commission has commenced.

5. What role are CIL and S106 playing alongside other sources of infrastructure funding and could changes to CIL (e.g. the ability to borrow against it or in kind contributions) allow it to be more effective?

Items secured through both CIL and S106 can work in a complimentary way to secure appropriate mitigation for development as a whole. There remain challenges in some part of the District where viability is an issue (as evidenced above). However, that is not the case elsewhere. The Council continues to grant planning permission and negotiate on schemes which seek to offer all justified contributions and which do not seek to promote a viability case. The main issue arises in circumstances where there are several developments in a locality which each have an impact. A real example with which the Authority is negotiating is as follows.

Developer 1 (national volume house builder) wishes to construct c1000 houses and will need to mitigate highway impacts (there are 2 no. roundabouts and 3 no. road junctions nearby) for their own development

Developer 2 (national volume house builder) wishes to construct c1800 houses. They are likely to start on site 12 months later than Developer 1 and again will need to proportionately mitigate the highway impact.

Developer 3 (landowner and commercial developer) is in pre-application discussion to construct c300 houses and a Business Park. There is no likely timetable for build out as a developer/end occupier is not linked up. They will need to proportionately mitigate highway impacts.

It is likely that each developer will need to mitigate a roundabout in due course. The issue is that such mitigation may be as little as a few months apart or as long as several years. If a piece of infrastructure is identified that will potentially require several interventions the ability to borrow against CIL would offer the LPA an option to delivery whole mitigation upfront, addressing issues of cash flow. There would be concerns that CIL would then need to be retained (including potentially by successive governments) in order to ensure that CIL receipts would continue until such time as any borrowing is repaid.

6. What has been the impact of pooling restrictions?

Pooling restrictions has assisted in ensuring that S106 agreements are designed to be as project specific as possible. The regulations have caused some confusion and subsequent clarifications have assisted. Urgent and concise qualification on the issue of whether the Rule of 5 should apply in perpetuity is required. It is the LPA's view that it was the intention that a Rule of 5 is defined by having no more than 5 'live' S106 Agreements covering the same piece of infrastructure. If an obligation in the S106 is provided, or if a trigger will never be hit (perhaps only a phase of development is implemented but the obligation is then extant in perpetuity), it must be the case that another agreement can then be secured providing it is justified and agreed between the principal parties. There is also no regard through a Rule of 5 as to the level of development expected which may impact on a particular project or type of infrastructure. For example if a settlement is the focus for significant multiple developments/sites they may all legitimately impact on a school or open space. To have an arbitrary total of 5 is problematic.

In terms of existing S106 the LPA has potentially reached its limit for District wide amenity open space due to agreements that were signed pre notification of the changes to legislation.

Is there a difference between authorities which have adopted CIL and authorities which have not adopted CIL?

As an LPA we are unable to comment other than with respect to planning application numbers and housing delivery information. NSDC is one of 3 Authorities in Nottinghamshire to have adopted CIL (one of which was only recently). NSDC does not perform poorly against the non CIL authorities in terms of comparative residential or affordable housing delivery.

7. What impact do exemptions and reliefs have on delivering infrastructure?

The LPA has granted more relief for Self Build Exemptions that it has collected CIL receipts. The fact that self-build was introduced significantly after the adopting of CIL is telling statistic. The LPA has issued approximately £750k in Self-build exemption, which is a substantial loss of CIL income. If it remains the intention to exempt self-build from CIL relief it is **strongly urged** that the CIL Regulations are amended to make an exemption automatic. The administrative burden of granting CIL relief for house extensions or for self-build houses is currently wholly disproportionate. A more effective way to deal with CIL would be simply to not apply it to house extensions (which are a specific national category of development) or single houses build under a planning permission for a single house. That would immediately reduce an unnecessary administrative burden for self-builders and LPA's.

Another significant issue with Self Build relief is with respect to re-submissions of planning permission. Occasionally an applicant may need to change a building significantly (to the degree that one cannot use a Non-Material Amendment or s73 planning application), perhaps due to site conditions such as unearthing a drain. In such circumstances development has commenced and a retrospective application needs to be sought. An applicant would, if the current CIL Regulations were applied, then be liable for 2 no. CIL receipts. This cannot be correct. The change detailed in the paragraph above would remove such uncertainty in that self-build for single houses could simply be removed from the CIL process.

The CIL social housing relief continues to be welcomed in the spirit of encouraging developers to provide on- site affordable housing, there are however some issues with recruiting RSLs

8. How are local authorities who have not adopted CIL making provision for infrastructure and how effective are these approaches?

N/A

9. Has a lack of viability resulted in failure to adopt a CIL?

- Yes
- No
- Don't Know

N/A

10. Have viability concerns resulted in a low CIL level and has this had an adverse impact on the delivery of infrastructure to support development?

- Yes
- No
- Don't know

This LPA has zero rated CIL zones. There have been some concerns raised since implementation with regard commercial CIL and whether this does affect attracting new investment into NSDC. This has influenced the need to review the current Charging Schedule. Given the volume of planning permission and houses now being constructed there is no evidence that CIL have affected residential delivery, including associated infrastructure.

11. Are there appropriate tools available for establishing viability?

- Yes
- No
- Don't know

There remain 2 no. primary issues when it comes to assessing viability. 1. Whether the level of costs provided represent a reasonable assumption (the difference between an acceptable drainage scheme for example and one which is over-engineered and therefore less cost effective) and 2. Which methodology to use and what matters should be taken into account.

On the former issue LPA's will need to take as read the costs predicted unless, at the LPA's expense, additional experts or Quantity Surveyors are employed. In any event if part of a scheme is delivered in a more cost effective way there are no claw-back mechanisms to allow recovery toward contributions not provided for. Viability advice is also procured in addition in order to allow independent assessment on behalf of the LPA. There is a cost to this for the LPA.

In terms of the methodologies used there remains an issue with respect to land value, which is often the single biggest item which could have an influence on whether a scheme is viable. It would greatly assist if viability advice in terms of methodology could be clear, preferably being incorporated into the NPPG.

12. Would standardization using just one methodology be helpful/feasible?

- Yes
- No
- Don't Know

Yes, due to the reasons above but also to allow greater certainty on all sites, developers/applicants, LPA's, Elected Members, and members of the general public.

13. Do you have specific examples where non-viability on account of CIL has prevented development?

There are two examples of sites within Newark where permission has been granted for retail development. CIL was not factored into the land value and as such both developers have reported that CIL has made the development unviable and consequently undeliverable.

14. Is CIL impacting on affordable housing provision?

- Yes
- No
- Don't Know

FIGURES TO FOLLOW.

15. In setting a CIL Charging Schedule has the development community played their part and been properly consulted on issues of local viability?

- Yes
- No
- Don't Know

The development community, amongst other stakeholders, was consulted with at the time of the original CIL charging schedule was introduced. We are currently embarking on a CIL review and will be seeking the views of the development community as part of this process.

16. Is the EIP process suitably robust?

- Yes
- No
- Don't Know

We have no issue with the EIP process.

17. Should there be a requirement to review charging schedules at set times? If so, when and why?

- Yes
- No
- Don't Know

To ensure that Charging Schedules and infrastructure requirements are in accordance with Local Plan policies, aims and objectives reviews should happen in coordination with local plan reviews.

There should be the option to carry out reviews outside of this process if there is clear evidence that CIL is having an adverse impact on delivery.

18. Should partial reviews (eg. types of use or location) be possible?

- Yes
- No
- Don't know

There should be the option to carry out partial reviews, although care should be taken to ensure that reviews are carried out due to clear evidence and not just because of political pressure or short term down turns. If this was to happen then CIL would lose the 'certainty' that was an intended benefit of the legislation.

19. Are the CIL regulations and guidance easy to use and understand?

- Yes
- No
- Don't know

CIL legislation has become more complex because of the ongoing amendments. There appears to be a general lack of awareness of the legislation amongst development professionals. It is suspected that this is in part due to many LPA's not having CIL in force. There is a need to better educate all involved with the CIL process and legislation.

There is much room for improving CIL legislation to make it more workable in practice. For example legislation is very rigid in terms of the requirement for buildings that are to be demolished being in place at the time of planning permission and the fact that demolition constitutes a start and triggers a Demand Notice.

Exemptions have created confusion and unnecessary administration for all concerned in the process.

The need to apply for self-build exemption should be removed from the legislation. If at some point in the future it is deemed necessary that individuals should contribute towards strategic infrastructure then this should be collected by a method similar to stamp duty and distributed to the LPA at the time of completion. There should not be a requirement to collect CIL for house-holder extensions.

20. Are there improvements that could be made to the arrangements for collecting and spending CIL?

- Yes
- No
- Don't know

21. How have the requirements for the Neighborhood proportion of CIL been implemented?

The meaningful proportion is transferred to the constituted Parishes and held for the Meeting Parishes until requested. Parishes are supported with advice for CIL spending when this is requested, but otherwise are left to make spending arrangements within their own areas.

Parts of the district are zero rated which potentially means that the more marginal areas will not benefit locally from the 'meaningful proportion'.

22. Is CIL encouraging communities' to support development?

- Yes
- No
- Don't know

The potential for increased 'meaningful proportion' has encouraged some communities to progress neighborhood plans. There have been no instances to our knowledge of a community supporting a development or planning application on the basis of the availability of CIL receipts.

23. Has the introduction of CIL made the system for securing developer contributions and delivering infrastructure simpler, fairer, more predictable, transparent and efficient?

- Yes
- No
- Don't know

Considering CIL legislation in its own right then it has provided a system that is simpler and more predictable in terms of knowing the amount of liability. However the fact that S106 remains in place has created a layer of complexity, this in part is due to CIL being non-negotiable and the potential to have to negotiate S106 to off-set CIL.

CIL has to date not collected the sums that were anticipated. However it has collected more receipts that would have been realized via S106 given that S106 agreements cannot go beyond the specific impacts of a development proposal.

The amendments to CIL and the fact that some legislation does not work in practice has caused complexity rather than simplifying the process.

There is a need to set a more robust method of calculating indexation at time of planning permission. The current requirement is to use the actual figure for quarter 3 of the previous year. From past experience the actual figure has not been available until around the middle of the current year.

There is a requirement to simplify the method of collecting CIL in kind for both payment in land and infrastructure.

24. Is the relationship between CIL and s.106 fit for purpose and how is this working in practice?

Having two systems need not necessarily be inappropriate. However, issues arise with respect to pooling. A simpler approach would be to ensure that S106 contributions do not fund CIL projects and vice-versa. It should be for Local Planning Authorities to determine which infrastructure is significant and goes beyond S106 which can only, rightly, secure mitigation required solely by the development in question. The rule of 5 is restrictive and arbitrary.

25. Is there a better way of funding the infrastructure needed to support development?

- Yes
- No
- Don't know

Discussion

NATIONAL PLANNING POLICY FRAMEWORK – GOVERNMENT CONSULTATION

1.0 Purpose of Report

- 1.1 To set before Committee the Government’s consultation paper on proposed changes to national planning policy and agreement of a proposed response to the paper

2.0 Background Information

- 2.1 The Government has announced a range of proposed changes to the Planning and Housing systems with the aim of increasing the supply of new homes. Some of the reforms are being enacted through primary legislation – the Housing and Planning Bill – and some through agreement with the registered providers of social housing – extending the right to buy. A number of changes need to be made to the National Planning Policy Framework (NPPF) to enable the implementation of a number of the proposed changes to the system and to that end the Government have published a consultation paper.

3.0 Proposed Changes to the NPPF

- 3.1 The consultation paper seeks views on proposed changes to national planning policy. It covers the following areas:
- Broadening the definition of affordable housing, to expand the range of low cost housing opportunities;
 - Increasing the density of development around commuter hubs, to make more efficient use of land in suitable locations;
 - Supporting sustainable new settlements, development on brownfield land and small sites, and delivery of housing agreed in Local Plans;
 - Supporting delivery of starter homes; and
 - Transitional arrangements.

This document is attached at **Appendix A** and it includes 23 consultation questions. The proposed District Council response to the consultation questions is included in **Appendix B**.

4.0 Equalities Implications

- 4.1 The District Council has secured affordable housing (in the current definition – not the proposed one) on a range of sites in locations across the district. This has provided homes for social rent and shared ownership for those who cannot afford to buy homes and would not be able to even with the Starter Homes proposals. Demanded for social rent and shared ownership outstrip the supply that can be secured through the planning system. Therefore in making changes to the definition of what constitutes affordable housing the Government should be mindful that it does not reduce the authority’s ability to secure social rent and shared ownership products which provide houses for the poorest and most vulnerable in society.

