

REPORT OF CABINET**(Meeting held on 6 June 2012)****1. LOCAL PLAN PART 2: SITES AND DEVELOPMENT MANAGEMENT (REPORT A) (MINUTE NO 86).**

Following the adoption of the Core Strategy for the New Forest, work has been progressing on the second part of the Council's Local Plan, the Sites and Development Management document. It is important that the Council has a complete Local Plan in place by 27 March 2013, as after that time the National Planning Policy Framework will start to guide decision making on development control applications if no local policy framework is in place. The Council is on schedule to meet this deadline.

The document that was proposed for submission for Public Examination was subject to a statutory consultation period earlier this year and all the comments received have now been collated and evaluated. As a result a number of changes have been suggested, and these were set out in Appendix 2 to Report A considered by the Cabinet. A link to Report A considered by the Cabinet is set out below:

<http://www.newforest.gov.uk/committeedocs/cab/CDR07594.pdf>

A summary of the consultation responses, together with the proposed changes to the submission document, were considered by the Environment Overview and Scrutiny Panel and the Planning Development Control Committee at a special meeting on 23 May 2012. They supported the proposed changes, subject to further amendments, which have been included as an Addendum to Appendix 2. A further addendum to Appendix 2 gave greater clarity to the changes, particularly with respect to policy MoS1 relating to land north of School Lane, Milford on Sea. The link to this document is set out below:

<http://www.newforest.gov.uk/committeedocs/cab/CDR07619.pdf>

Following the adoption of the recommendation below the Local Plan Part 2 will be submitted to the Secretary of State, together with all the necessary supporting background documents. The formal process for the Public Examination will then start and will last a number of months. It is likely that the Hearing Sessions will take place in September and October 2012. Most topics will however be dealt with by written representations.

The purpose of the Examination in Public is to allow a full consideration of issues where there are contrary views. The Council has a duty to convey all representations received, together with the supporting evidence, to the Inspector for consideration, and also to indicate the level of concern on each issue to allow the Inspector to determine the best way to consider the matter. A number of issues, for example in Ringwood and New Milton, where this Council and the town or parish council do not have a common view, will be addressed in this way, and any residual concerns about policy MoS1, relating to land north of School Lane, Milford on Sea, can most equitably be considered through this route, rather than risk prejudicing the timetable for the consideration of the overall document.

It is hoped that the Community Infrastructure Levy Charging Schedule, which is considered below, will be dealt with at the same Public Examination, allowing significant savings to be achieved in the preparation of these essential documents.

The Sites and Development Management document has been widely welcomed and Members of the Cabinet are satisfied that it provides a sensible and coherent approach to planning in the local plan area until 2026, and has been subject to widespread and soundly based consultation processes.

RECOMMENDED:

- (a) That the Local Plan Part 2 (Sites and Development Management), together with the proposed changes and corrections set out in Appendix 2 to Report A to the Cabinet (and any other minor corrections and clarification changes), be submitted to the Secretary of State to go forward into a Public Examination; and**
- (b) That the Policy Planning Manager be authorised to agree, in consultation with the Planning and Transportation Portfolio Holder, clarification/editing changes in preparing the document for submission and during the subsequent Public Examination.**

2. COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE (REPORT B) (MINUTE NO 87).

The draft charging schedule for the Community Infrastructure Levy is well advanced in its preparation, having been subject to further statutory consultation earlier this year. A further 16 representations were received in response to this latest consultation and a summary is set out as Appendix 2 to Report B considered by the Cabinet. A link to Report B to the Cabinet is set out below:

<http://www.newforest.gov.uk/committeedocs/cab/CDR07595.pdf>

These representations will also be forwarded to the Inspector, in full, for consideration at the Examination in Public, together with all the relevant evidence. It is not proposed to make any further changes to the charging schedule in response to these latest representations as all the issues have already been considered in the earlier consultation stages.

In addition to approving the Charging Schedule the Council must approve and submit a formal Declaration that the relevant requirements in the CIL Regulations have been met in preparing the documentation for submission. This Declaration is set out in Appendix 3 to Report B considered by the Cabinet. The Cabinet have approved the documentation, insofar as they are able, and the Council's approval is also required.

