

# ***Report to the Council***

**Committee: Cabinet**

**Date 20 December 2018**

**Subject: Planning Services**

**Portfolio Holder: Councillor J. Philip**

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**Recommending:**

**That the report of the Planning Services Portfolio Holder be noted.**

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## **1. Local Plan**

The Inspector appointed to undertake the independent examination of the plan has now published a draft programme of hearing sessions which will open on Tuesday 12 February. She has identified 16 matters, each with a number of associated main issues and detailed questions for the Examination. These are set out in a Matters, Issues and Questions (MIQs) document which has been issued and is available on the Council's website. All those who made representations to the Regulation 19 publication of the Local Plan Submission Version have been advised either by email or letter with this Inspectors Guidance Note. The examination of the Plan, including during the hearing sessions, will focus upon the Plan. The current programme of hearing sessions has 15 days of hearings in February, March and May and in accordance with the recently adopted Local Development Scheme by the Local Plans Cabinet Committee on 22 November 2019 we anticipate that the Inspector will report in July 2019.

### **1. Epping Forest Special Area of Conservation and proposed mitigation strategy**

Cabinet agreed on 18 October 2018 an interim approach to managing recreational pressures on the Epping Forest Special Area of Conservation. The proposal is to seek contributions from net increases in new residential units within 3km of the Epping Forest Special Area of Conservation arising from the granting of planning permissions and prior approval consents under permitted development rights. Work is concluding on the air quality and traffic modelling in order to address the air quality impacts and it is anticipated that this will be available shortly.

### **2. Neighbourhood Planning**

The Examiner has now reported on the Chigwell Neighbourhood Plan. In his report dated 5 November 2018 he has concluded that the Plan should not proceed to referendum as it does not meet the basic conditions. A copy of the final report is available on the Council's website and a report will go to Cabinet on 7 February 2019 for the Council to agree the recommendation.

### **3. Harlow and Gilston Garden Town**

Work continues apace on the Garden Town. The outcome of the capacity bid submitted to MHCLG to seek further funding to support the work is still awaited. The Council's representatives on the Board are currently Cllr Whitbread, Bedford and Philip. An independent Chair has been appointed – Guy Nicholson. The vision and design guide for the Garden Town went to the Council's Cabinet meeting on 10 December 2018 for

endorsement as a material planning consideration for the preparation of masterplans, pre-application advice, assessing planning applications and any other development management purposes for sites within the Harlow and Gilston Garden Town. Similar reports are going to East Herts and Harlow District Councils for endorsement with a final version of the documents due to go to the 4 February 2019 Garden Town Member Board meeting for endorsement.

#### **4. Development Management**

Total Planning Income, including Pre-application fees for the first eight months of 2018/19 up to November 2018 is £938,541 (Budget for the year £1,179,860).

This is encouraging and is an indication of Development Management's resilience in maintaining and improving planning income against previous year's levels.

#### **Development Control**

Development Controls income for November 2018 was £86,251 (2017 £66,916).

DC's income year to date income for 2018/19 is £856,757 (2017/18 £529,406) and comprises of 80% of the annual budget for eight months, which is 67% of the current financial year.

The income predicted for 2018/19 is like to be up to £1.2 million (eight months actual plus four months budget) with a possible excess of £200,000 over budget.

#### **Pre-application Income**

Pre-application income for November 2018 is £17,740 (2017 £7,547).

Pre-application Income Year to date for 2018/19 is £81,784 (2018/18 £73,215) and comprises of 78% of the annual budget for eight months, which is 67% if the current financial year.

Planning Pre-application income is predicted for 2018/19 is likely to be over £110,000 (eight months actual plus four months budget) with a possible £8,000 surplus for the year over budget.