5.0 Impact on Budget/Policy Framework

5.1 It is important to note that some of the proposed changes could have implications on the Council's ability to secure affordable housing and the frequency of reviewing the development plan. However until the details of the various elements of the reforms are set out their full impact will not be known.

6.0 RECOMMENDATION

That the proposed consultation response set out in Appendix B, subject to any proposals made by Committee is endorsed as the District Council response to public consultation on changes to national planning policy.

Reason for Recommendation

To allow the District Council to respond to the public consultation on changes to national planning policy.

Background Papers

Nil

For further information please contact Matthew Norton on Ext 5852

Kirsty Cole
Deputy Chief Executive



Department for
Communities and
Local Government

Consultation on proposed changes to national planning policy



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Scope of the consultation

Topic of this consultation:	<p>This consultation seeks views on proposed changes to national planning policy. It covers the following areas:</p> <ol style="list-style-type: none"> 1. Broadening the definition of affordable housing, to expand the range of low cost housing opportunities (paragraphs 6-12); 2. Increasing the density of development around commuter hubs, to make more efficient use of land in suitable locations (paragraphs 13-18); 3. Supporting sustainable new settlements, development on brownfield land and small sites, and delivery of housing agreed in Local Plans (paragraphs 19-33); 4. Supporting delivery of starter homes (paragraphs 34-54); and 5. Transitional arrangements (paragraphs 55-58).
Scope of this consultation:	We are keen to hear the views of all parties with an interest in the proposed changes to national planning policy, so that relevant views and evidence can be taken into account in deciding the way forward.
Geographical scope:	These proposals relate to England only.
Impact Assessment:	A summary of evidence to support the proposed changes is included in this consultation document, and we have also published an accompanying Equalities Statement. We are keen to receive feedback on the evidence in these documents, and to receive any other relevant evidence that should be considered.

Basic Information

To:	This is a public consultation about changes to planning policy in England and anyone with an interest in the proposals may respond.
Body/bodies responsible for the consultation:	This consultation is being run by the Planning Directorate in the Department for Communities and Local Government.
Duration:	This consultation will last for 8 weeks from Monday 7 December to Monday 25 January 2016.
Enquiries:	For any enquiries about the consultation please contact planningpolicyconsultation@communities.gsi.gov.uk or telephone 0303 444 1708
How to respond:	You may respond by completing an online survey at: https://www.surveymonkey.com/r/YZBLFJP

Alternatively you can email your response to the questions in this consultation to planningpolicyconsultation@communities.gsi.gov.uk.

If you are responding in writing, please make it clear which questions you are responding to.

Written responses should be sent to:

Planning Policy Consultation Team
Department for Communities and Local Government
3rd floor Fry Building
2 Marsham Street
London SW1P 4DF

When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name,
- your position (if applicable),
- the name of organisation (if applicable),
- an address (including post-code),
- an email address, and
- a contact telephone number

Introduction

1. The purpose of planning is to help achieve sustainable development. The National Planning Policy Framework, published in March 2012, set out the Government's planning policies for England, and how they are to be applied. The Framework reinforces the central role of local and neighbourhood plans in the planning system. It promotes sustainable development, and the protection and enhancement of the natural and historic environment.
2. It is important that the planning system supports delivery of the high quality new homes that the country needs, including more larger homes appropriate for families. It is encouraging that community support for housebuilding has doubled in recent years, from 28 per cent in 2010 to 56 per cent in 2014, while opposition to local housebuilding has more than halved during the same period¹.
3. This consultation is seeking views on some specific changes to national planning policy, while maintaining the overall balance of policy which was carefully established following extensive consultation. We are proposing changes in the following areas:
 - Broadening the definition of affordable housing, to expand the range of low cost housing opportunities for those aspiring to own their new home;
 - Increasing the density of development around commuter hubs, to make more efficient use of land in suitable locations;
 - Supporting sustainable new settlements, development on brownfield land and small sites, and delivery of housing allocated in plans; and
 - Supporting delivery of starter homes.
4. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. National planning policy must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. National planning policy does not change the statutory status of the development plan as the starting point for decision making.
5. We are keen to hear views on our proposals from all interested parties so that we can consider these carefully in determining the way forward. We are also seeking views on the draft Equalities Statement for these proposals, which we are publishing alongside this consultation, and on the supporting evidence set out in this document. This will enable us to take account of all the relevant evidence in our consideration.

¹ DCLG, British Social Attitudes survey 2014: attitudes to new house building

Affordable housing

6. National planning policy requires local planning authorities to plan proactively to meet all housing needs in the area, including market and affordable housing. The current definition of affordable housing (set out in Annex 2 to the National Planning Policy Framework) includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
7. It is important that the definition of affordable housing for planning purposes supports present and future innovation by housing providers in meeting the needs of a wide range of households who are unable to access market housing. The provision of affordable housing is about supporting households to access home ownership, where that is their aspiration, as well as delivering homes for rent.
8. The current affordable housing definition includes some low cost home ownership models, such as shared ownership and shared equity, provided that they are subject to 'in perpetuity' restrictions or the subsidy is recycled for alternative affordable housing provision. This limits the current availability of home ownership options for households whose needs are not met by the market.
9. We propose to amend the national planning policy definition of affordable housing so that it encompasses a fuller range of products that can support people to access home ownership. We propose that the definition will continue to include a range of affordable products for rent and for ownership for households whose needs are not met by the market, but without being unnecessarily constrained by the parameters of products that have been used in the past which risk stifling innovation. This would include products that are analogous to low cost market housing or intermediate rent, such as discount market sales or innovative rent to buy housing. Some of these products may not be subject to 'in perpetuity' restrictions or have recycled subsidy. We also propose to make clearer in policy the requirement to plan for the housing needs of those who aspire to home ownership alongside those whose needs are best met through rented homes, subject as now to the overall viability of individual sites.
10. By adopting the approach proposed, we are broadening the range of housing types that are taken into account by local authorities in addressing local housing needs to increase affordable home ownership opportunities. This includes allowing local planning authorities to secure starter homes as part of their negotiations on sites.
11. In parallel, the Housing and Planning Bill is introducing a statutory duty on local authorities to promote the delivery of starter homes, and a requirement for a proportion of starter homes to be delivered on all suitable reasonably-sized housing developments. We will consult separately on the level at which this requirement should be set. The Bill defines starter homes as new dwellings for first time buyers under 40, sold at a discount of at least 20% of market value and

at less than the price cap of £250,000 (or £450,000 in London). Support is available through the Help to buy ISA to help purchasers save for a deposit.

12. We are carefully considering the equalities implications of these proposals and have published a draft Equalities Assessment alongside this consultation. We would welcome views on the draft assessment, and in particular any additional evidence that we should take into account in deciding the way forward.

Q1. Do you have any comments or suggestions about the proposal to amend the definition of affordable housing in national planning policy to include a wider range of low cost homes?

Q2. Do you have any views on the implications of the proposed change to the definition of affordable housing on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?

Increasing residential density around commuter hubs

13. Paragraph 47 of the National Planning Policy Framework enables local planning authorities to set appropriate density levels for new housing development to reflect their local circumstances. Local planning authorities have a number of different approaches to setting policy on density. Some Local Plans continue to set overall density targets, other plans set out proposed density levels on specific sites, while some plans do not set any targets and determine density levels on a site-by-site basis to ensure that development is sensitive to the local context.
14. There are significant benefits to encouraging development around new and existing commuter hubs - reducing travel distances by private transport, making effective use of private and public sector land in sustainable locations, and helping to secure the wider regeneration and growth of the local area. In this context, we are keen to support higher density housing development around commuter hubs to help meet a range of housing needs including those of young first-time buyers. For example, there is an opportunity to use non-operational railway land near existing stations to help deliver more housing. Adopting the nationally described space standard², where viable, could be one way of helping ensure high density development is of a high quality.
15. We are proposing a change to national planning policy that would expect local planning authorities, in both plan-making and in taking planning decisions, to require higher density development around commuter hubs wherever feasible. We propose that a commuter hub is defined as:
 - a) a public transport interchange (rail, tube or tram) where people can board or alight to continue their journey by other public transport (including buses), walking or cycling; and
 - b) a place that has, or could have in the future, a frequent service to that stop. We envisage defining a frequent service as running at least every 15 minutes during normal commuting hours.

Q3. Do you agree with the Government's definition of commuter hub? If not, what changes do you consider are required?

16. Given the potentially significant benefits, we are also interested in any further suggestions for proposals to support higher density development around commuter hubs through the planning system.

² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Q4. Do you have any further suggestions for proposals to support higher density development around commuter hubs through the planning system?

17. In proposing this policy change, we do not envisage introducing a minimum density requirement in national policy. We consider that it is important for density ranges to be decided locally to be aimed at local needs. Setting a minimum density would be unnecessarily prescriptive, and could fail to take account of local character and increase the risk of lower quality development.

Q5. Do you agree that the Government should not introduce a minimum level of residential densities in national policy for areas around commuter hubs? If not, why not?

18. The number of additional homes that can be delivered depends on both the density and the definition of commuter hubs. To provide an assessment of impact, we have considered all major train stations in built up areas with a population greater than 25,000. Where stations were within 0.5 miles of one another they were combined into a single transport hub. This gives around 680 potential transport hubs in England. We estimate that in 2013/14 34,000 homes were built within 0.5 miles of a transport hub at an average density of 34 dwellings per hectare³. If the average density at which these homes were built was increased to 40 dwellings per hectare, this could deliver an additional 6,000 homes within the same land area.

³ DCLG analysis using DCLG land use change statistics and DCLG housebuilding statistics

Supporting new settlements, development on brownfield land and small sites, and delivery of housing agreed in Local Plans

Supporting new settlements

19. Paragraph 52 of the National Planning Policy Framework recognises that local planning authorities may plan for the supply of new homes through larger scale developments such as new settlements or urban extensions. In doing so they should consider whether this is the best way of achieving sustainable development and consider, where appropriate, whether to establish Green Belt around or adjoining such settlements.

20. We propose to strengthen national planning policy to provide a more supportive approach for new settlements, within locally led plans. We consider that local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area.

Q6. Do you consider that national planning policy should provide greater policy support for new settlements in meeting development needs? If not, why not?

Supporting housing development on brownfield land and small sites

21. We have already made clear our priority for ensuring as much use as possible of brownfield land in driving up housing supply. The National Planning Policy Framework states that planning should encourage the effective use of land by re-using brownfield sites provided they are not of high environmental value, and that local councils can set locally appropriate targets for using brownfield land. In the Housing and Planning Bill, we have set out our intention to require local planning authorities to publish and maintain up-to-date registers of brownfield sites suitable for housing. It is our intention that brownfield registers will be a vehicle for granting permission in principle for new homes on suitable brownfield sites. Our ambition is for 90% of brownfield land suitable for housing to have planning permission by 2020.

22. To ensure that all possible opportunities for brownfield development are pursued, we propose to make clearer in national policy that substantial weight should be given to the benefits of using brownfield land for housing (in effect, a form of 'presumption' in favour of brownfield land). We propose to make it clear that development proposals for housing on brownfield sites should be supported, unless overriding conflicts with the Local Plan or the National Planning Policy Framework can be demonstrated and cannot be mitigated.
23. Small sites of less than 10 units play an important role in helping to meet local housing need, and the majority of these sites are on brownfield land. In the year to June 2015, planning permission was granted for 39,000 dwellings on small sites, accounting for 16% of all dwellings granted planning permission⁴. However, in 2014 there were only 2,400 registered house builders who build between 1 and 100 homes per year compared to 5,700 in 2006. Building new homes on small sites, whether in rural or urban locations, can deliver a range of economic and social benefits, including:
- providing opportunities for small and medium-sized companies to enter the development market, helping to promote competition and quality in the house-building market;
 - increasing build out rates in local areas;
 - creating local jobs and sustaining local growth, particularly in rural areas; and
 - making effective use of developable land.

Q7. Do you consider that it would be beneficial to strengthen policy on development of brownfield land for housing? If not, why not and are there any unintended impacts that we should take into account?

