

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
<p>1. The Council develop a “charter” accreditation scheme which would outline the standards and conduct expected of developers when building in South Ribble. The document would also emphasise the need for a single point of contact for Members, Officers and Residents.</p>	<p>Yes</p>	<p>Positive step forward for information being provided to developers to help to facilitate quality schemes to South Ribble, noting that it would not be planning policy within the Local plan, and as such would have no policy basis. Single point of contact could be facilitated in the Planning Team so everyone knows who to approach; likely to be within the planning policy team.</p> <p>The document would need to be ‘scoped’ out over a period of time, to allow proper consultation and engagement with developers, members, public and officers alike. Likely timescale 12 months to produce the scope.</p> <p>Then we would need to consider how to draft the work, and again follow on with consultation. Further 12 months to produce the final draft. Positive idea, but needs scoping and progressing, with clarity on its status in consideration of planning applications.</p>
<p>2. As part of the review of the Local Plan consideration is given to the Council’s commitment to be Carbon Neutral by 2030 and it is suggested that the Local Plan requests all new dwellings to be Carbon Neutral by the implementation of the plan and not 2030.</p>	<p>Yes</p>	<p>Positive idea- ‘Net Zero’ could be set as a target for developers, the terms are often used interchangeably and ‘Net Zero’ can be easier /more achievable. Details of how this again needs to be</p>

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
		<p>considered; does it apply to all developments or the larger scale ones for example? (The bigger the development, the bigger the impact and the smaller developments are sometimes more boarder line viability wise). The emerging Local Plan will have requirements for carbon reduction set within it, in line with government policy. This additional document is likely to be in excess of that and would be an additional target for developers in South Ribble.</p>
<p>3. The Scrutiny Review Task Group will submit a consultation response to the Central Lancashire Local Plan Team referring to the following issues:</p> <ul style="list-style-type: none"> a) Improving green links and active travel, with emphasis placed upon improving public transport provision b) Minimum requirements for public open space c) Shift in language on policy from passive, for example “you should” to more assertive, for example “you must” d) • Consideration be given to the Council developing their own extensive portfolio of house styles to include minimum standards, dwelling and room size and 	<p>Yes</p>	<p>Officers can work with the Scrutiny Task Group to submit a consultation response to the Local Plan team. The current consultation period has ended, but this can be picked up when the Central Lancashire Local Plan is out for the next consultation.</p> <p>South Ribble can scope out a portfolio of house styles etc- this would need to be in line with the Central Lancashire Design Guide which is already in place (2012) and the emerging policies in the Local Plan. This may require consultant input and it must be done carefully to ensure</p>

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
<p>environmentally friendly features. This would be available for developers to select from when designing their development in South Ribble.</p>		<p>that the advice is relevant / appropriate to the Borough.</p>
<p>4. Planning Officers should endeavour to ensure that Section 106 and CIL agreements are written in such a way to ensure that funding should be spent within the locality, or surrounding areas of the development. In situations where this is not achievable the funds should be used towards borough wide initiatives.</p>	<p>No</p>	<p>There is a risk involved with tying some S106 receipts closely to the immediate area/locality in which they are generated. If there is not a project available in that locality in the timeframe, then the money could be lost as developers are allowed to claim it back after a certain period. This particularly affects affordable housing receipts. It is considered important to retain flexibility on these receipts in line with this. Other receipts such as public open space contributions, can be more controlled and officers work closely with the parks department to find a suitable solution- again tying them too tightly in the wording of the S106 can affect the ability to spend that money- and sometimes these receipts can go to bigger projects which benefit more residents as a result.</p> <p>CIL monies are covered in the section below.</p>

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
<p>5. In a non-parished area, the relevant Neighbourhood Community Hub should be given 15% of the CIL funding to be spent as close as possible to the development, where this is not possible it should be spent within the vicinity.</p>	<p>No</p>	<p>CIL spend is controlled by the legislation. This allows 15% to go to parished areas and 25% to a parished area with a 'Neighbourhood Development Plan' and where all or part of the development is granted planning permission by a Neighbourhood Development Order (15 or 25% dependant on which part of the Town and Country Planning Act it was made under. The allocated sites in the City Deal list and some windfall sites give all their monies to City Deal.</p> <p>In non parished areas, communities can still benefit from the 15%. The council would retain the levy receipts and can engage with communities where development as taken place and agree with them how best to spend the neighbourhood funding. The council will need to set out clearly how they engage with communities and the use of funds should match priorities expressed by local communities, including priorities set out formally in neighbourhood plans. As such it is not possible to just pass the 15% across to 'Neighbourhood Community Hubs' automatically, although</p>

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
		following active engagement with the community this may be the way forward.
<p>6. The Council uses its influence with the Local Government Association and other bodies to lobby the Government to change legislation in relation to statutory comments on planning applications. In particular, the term “severe” which limits the Highways Authority in how they can respond to Planning Applications.</p>	Yes	This matter can be actioned.
<p>7. Mandatory conditions need to be placed on all planning consents to reduce the potential impact of development on residents during the construction phase. These would include permitted construction hours, access and a requirement to keep the area around the development clean and free from mud and debris.</p>	Yes	<p>This matter can be actioned in principle. It will be necessary to consider the scale of development, as all conditions have to meet the test set out in the NPPF; these are that they are</p> <ul style="list-style-type: none"> • Necessary • Relevant to planning • Relevant to the development to be permitted enforceable, • precise and • reasonable in all other aspects. <p>For example, it may not be reasonable for a smaller builder to hire wheel washing equipment or dampening down machines for their scale of development.</p> <p>We can work with Environmental Health and Highways to ensure we have a</p>

Scrutiny Review of Building Better Homes and Neighbourhoods - Enhancing housing standards in South Ribble

Draft Cabinet Response to Recommendations

Scrutiny Review Recommendation	Recommendation Accepted Yes / No	Comments and Timeline for Implementation
		coordinated approach which meets these tests.
8. Building Control should be included on the list of consultees for the Local Plan.	Yes	Can be actioned
9. Members would like to see increased engagement between Planning and Building Control which would enable both services to work more effectively together.	Yes	This does occur within the department already, Planning can work with Building Control to see where this would be beneficial.
10. A review of the risk assessments for Enforcement Officers, with body cameras offered to those officers who are public facing and could face threats or harassment.	Yes	This can be actioned
11. Highways and Enforcement are included as individual Member Learning Sessions on the Member Development Programme for 2023/24.	Yes	This can be actioned and could be really helpful for training members.