

DEVELOPMENT PLAN STEERING GROUP

9th February 2006
9.35am –10.40am

Councillors Present: Bailey (Chair), Blencowe, Durrant, Holland and Stuart

Also Present: Dave Roberts (Planning Policy Manager), Brian Human (Head of Policy and Projects).

1 Minutes From Previous Meeting

The Committee Manager advised that the minutes from the previous meeting will be available at the next Development Plan Steering Group meeting.

2 Apologies

These were none.

3 Declarations Of Interest

There were none.

4 Public Question Time

There were no members of the public present.

5 South Cambridgeshire District Council - Local Development Framework

The Planning Policy Manager, Dave Roberts, introduced the report and advised on the outcomes of previous presentations on this issue as a matter of order. He summarised the following points:

Policy Sp/2 Chesterton Sidings. Cambridge City Council objected to South Cambridgeshire District Council's application for the following reasons:

- The lack of access prevents the non-flooding areas from being used for regeneration purposes.
- The possibility of recycling centres is constrained by infrastructure.
- Chesterton Sidings is in a prime geographical location, although it needs a lot of infrastructure.
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Policy CSF/2 Southern Fringe Area Action Plan. Cambridge City Council objected to South Cambridgeshire District Council's application for the following reasons:

- There is an ambiguous policy for this piece of city land.
- A master plan for the whole area was requested.

6 Comments on Draft Planning Policy Statement 3 (PPS3) Housing and Update on Planning Gain Supplement (PGS).

Comments on Draft Planning Policy Statement 3 (PPS3) Housing

The Planning Policy Manager, Dave Roberts, introduced the report and advanced that the PPS3 Housing statement proposed changes to the whole of England. The Housing Marketing Assessment between Cambridge City Council, South Cambridgeshire and Cambridge Horizons made some recommendations on the use of the land based on density specifications for the mixture of housing, e.g: 30% 2-bedroom dwellings, 30% 3-bedroom dwellings, 30% 4-bedroom dwellings, plus the specification that all new development must be sustainable.

Cambridge City Council welcomed all these changes.

Update on Planning Gain Supplement (PGS)

The Planning Policy Manager, Dave Roberts, explained that the Planning Gain Supplement was a tax on the value created by the demand of the house market through planning. The redistribution will be as follows: some money goes to the local authority that generated this value, some money to the regional authority and some to the national one.

Section 106 will still remain for landscaping, affordable housing, street lighting, health and education provision, cultural facilities and employment. At the moment the proportion of affordable housing is 40%, although we aim for 50%.

To questions from labour members, the Planning Policy Manager pointed out that the main problem would be the creation of sustainable communities, as it is still unclear if the money collected will cover all the needs. This point will be clarified in the future as it depends on the local authority and the County Council. The valuation will be done through self-assessment.

Cambridge Horizons reported that it may well happen that, after adding the cost of the main planning obligations and the social housing cost to the valuation of the land, the development is no longer so profitable and that this may affect the percentage of social housing.

Cambridge landowners (Cambridge Horizons, in conjunction with Cambridge City Council and South Cambridgeshire District Council) produced the Balance Community Report where a mixture of tenancy is advised, similar to that achieved in Cherry Hinton. Councillor Durrant asked for a copy of the Balance Community Report.

To an enquiry from Councillor Blencowe, the Planning Policy Manager advised that it was still unclear if the planning gain supplement was going to be taken before or after considering the provision of social housing.

To a question from Councillor Bailey, the Planning Policy Manager explained that this tax related to the valuation and not the size of the land.

7 Comments on Consultation Draft Planning Policy Statement 25: Development and Flood Risk

The Head of Policy and Project, Brian Human, presented the report, advising that flooding risk testing should take place prior to any planning application. The responsibility for infrastructure was unclear.

The meeting closed at 10.40am.

Chair