24. In light of the clear benefits set out above of enabling development on small sites, we want to ensure that all proposals for sustainable development on small sites of less than 10 units are strongly supported by national policy. This will complement the measures in the Housing and Planning Bill to make it easier for applicants to secure permission in principle for development on small sites. Most Local Plans include clear policies supporting small windfall sites, but there continue to be concerns about the challenges and uncertainty associated with identifying small sites. We propose to apply the approach described above for brownfield land to other small sites, provided they are within existing settlement boundaries and well-designed to promote or reinforce local distinctiveness. In doing so we will retain protection against unwanted development of back gardens. We also intend to make clear that proposals for development on small sites immediately adjacent to settlement boundaries should be carefully considered and supported if they are sustainable. We would welcome views on how the proposed policy change to support small sites could impact on the calculation of local planning authorities' five-year land supply, and any clarification that may be needed on this point.

⁴ DCLG analysis of data provided by Glenigan on Local Authority decisions

Q8. Do you consider that it would be beneficial to strengthen policy on development of small sites for housing? If not, why not? How could the change impact on the calculation of local planning authorities' five-year land supply?

Q9. Do you agree with the Government proposal to define a small site as a site of less than 10 units? If not, what other definition do you consider is appropriate, and why?

25. The vast majority of Local Plans adopt a criteria-based approach for small sites. We would welcome views on whether national planning policy should make clear that local planning authorities develop clear, positive Local Plan policies against which to assess windfall applications for small sites. This plan-led approach would increase transparency and create greater certainty for developers on whether these sites will come forward for development.

Q10. Do you consider that national planning policy should set out that local planning authorities should put in place a specific positive local policy for assessing applications for development on small sites not allocated in the Local Plan?

26. In the year to June 2015, 52,800 planning decisions were made by local planning authorities concerning residential development on small sites of less than 10 units. Of these, 13,600 applications were refused⁵. It is roughly estimated that around 5,000 of these refused applications may have been supported under the proposed more positive policy (drawing on DCLG analysis of decisions made by local planning authorities).

Ensuring housing is delivered on land allocated in plans

27. While more needs to be done to ensure all areas have an up-to-date Local Plan in place, 83% of local planning authorities have now at least published a plan and 66% have an adopted plan in place. Across the country, provision has been made in plans for over 200,000 housing units each year, although in some of the areas of highest demand provision is below the level that would be needed to meet objectively assessed need. In the year to June 2015, planning permission was granted for 242,000 new homes⁶. However, there is a significant shortfall between the number of homes that we need to build to keep up with housing requirements and the net additions to the housing stock.

⁵ DCLG planning applications statistics - Live Table P124

⁶ DCLG analysis of data provided by Glenigan on local planning authority decisions.

28. We recognise that there may be many reasons why homes cannot be built out at the anticipated rate of delivery, and it is important that there are sufficient incentives and tools in place to support the timely build out of consented development.
29. Driving up delivery rates depends on all partners playing their part. Local planning authorities can help to ensure that homes delivered match local requirements in a number of ways, including: allocating a good mix of sites in their Local Plans; efficient discharge of planning conditions; helping to resolve other blockages to development (such as other consents required); shortening the timescale by which development must begin; and ensuring a sufficient pipeline of deliverable planning permissions. Developers can also play their part, and we are discussing with house builders and others what steps should be taken to drive faster build-out.
30. One approach we are looking to take forward is to amend national planning policy to ensure action is taken where there is a significant shortfall between the homes provided for in Local Plans and the houses being built. Our proposal, announced at Autumn Statement 2015⁷, is to introduce a housing delivery test. We envisage this approach working by comparing the number of homes that local planning authorities set out to deliver in their Local Plan against the net additions in housing supply in a local planning authority area.
31. Understanding and identifying under-delivery relies on accurate and timely information prepared and made publicly available. The department publishes National Statistics on net supply of new homes by local authorities every year. This could provide the benchmark against which delivery rates are assessed. However, we would welcome views on the baseline against which local housing delivery should be assessed. Existing options include data in Authority Monitoring Reports against Local Plan targets⁸; or proposed housing trajectories. One approach could be to express significant under-delivery as a percentage below expected delivery. We envisage the assessment being made over a two-year period so that it is not distorted by short-term fluctuations.
32. To strengthen the incentive for delivery on consented sites, we propose to amend planning policy to make clear that where significant under-delivery is identified over a sustained period, action needs to be taken to address this. We would welcome views on what steps should be taken in these circumstances.
33. One approach could be to identify additional sustainable sites if the existing approach is demonstrably not delivering the housing required. These would need to be in sustainable locations, well served by infrastructure, and with clear

⁷ *Spending Review and Autumn Statement 2015 (HM Treasury)*

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/479749/52229_Blue_Book_P_U1865_Web_Accessible.pdf (page 41)

⁸ See Regulation 34(3) of The Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012/767)

prospects for delivery which could be specifically set out as part of any future planning consent. A range of sites may be appropriate, which could include new settlements. In such instances local planning authorities may need to consider whether a review or partial review of their plans are needed, or whether such settlements can be delivered through additional development plan documents – such as Area Action Plans. Such an approach would present an opportunity for local planning authorities, working with developers and their local communities, to undertake rapid and targeted policy reviews, including appropriate consultation, so that additional land in sustainable locations can come forward.

Q11. We would welcome your views on how best to implement the housing delivery test, and in particular

- **What do you consider should be the baseline against which to monitor delivery of new housing?**
- **What should constitute significant under-delivery, and over what time period?**
- **What steps should be taken in response to significant under-delivery?**
- **How do you see this approach working when the housing policies in the Local Plan are not up-to-date?**

Q12. What would be the impact of a housing delivery test on development activity?

Supporting delivery of starter homes

34. National planning policy contains an exception site planning policy to release land specifically for starter homes⁹. This allows applicants to bring forward proposals on unviable or underused commercial or industrial brownfield land not currently identified in the Local Plan for housing.

Unviable and underused commercial and employment land

35. National planning policy is clear that the planning system should support sustainable economic growth and local planning authorities should plan positively to meet the business development needs of their areas. A balance needs to be struck between making land available to meet commercial and economic needs, and not reserving land which has little likelihood of being taken up for these uses. Paragraph 22 of the National Planning Policy Framework is clear that where there is no reasonable prospect of land allocated for employment uses in the Local Plan coming into use, such land should not be subject to long term protection.

36. The Productivity Plan¹⁰ set out our intention to bring forward proposals to extend the current exception site policy, and strengthen the presumption in favour of Starter Home developments, starting with unviable or underused brownfield land for retail, leisure and institutional uses. It also set out our commitment to consider how national policy and guidance can ensure that unneeded commercial land can be released for housing.

37. We want to ensure that unviable or underused commercial and employment land is released under the exception site policy for starter homes. We propose to amend paragraph 22 of the Framework to make clear that unviable or underused employment land should be released unless there is significant and compelling evidence to justify why such land should be retained for employment use. At a minimum, this would include an up-to-date needs assessment and significant additional evidence of market demand. As set out in Planning Practice Guidance, appropriate consideration should also be given to trends in land values for commercial and employment uses, against land values for other uses including residential.

⁹ Starter Homes Written Ministerial Statement, Minister for State for Department for Communities and Local Government, 2 March 2015, plus accompanying planning guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/starter-homes/>

¹⁰ **Fixing the foundations: Creating a more prosperous nation** (July 2015) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

38. To avoid uncertainty on land availability, we wish to ensure our policy is as robust as possible. We are interested in views on the level and type of evidence which would justify retention of employment and commercial land. We are considering the merits of expecting local planning authorities to adopt a policy with a clear limit on the length of time (such as 3 years) that commercial or employment land should be protected if unused and there is not significant and compelling evidence of market interest of it coming forward within a 2 year timeframe. We would welcome views on this approach.
39. There is no comprehensive data on the amount of underused or unviable employment land across England as a whole. Data¹¹ suggests there were approximately 850 hectares of greenfield land allocated for employment use in the West Midlands in 2012-13. If a similar situation were replicated across England, this would equate to roughly 13,000 hectares in England¹². However, many of these sites are likely to be in the process of being developed or there may be clear market interest in developing them, but we do not know how many or the extent the sites would be viable for residential development. As an illustration, if around 10% of the 13,000 hectares of allocated employment land were vacant or underused and around 50% of such sites could be viably developed, this could free up an additional 650 hectares for housing.

Q13. What evidence would you suggest could be used to justify retention of land for commercial or similar use? Should there be a fixed time limit on land retention for commercial use?

40. Alongside these proposals, we propose to widen the scope of the current exception site policy for starter homes to incorporate other forms of unviable or underused brownfield land, such as land which was previously in use for retail, leisure and non-residential institutional uses (such as former health and educational sites). This will provide clarity about the scope of the exception site policy for applicants and local planning authorities, and release more land for starter homes.

Q14. Do you consider that the starter homes exception site policy should be extended to unviable or underused retail, leisure and non-residential institutional brownfield land?

41. The current exception site policy states that a planning application for a Starter Home development on an exception site should be approved unless the local planning authority can demonstrate that there are overriding conflicts with the National Planning Policy Framework that cannot be mitigated. The interpretation

¹¹ West Midlands Joint Monitoring Survey database

¹² DCLG analysis using the West Midlands Joint Monitoring Survey data and DCLG land use change statistics

of this policy has created uncertainty for applicants seeking to bring forward the first Starter Home applications.

42. To ensure there is greater certainty that planning permission will be granted for suitable proposals for starter homes on exception sites, we propose to be clearer about the grounds on which development might be refused, and to ensure that this is fully embedded in national planning policy. Specifically, we propose to amend the exception site policy to make it clearer that planning applications can only be rejected if there are overriding design, infrastructure and local environmental (such as flood risk) considerations that cannot be mitigated.

Q15. Do you support the proposal to strengthen the starter homes exception site policy? If not, why not?

Encouraging starter homes within mixed use commercial developments

43. We are keen to understand whether there is the potential to encourage a greater proportion of housing in general and starter homes in particular within mixed use commercial developments across the country, for example new town centre developments or existing town centre regeneration. As shopping patterns have changed, so have the shape of our town centres. Bringing starter homes into those centres will not only bring footfall, but help drive the regeneration of those towns, benefitting the wider community and helping to safeguard the future of town centres.
44. In cases where existing mixed use commercial developments contain unlet commercial units, we consider that where appropriate they could usefully be converted to housing including as starter homes. There would need to be clear evidence that the unit has remained unlet for a reasonable period or there is little likelihood of the unit being let for a commercial use.

Q16: Should starter homes form a significant element of any housing component within mixed use developments and converted unlet commercial units?

Encouraging starter homes in rural areas

45. The Government's Rural Productivity Plan¹³ set out priorities for growing the rural economy and the need to increase the availability of housing in rural towns and

¹³ *Towards a one nation economy: a 10 point plan for boosting productivity in rural areas.*
<https://www.gov.uk/government/publications/towards-a-one-nation-economy-a-10-point-plan-for-boosting-rural-productivity>

villages to enable them to thrive. The use of rural exception sites is an established means for supporting sensitive housing growth where it is locally supported and meeting local needs.

46. Starter homes can provide a valuable source of housing for rural areas and, if classified as affordable housing, then we consider it should be possible to deliver starter homes through the existing rural exception site policy. Local planning authorities have been bringing forward rural exception sites for a number of years. Data on affordable housing units built on rural exception sites is collected by the Department for Communities and Local Government¹⁴. In 2013/14 there were 1,642 units built. Rural exception sites are a useful tool for local planning authorities in rural areas to help meet a local community need.
47. We propose that starter homes on rural exception sites should be subject to the same minimum time limits on resale (5 years) as other starter homes to ensure local people are able to maximise the value of the home and secure a long term place in the local housing market. However, we also propose that local planning authorities would, exceptionally, have the flexibility to require a local connection test. This would reflect the particular needs of some rural areas where local connections are important and access to the housing market for working people can be difficult and would be consistent with existing policy on rural exception sites.

Q17. Should rural exception sites be used to deliver starter homes in rural areas? If so, should local planning authorities have the flexibility to require local connection tests?

Q18. Are there any other policy approaches to delivering starter homes in rural areas that you would support?

