

Minutes



Local Plan Sub-Committee

17th September 2020

This meeting was held in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 via Zoom and YouTube.

Present:

Councillors	Present	Councillors	Present
D Bebb	Yes	P Horner	Yes
K Bowers	Yes	D Hume	Yes
G Butland	Yes	Mrs G Spray (Chairman)	Yes
T Cunningham	Yes	T Walsh	Yes
A Everard	Yes	J Wrench	Yes

9 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

10 MINUTES

DECISION: That the Minutes of the meeting of the Local Plan Sub-Committee held on 16th July 2020 be approved as a correct record.

11 QUESTION TIME

INFORMATION: There were no questions asked or statements made.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

12 BRAINTREE DISTRICT COUNCIL – HOUSING DELIVERY TEST ACTION PLAN 2020

INFORMATION: Consideration was given to a report on Braintree District Council's Housing Delivery Test Action Plan 2020. A copy of the draft Action Plan dated August 2020 was attached as an Appendix to the report.

It was reported that the Housing Delivery Test (HDT) mechanism had been introduced in 2018 as a tool to monitor the performance of Local Planning Authorities in delivering new homes against a specified target. HDT information

was published annually by the Government based on the preceding three year period. A Local Authority's performance was monitored against the housing supply figure set out in its Local Plan if that Plan was less than five years old; or nationally produced household projections up to 2017/18; or the Government's new standard housing methodology with effect from 2018/2019 onwards.

The housing delivery target set by the HDT was 95%. If a Local Authority did not meet this target it had to prepare an Action Plan. If housing delivery was less than 85% of the target, the requisite five year housing supply buffer of 5% increased to 20%. If housing delivery was below a specified target level, there was a presumption in favour of sustainable development. For the 2019 HDT this level was 45%.

It was noted that Braintree District Council's housing delivery performance for the three year period ending in 2019 had been 67% of the target. Based on this performance, the Council was required to publish an Action Plan setting out how it would increase the supply of housing to meet the HDT in the future. A buffer of 20% had also been applied to the Council's five year housing supply requirements. Members of the Sub-Committee were advised that this was the second year that the Council had been required to produce an Action Plan, but the first year that a 20% buffer had been applied.

The draft Action Plan 2020 contained information about the level and type of housing delivery in the Braintree District and the factors that might be affecting this. In addition, the Plan included a schedule of action that the Council would put in place during the year to increase the number of homes being built in the District.

DECISION: That the Braintree District Council Housing Delivery Test Action Plan 2020 be approved.

13 **BRAINTREE DISTRICT PUBLICATION DRAFT LOCAL PLAN 2017 – EXAMINATION PROCESS UPDATE**

INFORMATION: Consideration was given to a progress report on the examination of Section 1 and Section 2 of the Braintree District Publication Draft Local Plan 2017.

Following the consensus of Braintree District Council, Colchester Borough Council and Tendring District Council (the North Essex Authorities (NEAs)) to remove two proposed Garden Communities from Section 1 of the draft Plan, the Inspector appointed to determine this part of the Plan had issued his proposed main modifications. These modifications, together with updates to the Sustainability Appraisal and the Habitats Regulation Assessment were currently subject to a period of public consultation which would close on 9th October 2020.

When the consultation period had concluded, the responses would be published and sent to the Inspector for consideration. The Inspector would then issue his final recommendations for main modifications to the draft Plan. On receipt of the final modifications, the Council would be able to approve Section 1 of the Plan.

Separately, the Inspector had written to the NEAs on 2nd July 2020 regarding the implications of the 2018-based household projections issued by the Office for National Statistics (ONS) on 29th June 2020. The Inspector had sought the NEAs views on whether or not they considered the ONS projections to represent a meaningful change to housing requirements. As required, the Council had submitted its views to the Inspector by 24th July 2020. Members of the Sub-Committee were advised that the Inspector had not issued a response.

With regard to Section 2 of the Braintree District draft Plan, it was reported that the Planning Inspectorate had appointed two Inspectors to examine this Section. The Inspectors would also examine Section 2 of Colchester Borough Council's and Tendring District Council's draft Plans. It was not known when the Section 2 examination would take place, if the Hearing sessions would be shared with Colchester Borough Council and Tendring District Council, or if the sessions would be held virtually, in person, or a mix of both.

It was noted that work was proceeding on Section 2 of the Braintree Plan. This included establishing a page on the Council's website where information relating to the examination process would be available. Consideration would also be given to any changes required in response to the main modifications to Section 1 of the Plan; and to recent amendments to the Use Classes Order and permitted development rights. An updated housing position paper would also be prepared to take account of the removal of two Garden Communities from Section 1 of the Plan and the contributions made by sites for which planning permission had been granted since the submission of the Plan in October 2017. This update would indicate whether an adequate supply of land could be provided to meet housing requirements over the period of the Plan; whether the Plan could provide a five year supply of deliverable sites from the date of its adoption; and whether it could make appropriate provision for affordable housing, accommodation for gypsies and travellers, accessible and adaptable housing and housing to meet the needs of particular groups.

DECISION: That the content of the report be noted.

The meeting commenced at 6.00pm and closed at 6.33pm.

Councillor Mrs G Spray
(Chairman)