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| Briefing PaperToOverview & Scrutiny Committee (Place)On15 June 2021 |
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| **PLANNING UPDATE** |

1. **SUMMARY**
	1. This briefing paper provides Overview & Scrutiny Committee (Place) with an update on the preparation of documents set out within the Councils adopted Local Development Scheme and the additional evidence base document Housing and Economic Land Availability Assessment review.
2. **LOCAL DEVELOPMENT SCHEME**
	1. The Local Development Scheme (LDS) is the timetable for producing the planning documents that make up the Local Plan. A LDS is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
	2. The current Mansfield District Council Local Development Scheme was approved by Full Council on 9 March 2021 and sets out the programme for the preparation Mansfield Gypsy and Traveller Site Allocations Development Plan Document. To be legally compliant, Local Plan documents must be prepared in accordance with the LDS.
	3. There is no requirement for local planning authorities to specify the timetables for producing other planning documents such as Supplementary Planning Documents (SPD’s) or the Statement of Community Involvement (SCI) in the LDS. Nonetheless, the Mansfield District Council LDS does set out a programme for the preparation of a series of SPDs.
	4. The LDS is expected to be reviewed and updated regularly, particularly if there are any significant changes in the timescales or the plans being prepared.
3. **STATEMENT OF COMMUNITY INVOLVEMENT (SCI)**
	1. The SCI is a document that sets out the consultation activity that will be carried out during the production of the Local Plan and other planning policy documents, and in the determination of planning applications. It explains how people can get involved and have their say.
	2. A review of the SCI was presented to Overview and Scrutiny Committee Place on the 23 February 2021 to take account of some of the SCI requirements that are currently inconsistent with social distancing measures. The consultation on the revised SCI is being held between 4 June and 19 July 2021. Following the consultation all representations made will be reviewed and any necessary changes made to the document before being presented back to the Portfolio Holder for Regeneration.
4. **SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)**
	1. SPDs build upon and provide more detailed advice or guidance on policies in the adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They cannot add unnecessarily to the financial burdens on development.
	2. The current Mansfield LDS identifies an ambitious programme of SPD preparation (Appendix 1). The Planning Obligations SPD is well underway and will be presented back to OSC Place prior to consultation in the autumn.
	3. The preparation of the Affordable Housing SPD has commenced and will set out how policy H4 of the adopted Local Plan will be delivered going forward. The draft SPD was consulted on in February 2020 not all aspects of the consultation could be carried out due to the Covid 19 pandemic and a workshop is still required to take place with the development industry. The government introduced ‘First Homes’ on 24 May 2021 through the National Planning Practice Guidance. First Homes are a specific kind of discounted market- sale housing and are considered to meet the definition of affordable housing, the draft SPD will now need to be reviewed to take account of latest government guidance and presented back to OSC Place before consulting on a draft document in the autumn 2021.
5. **HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT**
	1. The Housing and Economic Land Availability Assessment (HELAA) is a technical assessment which considers the availability, suitability and achievability of land in the district for possible development. The National Planning Policy Framework states that strategic policy- making authorities should have a clear understanding of the land available in its area through the preparation of a HELAA. The assessment does not itself determine whether a site should be allocated for development but is a high level assessment used as a starting point whether sites could be developed for housing, economic development or other uses going forward.
	2. The HELAA was last updated in 2018 to support the preparation of the now adopted Mansfield District Local Plan. It is important that the HELAA is kept up to date therefore a review of all of the sites in the HELAA is being undertaken in consultation with landowners and agents. Once completed the revised HELAA will be published on the planning policy pages of the website.
6. **FIVE YEAR HOUSING LAND SUPPLY**
	1. Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement. A 5% buffer from later in the plan period should also be included. For a site to be ‘deliverable’ as set out in paragraph 73 of the NPPF it must be:
* Suitable now
* Achievable now; and
* Achievable with a realistic prospect that housing will be delivered on site within five years.

6.2 These sites are largely sites that have detailed planning permission (either full permission or reserved matters approval); a number of them are already under construction.

6.3 Paragraph 11 of the NPPF states that where local planning authorities are unable to demonstrate a five year housing land supply, the most important policies for the determination of the application should not be considered up to date and the presumption in favour of sustainable development will apply.

6.4 The housing monitoring has now been complete for the period 31st March 2019 to the 1st April 2020. Based on the adopted Local Plan housing requirement of 325 dwellings per annum there is currently 6.5 years supply of housing.

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