Enabling communities to identify opportunities for starter homes

48. Neighbourhood plans prepared by local communities present a further opportunity to provide housing for young people wishing to enter the housing market. We want them to consider the opportunities for starter homes in their area as they develop their plans.
49. National planning policy currently considers limited affordable housing for local community needs as “not inappropriate” in the Green Belt, where this is consistent with policies in the Local Plan. This does not give express support to

¹⁴ DCLG (2015) Local Authority Housing Statistics: <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2013-to-2014>

neighbourhood plans which seek to allocate land in the Green Belt to meet housing need, where this is supported by the local community. We consider that the current policy can hinder locally-led housing development and propose to amend national planning policy so that neighbourhood plans can allocate appropriate small-scale sites in the Green Belt specifically for starter homes, with neighbourhood areas having the discretion to determine the scope of a small-scale site. This will support local areas in giving affordable home ownership opportunities to young people and young families by enabling a small level of development that is sympathetic to local concerns and is clearly supported by local people.

Q19. Should local communities have the opportunity to allocate sites for small scale Starter Home developments in their Green Belt through neighbourhood plans?

Brownfield land in the Green Belt

50. We are firmly committed to making sure the best possible use is made of all brownfield land that is suitable for housing, to reduce the need as far as possible to release other land. This could potentially include some brownfield land that sits within the Green Belt that already has buildings or structures and has previously been developed.
51. We are committed to protecting the Green Belt, and are maintaining the strong safeguards on Green Belt set out in national planning policy. These policies set a high bar against inappropriate development in Green Belt, while recognising that some parts of the Green Belt contain living and working communities that need to thrive. National planning policy sets out that most development in the Green Belt is inappropriate and should not be approved except in very special circumstances.
52. Only 0.1% of land in the Green Belt is previously developed brownfield land suitable for housing, often with structures or buildings in place. Limited infilling or the partial or complete redevelopment of such land – where this would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development - is already deemed not inappropriate.
53. Since introduction of the initial exception site policy for starter homes in March 2015, we have given further consideration to the potential release of brownfield land in the Green Belt as part of our overall approach to delivering 200,000 starter homes. The Autumn Statement 2015 set out that we will bring forward proposals to amend national planning policy to allow for the development of brownfield land in the Green Belt providing it contributes to starter homes. We propose to change policy to support the regeneration of previously developed brownfield sites in the Green Belt by allowing them to be developed in the same way as other brownfield land, providing this contributes to the delivery of starter homes, and subject to local consultation. We propose to amend the current policy test in paragraph 89 of the National Planning Policy Framework that prevents development of brownfield land where there is any additional impact on the openness of the Green Belt to give more flexibility and enable suitable, sensitively designed redevelopment to

come forward. We would make it clear that development on such land may be considered not inappropriate development where any harm to openness is not substantial.

54. Based on data from the 2010 National Land Use Database, we estimate that across England there were 500 to 600 hectares of brownfield land in the Green Belt viable for starter homes development and not on open land¹⁵. There is no data to indicate how much of this land has subsequently been built on (including potentially commercial or industrial units), or how much further land of this type may have become available.

Q20. Should planning policy be amended to allow redevelopment of brownfield sites for starter homes through a more flexible approach to assessing the impact on openness?

¹⁵ Open land includes: Agriculture, Agriculture and fisheries, Car Parks, Defence, Mineral workings and quarries, Refuse disposal, Vacant, Vacant land, Transport tracks and ways, Other Vehicle Storage, Recreation and Leisure

Transitional arrangements

55. We have considered whether to propose introducing transitional arrangements for the changes set out in this consultation document. We recognise in particular that a change in the definition of affordable housing in national policy will require local authorities to consider their Local Plan policies in the context of relevant evidence. They may need to develop new policy as a result, and carry out a partial review of the Local Plan. The Planning Inspectorate has introduced a fast-track process for carrying out partial reviews of Local Plans which is intended to help local planning authorities make changes to their policies more easily. We propose to introduce a transitional period for the amended affordable housing definition so that local planning authorities can consider making amendments to their local policies. We would welcome views on the appropriate length of the transitional period to enable reviews to be undertaken. We envisage that a period of six to twelve months should be sufficient.
56. The Housing and Planning Bill is introducing a statutory duty on local authorities to promote the delivery of starter homes, and a requirement for a proportion of starter homes to be delivered on all suitable reasonably-sized housing developments.
57. We have carefully considered whether it would be appropriate for a transitional period to be introduced for any of the other proposed policy changes. Having considered the extent of their likely impact on plans that have already been adopted and plans that are in preparation, we have not identified a strong justification for transitional arrangements.
58. Our planning reforms since 2010 have placed Local Plans at the heart of the planning system. The Productivity Plan¹⁶ and subsequent Written Ministerial Statement¹⁷ made clear our commitment to ensuring that local planning authorities produce a Local Plan by early 2017. We do not intend that these policy proposals should slow down the preparation of existing Local Plans, nor do we consider it necessary for Local Plans now in the examination process to be revisited. However, we would welcome any views on this point.

Q21. We would welcome your views on our proposed transitional arrangements.

¹⁶ *Fixing the foundations: Creating a more prosperous nation* (July 2015)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

¹⁷ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statements/?page=1&max=20&questiontype=AllQuestions&house=commons%2clords&use-dates=True&answered-from=2015-07-20&dept=7>

General questions

Q22. What are your views on the assumptions and data sources set out in this document to estimate the impact of the proposed changes? Is there any other evidence which you think we need to consider?

Q23. Have you any other views on the implications of our proposed changes to national planning policy on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?

Summary of Questions

a) Affordable Housing

Q1. Do you have any comments or suggestions about the proposal to amend the definition of affordable housing in national planning policy to include a wider range of low cost home ownership options?

Q2. Do you have any views on the implications of the proposed change to the definition of affordable housing on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?

b) Increasing residential density around commuter hubs

Q3. Do you agree with the Government's definition of commuter hub? If not, what changes do you consider are required?

Q4. Do you have any further suggestions for proposals to support higher density development around commuter hubs through the planning system?

Q5. Do you agree that the Government should not introduce a minimum level of residential densities in national policy for areas around commuter hubs? If not, why not?

c) Supporting new settlements, development on brownfield land and small sites, and delivery of housing agrees in Local Plans

Q6. Do you consider that national planning policy should provide greater policy support for new settlements in meeting development needs? If not, why not?

Q7. Do you consider that it would be beneficial to strengthen policy on development of brownfield land for housing? If not, why not and are there any unintended impacts that we should take into account?

Q8. Do you consider that it would be beneficial to strengthen policy on development of small sites for housing? If not, why not? How could the change impact on the calculation of the local planning authorities' five-year land supply?

Q9. Do you agree with the Government proposal to define a small site as a site of less than 10 units? If not, what other definition do you consider is appropriate, and why?

Q10. Do you consider that national planning policy should set out that local planning authorities should put in place a specific positive local policy for assessing applications for development on small sites not allocated in the Local Plan?

Q11. We would welcome your views on how best to implement the housing delivery test, and in particular:

- **What do you consider should be the baseline against which to monitor delivery of new housing?**
- **What should constitute significant under-delivery, and over what time period?**
- **What steps do you think should be taken in response to significant under-delivery?**
- **How do you see this approach working when the housing policies in the Local Plan are not up-to-date?**

Q12. What would be the impact of a housing delivery test on development activity?

d) Supporting delivery of starter homes

Q13. What evidence would you suggest could be used to justify retention of land for commercial or similar use? Should there be a fixed time limit on land retention for commercial use?

Q14. Do you consider that the starter homes exception site policy should be extended to unviable or underused retail, leisure and non-residential institutional brownfield land?

Q15. Do you support the proposal to strengthen the starter homes exception site policy? If not, why not?

Q16. Should starter homes form a significant element of any housing component within mixed use developments and converted unlet commercial units?

Q17. Should rural exception sites be used to deliver starter homes in rural areas? If so, should local planning authorities have the flexibility to require local connection tests?

Q18. Are there any other policy approaches to delivering starter homes in rural areas that you would support?

Q19. Should local communities have the opportunity to allocate sites for small scale starter home developments in their Green Belt through neighbourhood plans?

Q20. Should planning policy be amended to allow redevelopment of brownfield sites for starter homes through a more flexible approach to assessing the impact on openness?

e) Transitional arrangements

Q21. We would welcome your views on our proposed transitional arrangements.

f) General questions

Q22. What are your views on the assumptions and data sources set out in this document to estimate the impact of the proposed changes? Is there any other evidence which you think we need to consider?

Q23. Have you any other views on the implications of our proposed changes to national planning policy on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?

About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004.

If you want the information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Department for Communities and Local Government will process your personal data in accordance with DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.
Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact DCLG Consultation Co-ordinator.

Department for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

or by e-mail to: consultationcoordinator@communities.gsi.gov.uk

A) Affordable Housing

Q1. Do you have any comments or suggestions about the proposal to amend the definition of affordable housing in national planning policy to include a wider range of low cost home ownership options?

The District Council welcomes attempts to introduce new housing products into the market to encourage access to different tenures. However, the Council is concerned that whilst the new products will assist in increasing access to homeownership, if they are substituted for social rented or affordable rented properties, a significant number of those with identified housing need would not be able to take advantage of home ownership because their incomes and savings preclude accessing a mortgage.

Data from the National Housing Federation: Home Truths 2014/15 report sets out that the average house price in the Newark and Sherwood District is £173,536, requiring an annual income of £39,665 (to include a 30% deposit and 3.5 x annual income). The annual salary across the district is just £22,339, considerably lower than the national average of £26,520. The ratio of incomes to house prices in the district is 7.8 the highest in Nottinghamshire and the sixth highest in the East Midlands and well above the regional average of 6.8. These figures will put access to new build homes out of the reach of the majority of residents and therefore will have less opportunity to access the housing market.

The Council has a robust assessment of housing need for both market and affordable housing (as currently defined) in the district, with a strong demand for all tenure types. As at 1st April 2015, 3577 applicants were registered on the Council's Housing Register for social/affordable rented accommodation and the most recent district wide housing needs assessment estimates that the annual shortfall of social/affordable rented accommodation is 152 units (over a five year period).

If the impact of these changes is to reduce the supply of new build social/affordable rented product, a sector of society will not be able to access the alternatives and will put an increased burden on local authorities through the management of housing registers and the homelessness function.

The District Council is also keen to understand the context in which any wider definition will be used. In preparing our development plan we currently set out the types and relative percentage of affordable housing required based on a local evidence base. Clarity needs to be provided on whether this will continue to be the approach, given that the stated intention for Starter Homes is to introduce a national requirement.

The District Council is concerned that products which are only 'one-off' in affordable terms will not provide a lasting benefit to the community nor if they involve any type of public funding would they be cost effective. Other products exist, which are not secured through the planning process to encourage home ownership, e.g. help to buy and developers own initiatives which are better suited to increasing home ownership. Furthermore the second hand housing market better meets the needs of those households who have an aspiration for home ownership due to lower values, compared to new build which the household would pay a premium for.

Q2. *Do you have any views on the implications of the proposed change to the definition of affordable housing on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?*

The District Council has a strong evidence base contained within its 2014 Housing Market and Needs Assessment conducted by DCA regarding the housing needs of groups with protected characteristics.

Age

The Assessment clearly demonstrates that a dilution of the affordable housing definition with an emphasis on home ownership would disproportionately impact on older people and their ability to move into appropriate and affordable supported accommodation.

- The majority of older households (40.7%) live in 3-bedroom properties. Only 17.0% (5,395 implied households) would consider downsizing from their current property. Of the households who said they would consider downsizing, 50.1% currently live in a three bedroom property and 31.7% in a property containing four or more bedrooms.
- 83% (26,319) would not consider downsizing, and of those 55.4% (13,944) felt they could manage in their existing home and 23% (5,801) refused to leave the family home.
- 2,174 (4.5%) implied households indicated that they had older relatives who may need to move to the district in the next three years. 685 implied existing households (14%) in Newark & Sherwood wanting to move expressed an expectation for supported housing. Over the next three years, demand for accommodation is predominantly for Council / Registered Provider supported housing. The bedroom requirement for all supported housing types was predominantly for 1 and 2 bedrooms. 51.9% required 1 bedroom and 46.2% required 2 bedrooms.
- There was a need expressed to 2017 for extra care accommodation from older relatives moving into the district (394) units, but no need was expressed from existing households.

The above evidence clearly indicates that by a focus towards home ownership away from rented products that are affordable would reduce the amount of suitable property for older people to downsize to that would meet their housing need.

