



# COTSWOLD DISTRICT COUNCIL

Council name	<b>COTSWOLD DISTRICT COUNCIL</b>
Name and date of Committee	<b>CABINET MEMBER FOR CLIMATE CHANGE AND FORWARD PLANNING DECISION-MAKING MEETING - 18 JANUARY 2021</b>
Report Number	<b>ITEM 1</b>
Subject	<b>COTSWOLD DISTRICT COUNCIL'S RESPONSE TO THE GOVERNMENT'S 'SUPPORTING HOUSING DELIVERY AND PUBLIC SERVICE INFRASTRUCTURE' CONSULTATION</b>
Wards affected	ALL
Accountable member	Cllr. Rachel Coxcoon - Cabinet Member for Planning Policy, Climate Change and Energy Email: <a href="mailto:rachel.coxcoon@cotswold.gov.uk">rachel.coxcoon@cotswold.gov.uk</a>
Accountable officer	James Brain (Forward Planning Manager) Tel: 01285 623540 Email: <a href="mailto:james.brain@publicagroup.uk">james.brain@publicagroup.uk</a>
Summary/Purpose	<p>The Government is consulting on a change to the current planning rules which, if implemented as proposed, will enable changes of use to housing without needing planning permission. In doing so, the way in which Cotswold District Council manages and plans for new development will change.</p> <p>Annex A provides a summary of the proposals and identifies the key issues for the Council if the consultation proposals come in to effect. It is the Council's response to the consultation.</p>
Annexes	Annex A - Summary Report and Response to the Government's 'Supporting Housing Delivery and Public Service Infrastructure' Consultation
Recommendation/s	<i>That the Cabinet Member approve the proposed response at Annex A.</i>
Corporate priorities	<ul style="list-style-type: none"><li>● Responding to the challenges presented by the climate change emergency</li><li>● Delivering good quality social rented homes</li><li>● Presenting a Local Plan which is green to the core</li></ul>
Key Decision	NO
Exempt	NO
Consultees/ Consultation	Consultation between Cotswold District Council officers, including: <ul style="list-style-type: none"><li>● Forward Planning;</li><li>● Development Management.</li></ul>

## **1. BACKGROUND**

- 1.1. The Government is consulting on more changes to the planning system. This is in addition to the government's consultations in Autumn 2020:
- White Paper: Planning for the future (MHCLG, August 2020)<sup>1</sup>; and
  - Changes to the current planning system (MHCLG, August 2020)<sup>2</sup>.

## **2. SUMMARY OF PROPOSALS**

- 2.1. This consultation has three distinct elements:
- 1) New permitted development right enabling changes of use to housing without needing planning permission;
  - 2) Supporting public service infrastructure through the planning system; and
  - 3) Consolidation and simplification of existing permitted development rights.
- 2.2. A summary report is provided at Annex A.

## **3. KEY ISSUES**

- 3.1. Issues are presented in Annex A. The issues focus exclusively on Part 1 of the consultation proposals, which is considered to have much more significant and wide-reaching strategic implications than Parts 2 and 3.

## **4. FINANCIAL IMPLICATIONS**

- 4.1. Proposals state that there would be a £96 per dwelling prior approval fee, which is consistent with the current planning application fee per dwelling. The fee would be capped at 50 homes. The government expects take-up of the right to be high and it believes that there would be a reduced volume of planning applications, offset by a reduction in fees (e.g. the planning fee for an application for a single house is £462). It is not clear at this stage how the impact will be felt locally; also it is not clear if new dwellings resulting from these proposed permitted development rights will be liable to pay the Council's Community Infrastructure Levy.

## **5. LEGAL IMPLICATIONS**

- 5.1. There are no legal implications at this stage.

## **6. RISK ASSESSMENT**

- 6.1. Risks and issues are presented in Annex A.

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907215/200805\\_Changes\\_to\\_the\\_current\\_planning\\_system\\_FINAL\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf)

## **7. EQUALITIES IMPACT**

- 7.1. The government proposes a 'digital first' planning system. This would move away from traditional consultation and participation processes and towards a data and map-based planning system that is digitally processed.
- 7.2. Cotswold District has a well-documented digital divide, where some people cannot afford a computer or smartphone and others lack the skills to use this technology. Furthermore, not everyone wants to use digital channels. This is particularly true of social media such as Facebook and Twitter. The new digital first planning system could therefore exclude a section of the District's population from engaging with the planning process.

## **8. CLIMATE CHANGE AND ECOLOGICAL EMERGENCY IMPLICATIONS**

- 8.1. Implications are presented at Annex A.

## **9. ALTERNATIVE OPTIONS**

- 9.1. None.

## **10. BACKGROUND PAPERS**

- 10.1. None.

(END)