Disability

People with disabilities are more likely to have their needs met in the affordable sector. The dilution of the affordable housing definition with an emphasis on home ownership would disproportionately impact on people with a disability and their ability to move into appropriate and affordable supported accommodation.

- There is also a need for housing that is adapted for households with specific support needs. 22.1% (10,563 implied) of households in the district contained a member with a disability / limiting long term illness and half of these households had a support need. The largest group of people were those with a walking difficulty (53%).
- Around 18% (1,179 implied) of disabled households who require support said they were not receiving sufficient care / support. The main adaptations needed were, bathroom adaptations at 31.8% followed by a handrails / grabrails at 27.0%.

- The highest preference by disabled households moving was for a bungalow. The private sector is less likely to provide bungalow accommodation than the affordable sector who often address the need for this type of accommodation. The District Council has recently developed 25 bungalows for older people in one of its rural areas and a further ten are nearing completion. Encouraging developers to build bungalows that are affordable often proves to be very difficult.

B) Increasing Residential Density around Commuter Hubs

Q3. *Do you agree with the Government's definition of commuter hub? If not, what changes do you consider are required?*

No comment

Q4. *Do you have any further suggestions for proposals to support higher density development around commuter hubs through the planning system?*

No comment

Q5. *Do you agree that the Government should not introduce a minimum level of residential densities in national policy for areas around commuter hubs? If not, why not?*

It is believed that higher density levels should be set based on the context of the commuter hub; some may be in rural and suburban settings which would not necessarily be as suitable for high density development as in urban locations.

C) Supporting new settlements, development on brownfield land and small sites, and delivery of housing agrees in Local Plans

Q6. *Do you consider that national planning policy should provide greater policy support for new settlements in meeting development needs? If not, why not?*

New settlements can in some circumstance be an appropriate approach to meeting development needs. In the case of Newark & Sherwood, the District Council has taken the approach of seeking to meet development needs by sustainable urban extensions, which are also identified by the NPPF as an appropriate way of doing so.

It is important that whatever approach to meeting new development is used that as the NPPF states that local planning authorities work with the support of their local communities. In the context of strengthening the NPPF the only elements the government highlights are that "local planning authorities should take a proactive approach to planning for new settlements where they meet the sustainable development objectives of national policy" and "local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area." It is important that local planning authorities can progress, through a plan led approach, the most appropriate approach to development in their area and are not forced into taking a particular approach to meeting their development needs.

Q7. Do you consider that it would be beneficial to strengthen policy on development of brownfield land for housing? If not, why not and are there any unintended impacts that we should take into account?

Most brownfield sites in Newark and Sherwood are within the confines of defined towns and villages. The District Council is supportive of the redevelopment of such sites and indeed Policy DM 1 in our Allocations and Development Management DPD sets a positive framework for the consideration of proposals within existing communities. The Council has a relatively good record of recycling brownfield land and most unused brownfield sites in our towns and villages are either allocated within our plan or have a planning permission upon them. Whilst the NPPF should stress the importance of encouraging the regeneration of brownfield sites two key elements need to be given due prominence in national policy:

- i) Regeneration Strategies promoted by local planning authorities and pursued through the development plan and site design briefs will ascribe a variety of uses to brownfield sites. Such strategies could be undermined if national policy encourages only housing on such sites. Opportunities for appropriately located retail, employment and community uses will be harder to achieve if the only focus of planning policy is on delivering housing. Therefore any 'presumption' in favour of development should be widened to include not just housing but other appropriate uses as identified in Council's Development Plans; and
- ii) Brownfield land must be in appropriate locations to be considered sustainable and suitable for redevelopment. Policy should be clearly worded to make clear that inappropriate and unsustainable locations will not be favoured for housing development simply because they have had a previous use on them.

Q8. Do you consider that it would be beneficial to strengthen policy on development of small sites for housing? If not, why not? How could the change impact on the calculation of the local planning authorities' five-year land supply?

It is not clear what small sites within existing settlement boundaries, which are not brownfield would actually constitute; especially if the protection of garden land continues to be included within the NPPF. Normally the only other category of small sites would be public open space, which unless it is surplus to requirements we would wish to continue to protect. In that sense the District Council is concerned that introducing a category of small sites within existing settlement boundaries is unnecessarily and confusing given that it is also proposing support for brownfield site redevelopment.

The Council believes it would be inappropriate to allow the development of sites out with the boundaries of settlements in the way set out in the consultation document. Communities understand the concept of development envelopes and in accepting new development as part of the production of Local Plans/Neighbourhood Plans are not happy when the agreed local policy/neighbourhood plan policy can be cast aside. If the government does wish to pursue such a policy it should be mindful of the impact of undermining the primacy of the development plan and local peoples support for the planning system. The approach taken would effectively lead to every site brownfield or green field on the edge of a town or village being subject to development pressure.

Furthermore the process of chipping away at the definition of the open countryside, by effectively saying development alongside the settlement boundary is acceptable could have the unintended consequence of undermining the rural exceptions site policies which the District Council and many other rural authorities operate. If landowners believe that they can secure planning permission in a non-exceptional way then the hope value in relation to the land that they own will increase and the desire to put forward sites for rural affordable housing may well be threatened.

In terms of the Council's five year land supply we currently do not make an estimate for windfall as we base our figures on sites included within our development plan and those with planning permission. Given the rural nature of much of the district we already support the re-development of a range of smaller sites.

Q9. Do you agree with the Government proposal to define a small site as a site of less than 10 units? If not, what other definition do you consider is appropriate, and why?

Please see the answer on Question 8.

Q10. Do you consider that national planning policy should set out that local planning authorities should put in place a specific positive local policy for assessing applications for development on small sites not allocated in the Local Plan?

The District Council is supportive of the redevelopment of small sites in settlements. It does not support the blanket redevelopment of small sites beyond settlement boundaries – whatever the context - and any change to the NPPF should reflect this.

The proposed strengthening is unnecessary; after all even if local planning authorities do not have specific policies such as our plan there is a presumption in favour of sustainable development within the NPPF which facilitates appropriate small site development.

Q11. We would welcome your views on how best to implement the housing delivery test, and in particular:

- *What do you consider should be the baseline against which to monitor delivery of new housing?*
- *What should constitute significant under-delivery, and over what time period?*
- *What steps do you think should be taken in response to significant under-delivery?*
- *How do you see this approach working when the housing policies in the Local Plan are not up-to-date?*

Fundamentally the key considerations are what does under-delivery actually mean and what is regarded as the appropriate “action” that Local Planning Authorities are expected to take if under delivery is identified.

A standard assessment of what under-delivery means applied to all Council's across the country would not be appropriate. Any assessment should take into account a number of factors:

- 1) The type of strategy which the authority is following. If an authority is hoping to deliver a large element of their housing requirement in a new settlement or strategic urban extensions then the length of time it takes to get such schemes up and running should be taken into account in any assessment of deliverability;

- 2) The trajectory of growth anticipated. Because a plan is over a long period of time it might be that the trajectory of growth anticipates back loading of development to reflect local circumstances; and
- 3) The reasons for delay. It may well be that schemes are delayed for reasons beyond the control of the Local Planning Authority or the developer, for instance if a major piece of infrastructure that is the responsibility of Highways England or Network Rail is delayed. In such circumstances the strategy may be appropriate but it may take longer to execute. It may also be an environmental issue that would delay the development of any sites – e.g. flooding or an environmental designation (potential Special Protection Area) – wherever they are in a district.

The other important point is that having such a short time period of two years is clearly not a fair representation of sustained under delivery. A five year period is much more appropriate because it allows for a much more rounded view to be taken of progress, especially where large sites are being delivered.

In terms of targets; Newark & Sherwood is one of the authorities which made early progress in meeting the need to replace former local plans with and LDF, this was completed in 2013; therefore elements of our plan are pre-NPPF including our housing target which is based on the former Regional Plan target. We would prefer the Government to rely on our much more up-to-date objectively assessed need figure contained within our Strategic Housing Market Assessment published in October 2015.

With regard to appropriate actions required the concept of reserve sites could be considered however the proviso must be that the NPPF supports the approach that any release mechanism of sites should be included within the development plan. Thereby ensuring that clarity is provided as to the circumstances in which sites come forward. Similarly the concept of a review of site deliverability, which is contained within our Allocations & Development Management DPD, is one that should be clearly outlined within a Development Plan to provide clarity of the circumstances when such a review should be undertaken.

Given the complex nature of development planning and site delivery and the range of problems that can be encountered, it would be wrong to include punitive measures for slower than anticipated delivery in the NPPF.

Q12. What would be the impact of a housing delivery test on development activity?

It is hard to say currently to what extent such a test would encourage development; the onus would seem to be on the Council to act, rather than the developer.

D) Supporting Delivery of Starter Homes

Q13. What evidence would you suggest could be used to justify retention of land for commercial or similar use? Should there be a fixed time limit on land retention for commercial use?

Councils are required by the NPPF to plan for sufficient new land for housing and employment land to meet future need. In Newark and Sherwood this employment land is a mixture of extensions to existing employment estates, remaining sites on existing employment estates and new sites related to strategic urban extensions. These sites are recently allocated and there is

provision in the Council's Core Strategy to allow development for alternative uses if sites are no longer suitable for employment use. Given that the redevelopment of brownfield sites can take many years and that employment land does not come forward in the same way that residential development – i.e. once begun at a steady rate – the idea that Local Plans would effectively only be allocating sites for 5 years effectively makes a mockery of the Plan led system. This is especially the case if large strategic sites containing both housing and employment, which can take a long time to progress, are delayed, effectively the employment land would immediately vulnerable to conversion to residential even if this results in unsustainable development.

Q14. Do you consider that the starter homes exception site policy should be extended to unviable or underused retail, leisure and non-residential institutional brownfield land?

The District Council believes that if the government wishes to extend the exceptions policy consideration should be given to its impact on the sites existing designation in the Development Plan and the extent to which the starter homes proposal would conflict with those provisions.

Q15. Do you support the proposal to strengthen the starter homes exception site policy? If not, why not?

There may be other reasons why such schemes may not be appropriate than those set out in the consultation paper, in particular if the sites are in unsustainable locations, would prejudice the delivery of allocations or policies in the development plan, or be contrary to other priorities in the NPPF. It should be clear that residential amenity should be an important consideration when considering such exception schemes.

Q16. Should starter homes form a significant element of any housing component within mixed use developments and converted unlet commercial units?

No comment.

Q17. Should rural exception sites be used to deliver starter homes in rural areas? If so, should local planning authorities have the flexibility to require local connection tests?

Only if Starter Homes are identified as part of local housing needs surveys identify the need for such housing and in doing so should be available to those with a local connection.

Q18. Are there any other policy approaches to delivering starter homes in rural areas that you would support?

No comment.

Q19. Should local communities have the opportunity to allocate sites for small scale starter home developments in their Green Belt through neighbourhood plans?

Yes – provided that in selecting such sites the Neighbourhood Planning Authority carries out an assessment of the most appropriate location for such housing in relation to the Green Belt policy tests. Furthermore if need evidence is identified such sites should include social rent and affordable rent products.

Q20. Should planning policy be amended to allow redevelopment of brownfield sites for starter homes through a more flexible approach to assessing the impact on openness?

The District Council does not believe that it is appropriate to allow residential development in the Green Belt on brownfield land, simply because it is previously developed, without recourse to the test of openness or locational criteria. Effectively Starter Homes (once sold) are market housing and it is very hard to see that the openness of the greenbelt can be preserved if it is proposed that residential development is acceptable anywhere within it.

E) Transitional Arrangements

Q21. We would welcome your views on our proposed transitional arrangements.

The impact of some of the proposed changes need to be carefully considered, in particular many authorities such as Newark & Sherwood have already prepared updated evidence bases to inform plan making. Evidence on the type and amount of affordable housing has already been completed and therefore this will have to be reviewed.

F) General Questions

Q22. What are your views on the assumptions and data sources set out in this document to estimate the impact of the proposed changes? Is there any other evidence which you think we need to consider?

It is clear that the government has limited knowledge in the areas it is proposing new policy, particularly on the extent of brownfield land, its location, it's status in development plans. It also has limited knowledge about housing need and the level of people who are able to access market housing. The DCLG needs to review the impact of these changes in the context of the evidence local authorities have collected for monitoring and plan making purposes.

Q23. Have you any other views on the implications of our proposed changes to national planning policy on people with protected characteristics as defined in the Equalities Act 2010? What evidence do you have on this matter?

No comment.

PERFORMANCE MANAGEMENT UPDATE – 2015/16 MID-YEAR UPDATE

1.0 Purpose of Report

1.1 This report will provide Members with a selection of performance information falling under the remit of the Economic Development Committee.

2.0 Background

2.1 The Council’s performance management framework is administered using Covalent, the performance management system. Each Business Unit has a selection of performance indicators which are used to inform its management.

2.2 Where performance indicators are measured against a target, their status is reflected by a colour as follows:

	Green status - P.I.’s performing at or above target
	Amber status - P.I.’s performing at minimum level of service delivery
	Red status - P.I.’s performing below minimum level of service delivery

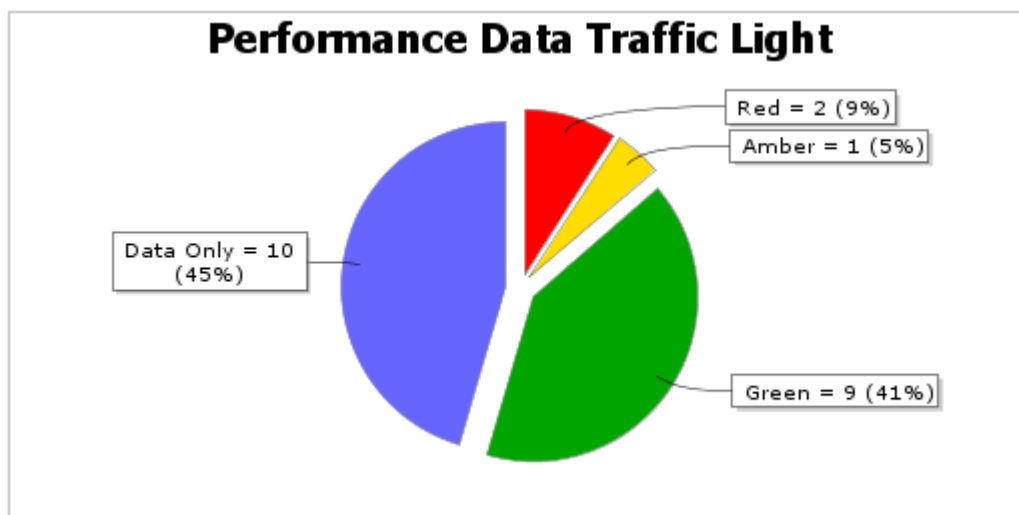
2.3 Targets for all key performance indicators are agreed with Business Managers and their Directors at the start of each financial year.

2.4 Data only performance indicators are not measured against a target.

3.0 Performance Information

3.1 A selection of detailed Business Unit performance data is attached at **Appendix A** for information. An overview of their mid-year performance is reflected in the pie chart below.

Overview of Performance Indicator Status



4.0 Equalities Implications

4.1 There are no direct equalities implications of the report itself as the report is for information only. However, there may be some implications relating to the individual performance indicators included in the report's Appendix.

5.0 Impact on Budget/Policy Framework

5.1 There are no direct budget/policy framework implications of the report itself as the report is for information only. However, the Committee could take any of the financial performance into account when considering its budget.

6.0 RECOMMENDATION

That the contents of the report be noted.

Reason for Recommendation

This report is to keep Members informed of the latest performance information relating to the Economic Development Committee so there are no recommendations requiring action

Background Papers

Nil

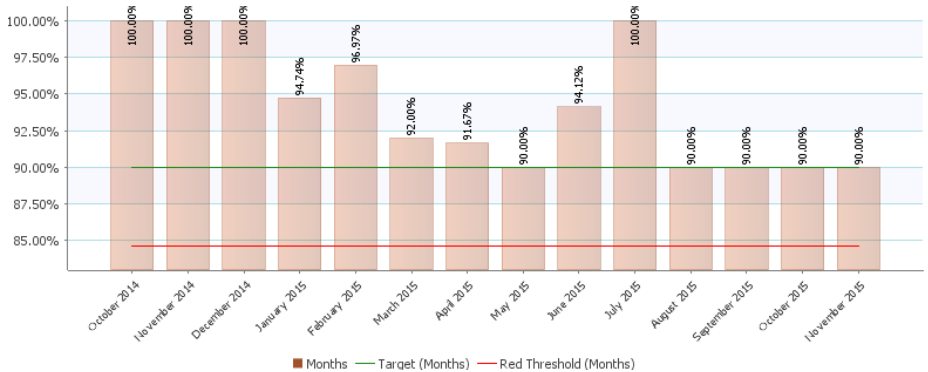
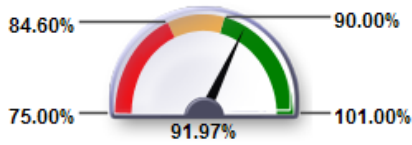
For further information please contact Ged Greaves on Ext 5231.

David Dickinson
Director - Resources

Avg % of Building Regulation applications checked within 15 working days of receipt

Actual for Period

Average result for 2015/16 as of November 2015

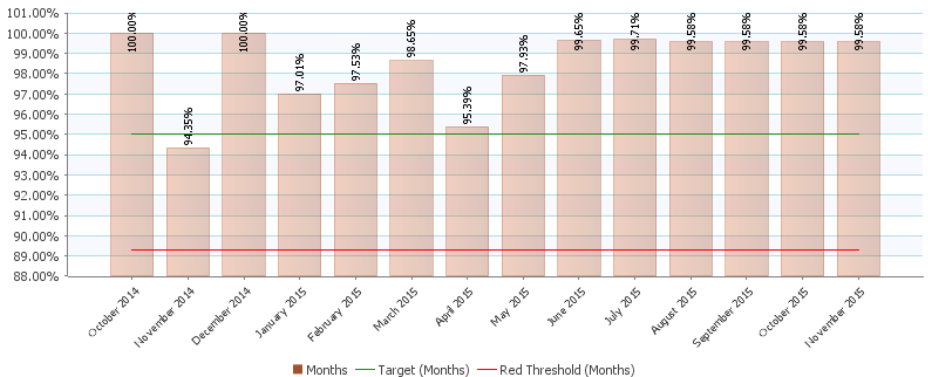
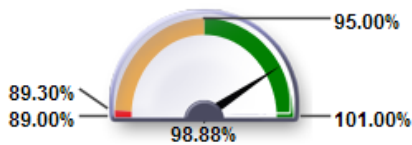


Commentary: No Building Control Business Manager available to comment at present.
The graph is showing the actual result for each month. The gauge is displaying the average result for the year.

Avg % of Building Regulation inspections undertaken within 24 hours of request

Actual for Period

Average result for 2015/16 as of November 2015

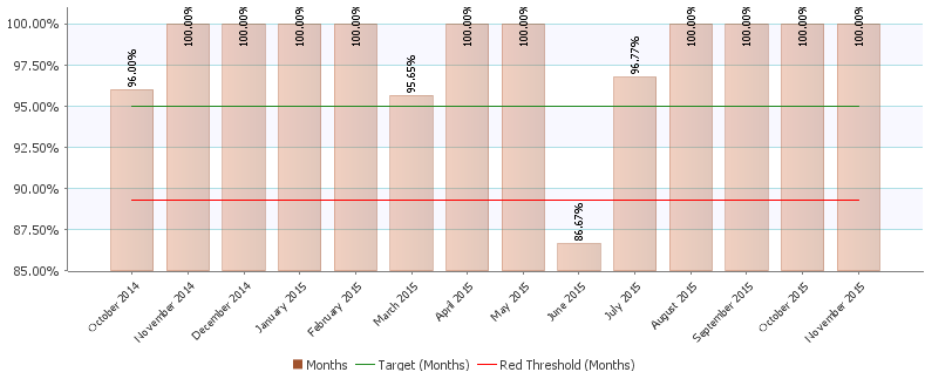
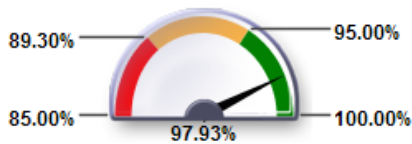


Commentary: No Building Control Business Manager available to comment at present.
The graph is showing the actual result for each month. The gauge is displaying the average result for the year.

Avg % of full plans Building Regulation applications determined within the statutory period (5 weeks or 2 months with agreement)

Actual for Period

Average result for 2015/16 as of November 2015



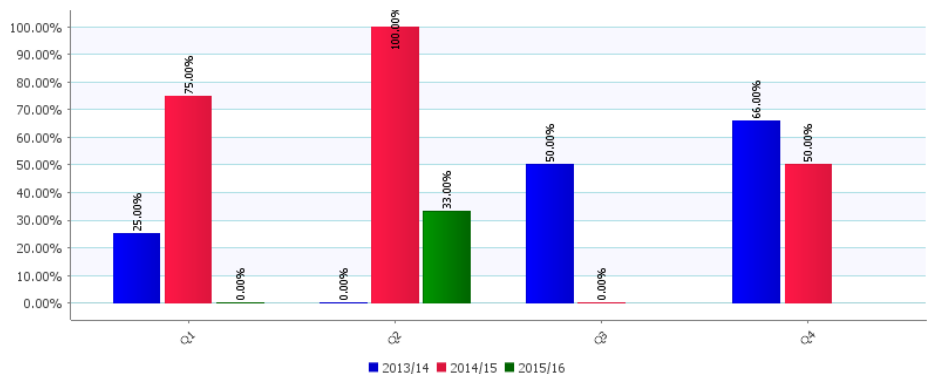
Commentary: No Building Control Business Manager available to comment at present.
The graph is showing the actual result for each month. The gauge is displaying the average result for the year.

% of appeals allowed against planning committee decisions

Actual for Period

Q2 2015/16 result

33.00%

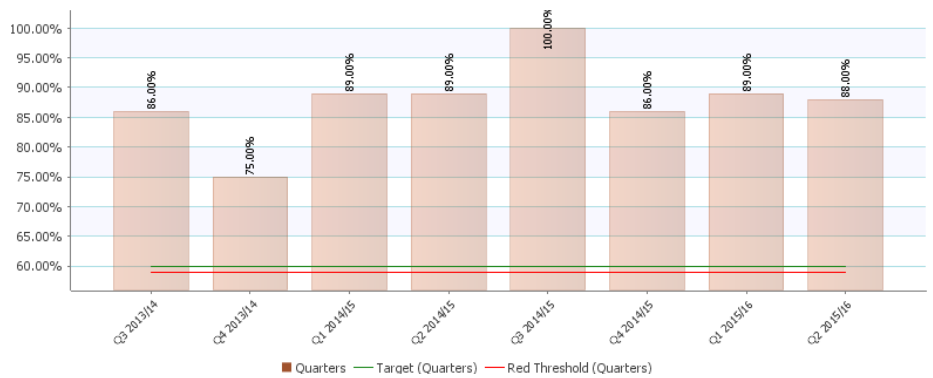
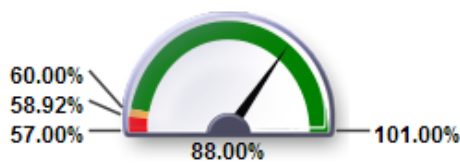


Commentary: Development Business Manager: Deemed no further commentary necessary.

Avg % of planning applications determined within the national target (13 weeks) - Major applications

Rolling / Snapshot Outturn

Latest result for 2015/16 as of Q2 2015/16

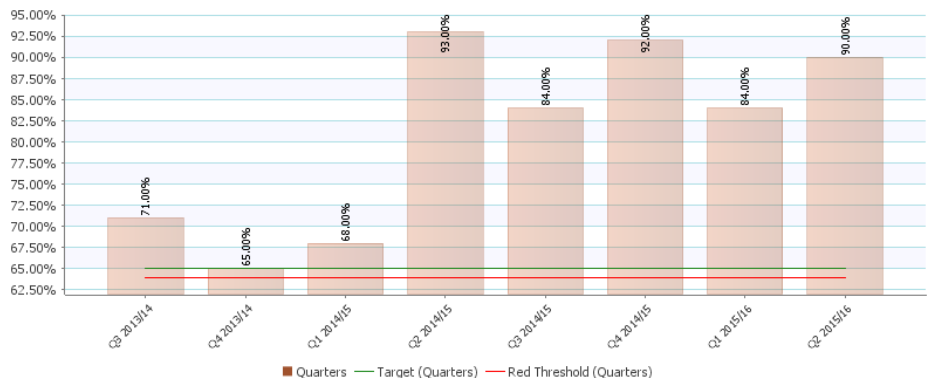
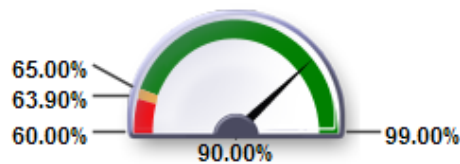


Commentary: Development Business Manager: National performance targets continue to be exceeded.

Avg % of planning applications determined within the national target (8 Weeks) - Minor applications

Rolling / Snapshot Outturn

Latest result for 2015/16 as of Q2 2015/16

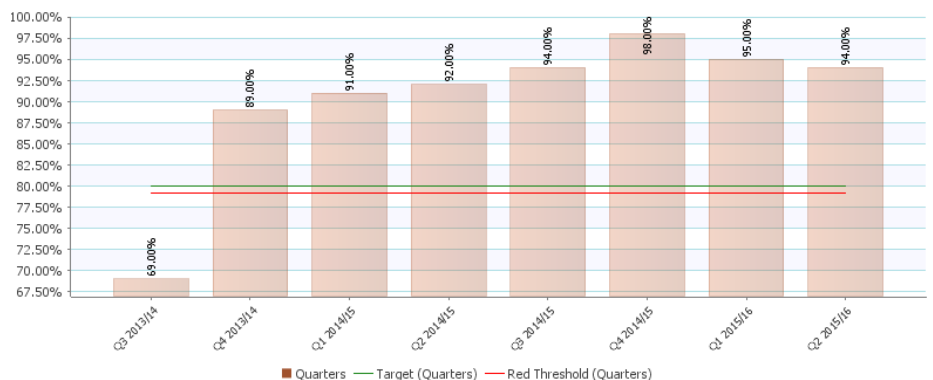
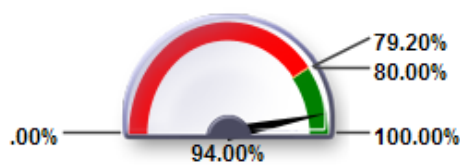


Commentary: Development Business Manager: National performance targets continue to be exceeded.

Avg % of planning applications determined within the national target (8 weeks) - Other applications

Rolling / Snapshot Outturn

Latest result for 2015/16 as of Q2 2015/16

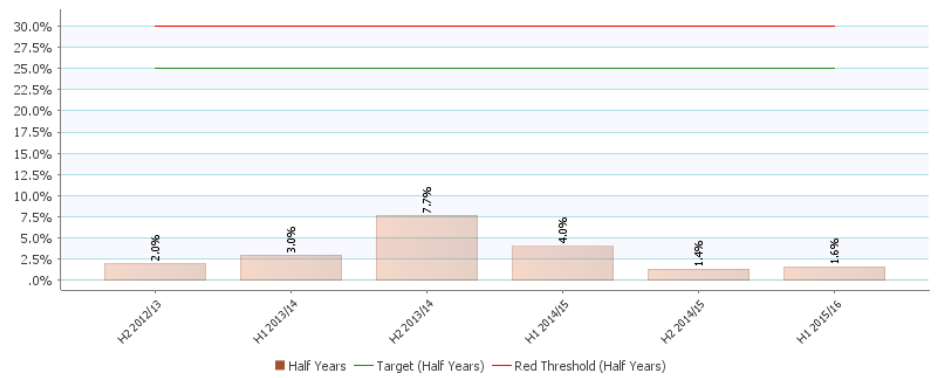
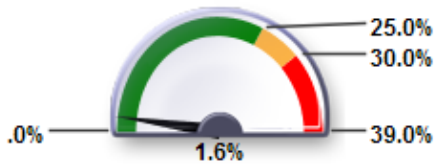


Commentary: Development Business Manager: National performance targets continue to be exceeded.

% of major planning application appeals lost against no. of all appeals

Rolling / Snapshot
Outturn

Latest result for 2015/16 as of H1 2015/16

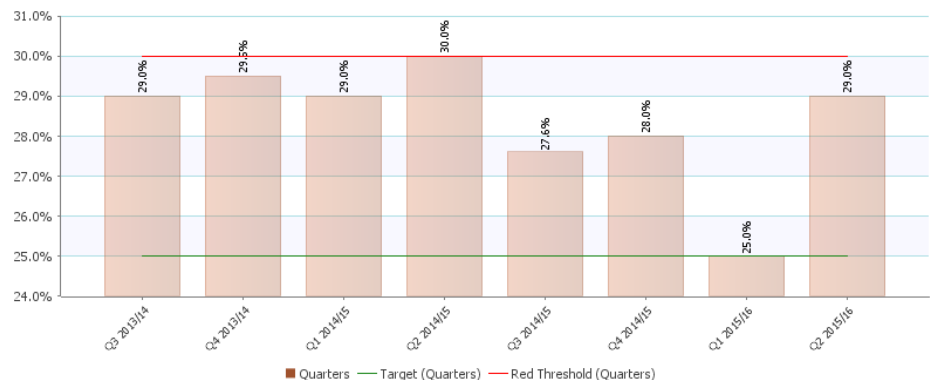
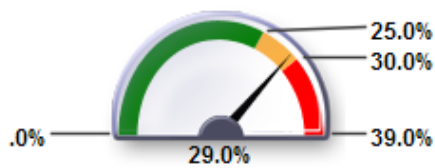


Commentary: Development Business Manager: Deemed no further commentary necessary.

% of planning application appeals allowed

Rolling / Snapshot
Outturn

Latest result for 2015/16 as of Q2 2015/16

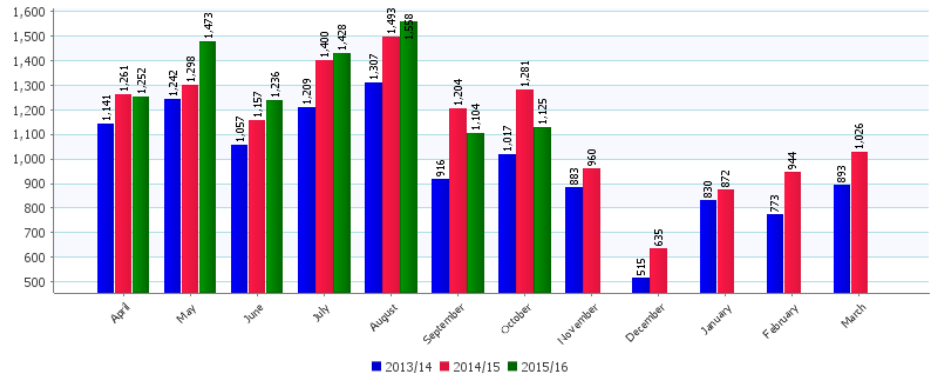


Commentary: Development Business Manager: Deemed no further commentary necessary.

No. of visitors to TIC - Newark

Actual for Period

Cumulative result for 2015/16 as of October 2015
9,176

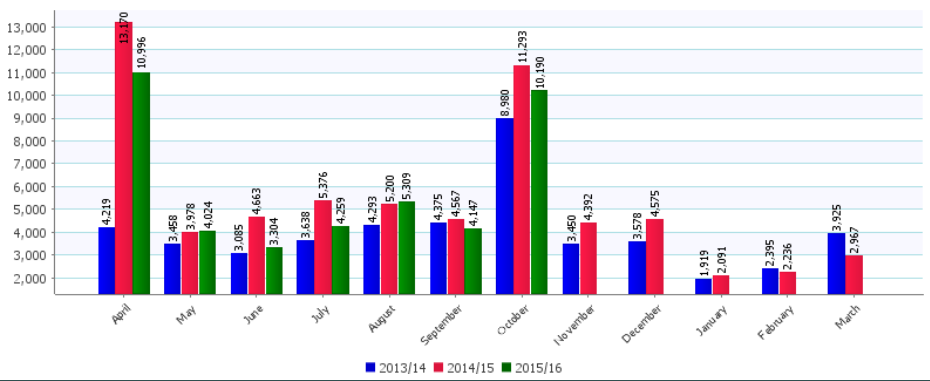


Commentary: Economic Growth Business Manager: Deemed no further commentary necessary.
The graph is showing the actual result for each month. The gauge is displaying the cumulative result for the year.

No. of visitors to TIC - Sherwood

Actual for Period

Cumulative result for 2015/16 as of October 2015
42,229

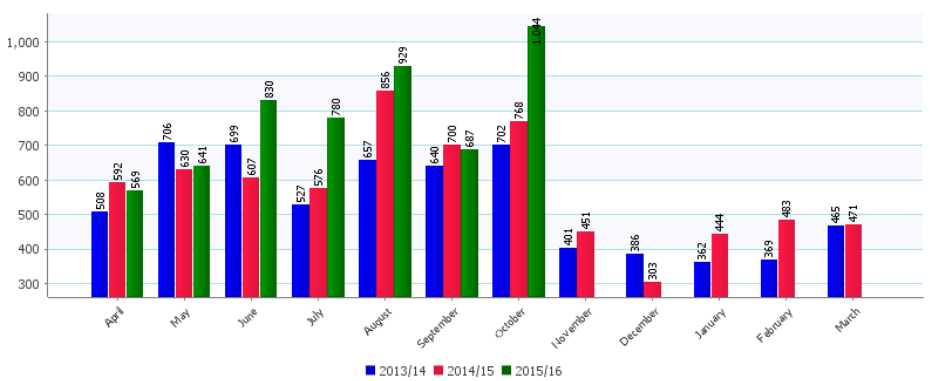


Commentary: Economic Growth Business Manager: Deemed no further commentary necessary.
The graph is showing the actual result for each month. The gauge is displaying the cumulative result for the year.

No. of visitors to TIC - Southwell

Actual for Period

Cumulative result for 2015/16 as of October 2015
5,480

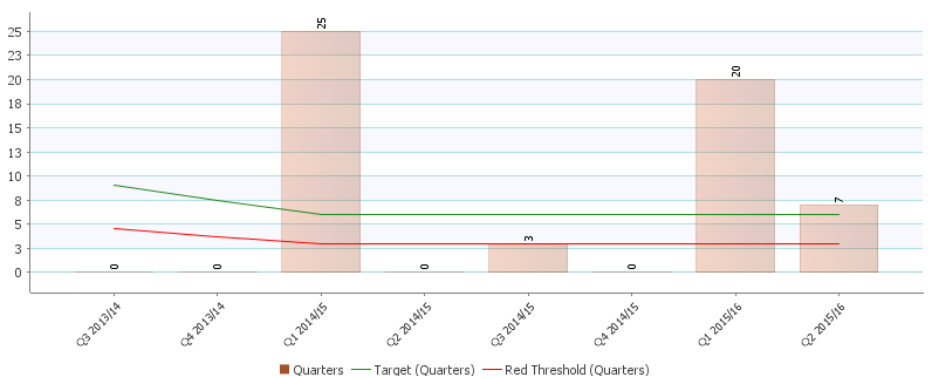


Commentary: Economic Growth Business Manager: Deemed no further commentary necessary.
The graph is showing the actual result for each month. The gauge is displaying the cumulative result for the year.

No. of Jobs created through the Growth Investment Fund

Actual for Period

Cumulative result for 2015/16 as of Q2 2015/16

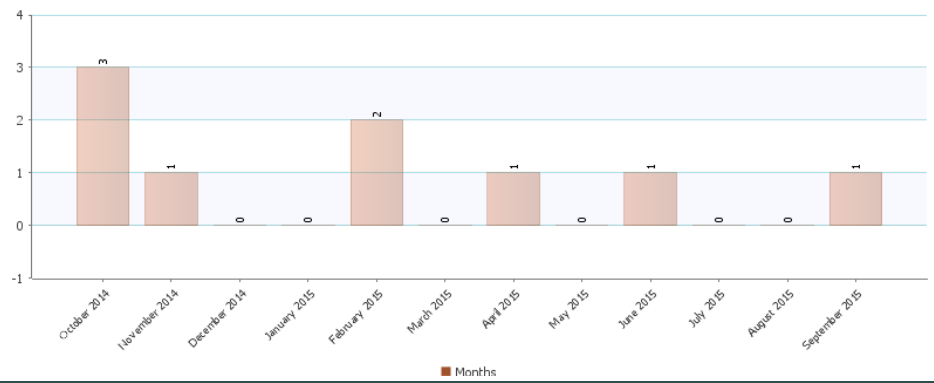


Commentary: Economic Growth Business Manager: Although the number of loans awarded has been lower than projected, the jobs created figure has been successful
The graph is showing the actual result for each month. The gauge is displaying the cumulative result for the year.

No. of Growth Investment Fund loans awarded

Actual for Period

Cumulative result for 2015/16 as of September 2015

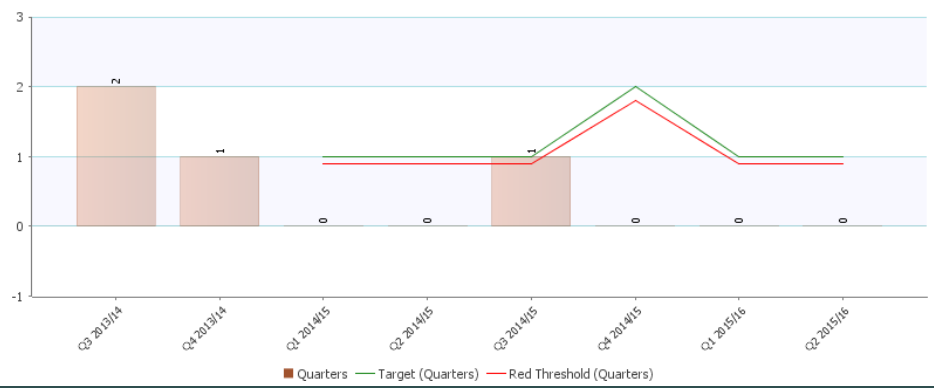


Commentary: Economic Growth Business Manager: Although the number of loans awarded has been lower than projected, the jobs created figure has been successful. The graph is showing the actual result for each month. The gauge is displaying the cumulative result for the year.

No. of leads generated by Invest in Nottingham/UK Trade & Industry/Other Agencies

Actual for Period

Cumulative result for 2015/16 as of Q2 2015/16

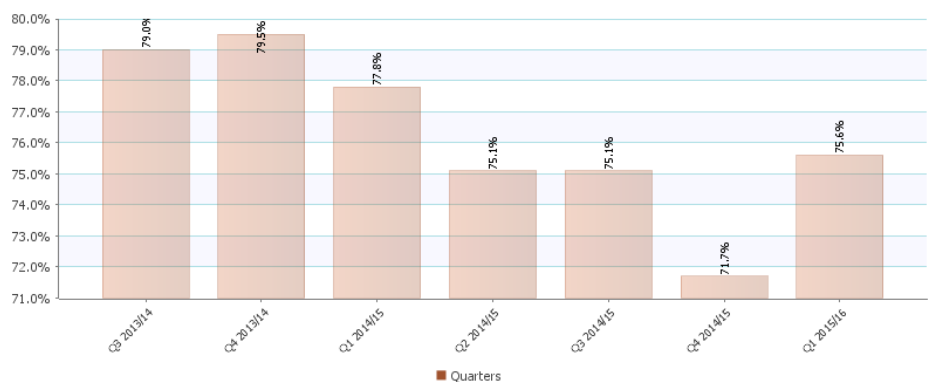


Commentary: Economic Growth Business Manager: No direct leads for Newark and Sherwood generated by other agencies. The graph is showing the actual result for each quarter. The gauge is displaying the cumulative result for the year.

% Population Economically Active (N&S)

Rolling / Snapshot Outturn

Latest result for 2015/16 as of Q1 2015/16
75.6%

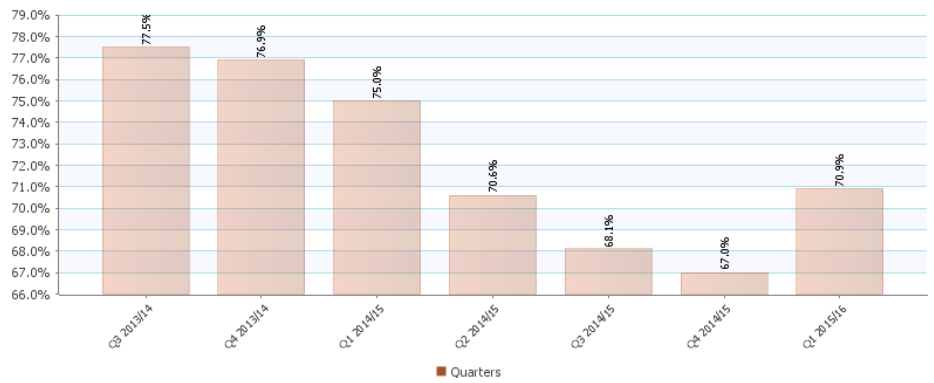


Commentary: Performance Business Manager: Since 2004, this has ranged between 71.7% and 82% and shows a gradual decline. The district's performance is approximately 2 percentage points below the regional and GB averages.

% Population Economically Active - in employment (N&S)

Rolling / Snapshot
Outturn

Latest result for 2015/16 as of Q1 2015/16
70.9%

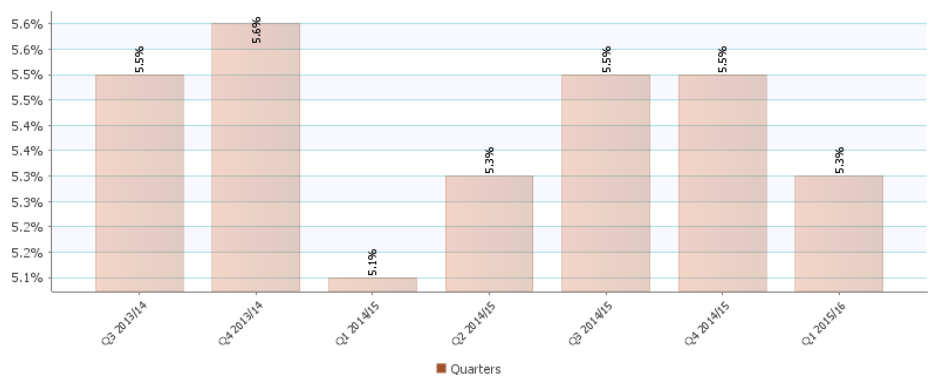


Commentary: Performance Business Manager: Since 2004, this has ranged between 79.7% and 67% and shows a gradual decline. The district's performance is approximately 3 percentage points below regional and GB averages.

% Population Economically Active - unemployed (N&S)

Rolling / Snapshot
Outturn

Latest result for 2015/16 as of Q1 2015/16
5.3%

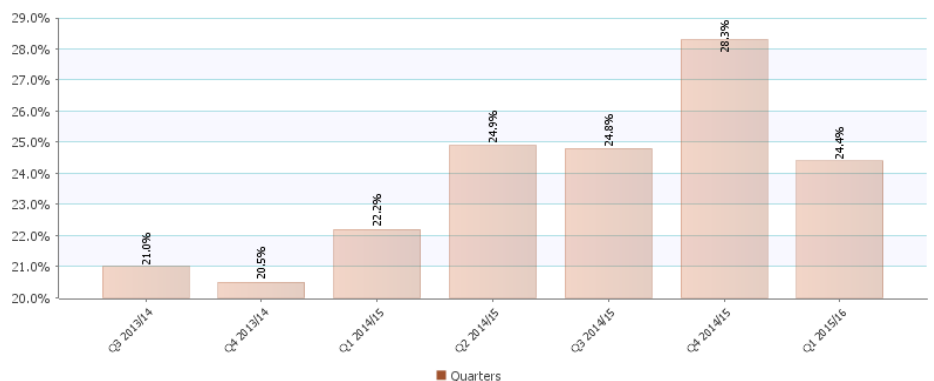


Commentary: Performance Business Manager: Since 2004, this has ranged between 3.3% and 7.1%. The indicator rose during the recession and has been in overall decline since 2012.

% Population Economically Inactive (N&S)

Rolling / Snapshot
Outturn

Latest result for 2015/16 as of Q1 2015/16
24.4%

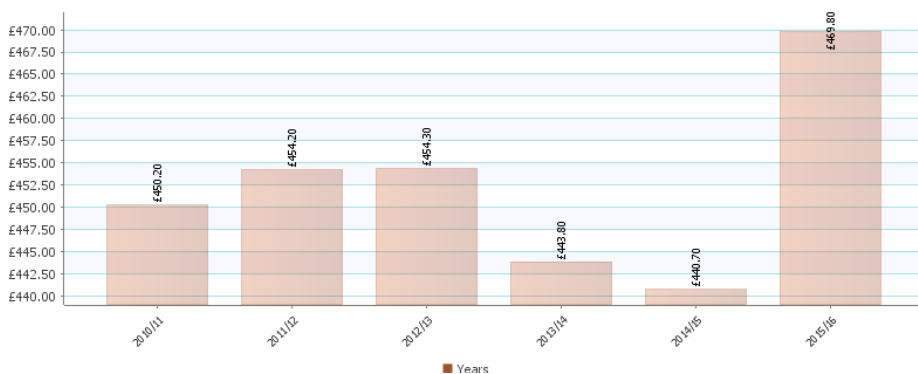


Commentary: Performance Business Manager: Since 2004, this has ranged between 18% and 28.3%. The district's performance is approximately 2 percentage points above the regional and national averages.

Earnings by Residence - Gross Weekly Pay - All Full Time Workers (N&S)

Rolling / Snapshot
Outturn

2015/16 result
£469.80

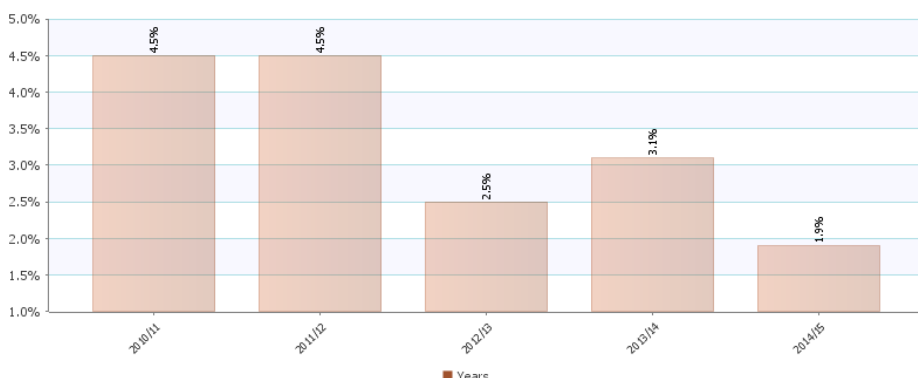


Commentary: Performance Business Manager: Deemed no further commentary necessary.

% NEETS (Nottinghamshire)

Rolling / Snapshot
Outturn

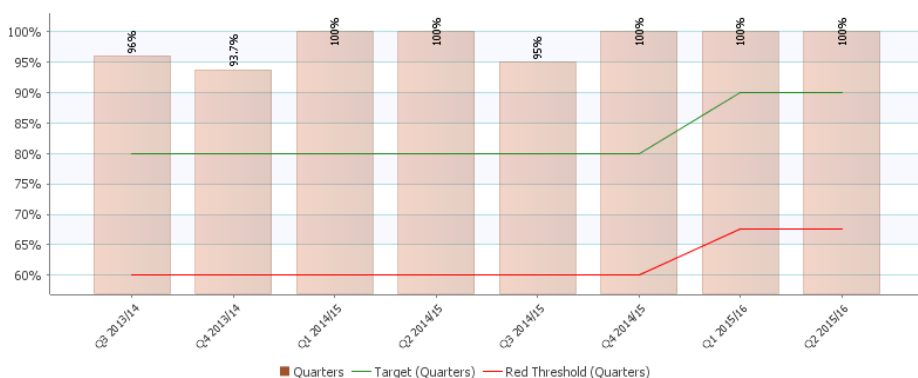
2014/15 result
1.9%



Commentary: Performance Business Manager: The regional average is 4.4%. Nottinghamshire has the lowest value in the region. The highest value in the country is Stockton on Tees at 9%.

Avg % of validated applications decided within National deadline (8 weeks) – Trees protected by TPO

Average result for 2015/16 as of Q2 2015/16



Commentary: Technical Support (Growth) Business Manager: Overall the team continue to perform well in this area of works during what can be considered one of the busiest periods for such works as the winter months are considered the most appropriate time to undertake works to trees. *The graph is showing the actual result for each quarter. The gauge is displaying the average result for the year.*