RECOMMENDED:

That insofar as they are empowered to do so by law, the Council approves the Charging Schedule for submission, together with supporting documents, to the

examiner; and also approves the legal declaration required under the Planning Act 2008 and the CIL Regulations 2010 (as amended)

**Cllr B Rickman
CHAIRMAN**

REPORT OF CABINET

(Meeting held on 6 June 2012)

1. CORPORATE PLAN – THE DELIVERY PLAN OF CORPORATE AIMS 2012 – 2016 (REPORT C) (MINUTE NO 88).

The Council's recently adopted Corporate Plan for 2012-13, "Delivering for our Communities", is the keystone of the Council's performance management framework and drives all the other plans and processes in the Authority. The delivery of the corporate aims set out in "Delivering for our Communities" requires specific service based actions. These have been incorporated into "The Delivery Plan of Corporate Aims 2012-16", and will form the basis of pages on the Council's web site to increase the transparency and accessibility of the process to Members, employees and the public. The Delivery Plan was reproduced as an Appendix to Report C to the Cabinet. The Cabinet support the concise format that is proposed and adopted the Plan, as set out.

2. FINANCIAL REPORT – PROVISIONAL OUTTURN 2011/12 (REPORT D) (MINUTE NO 89).

The Cabinet are pleased that the projected outturn positions for the General Fund service requirements show a reduction in spending of £503,000 against the original budget for 2011/12 of £18.036m.

In addition to reduced running costs, which it is hoped will continue into future years, there have been significant one-off variations within the General Fund, including a successful VAT claim with regard to refuse collection between 1974 and 1996 (£722,000). These savings have been partly offset by additional net contributions to earmarked reserves to cover schemes committed in 2011/12 but not completed at the year end.

There has also been a reduction in spending of £2.40 million in the capital programme, principally as a result of rephasing expenditure into 2012/13, although there have been welcome underspends on some projects, amounting to £394,000. There has been an increase in spending on Leisure Developers' Contribution schemes of £63,000 which has offset some of these savings.

There has also been a reduction of £426,000 in the deficit on the Housing Revenue Account, with over half of this being from reduced costs for supervision and management.

The achievement of operational savings of this magnitude has been warmly welcomed by the Cabinet, and it is recognised that the one-off benefits that have been achieved will strengthen balance sheets as the Council continues to face up to challenging financial times ahead.

The statutory Statement of Accounts must be completed and signed by the S151 Officer prior to 30 June 2012, and will be based on the figures submitted to the Cabinet. Any further variations will be reported to the Final Accounts Committee in September after the Accounts have been subject to external auditing

3. RIGHT TO BUY – REINVESTING RECEIPTS IN NEW AFFORDABLE RENTED HOMES (REPORT E) (MINUTE NO 90).

Under the current Right to Buy legislation the receipts from the sale of any Council owned house, following the deduction of certain allowances, are split with 75% going to Central Government and 25% being retained locally. In recent years the number of Council houses being sold has gone down, not least because the value of the discount available to the tenant has not increased, and has become a progressively lower proportion of the cost. The maximum discount is being increased from £38,000 to £75,000, which is expected to promote an increase in requests for Right to Buy. The Government has recently entered into an arrangement for this Council to buy its Council houses, and the settlement figure of £142.7m included a calculation based on the then current number of Council house sales. The Government is putting in place arrangements to control the use of any Right to Buy receipts in excess of that level, with the objective of making sure that the money is used for replacement affordable homes. If the Council wishes to retain all the receipts from future sales, above the settlement figure, it must enter into an agreement with the Government stating that it will use the receipts to reinvest in affordable rented housing, and that the receipts will amount to no more than 30% of the cost of the subsequent investment in affordable homes. All the money must also be spent within 3 years, or revert to the Government.

The Cabinet want to ensure that all the receipts from Council house sales are retained for local use. While regretting the reinvigoration of the Right to Buy scheme and the possible consequent loss of badly needed Council-owned housing, the Housing and Communities Portfolio Holder drew some comfort from the provisions to secure 1 for 1 replacement for properties sold through the Right to Buy. Seen within the context of the decision to invest in providing additional Council-owned housing over coming years, the Cabinet recognise that there is a coherent approach through which all the receipts can be used locally. The skills currently being acquired within the Housing service are expected to bring forwards 35 new dwellings over the coming year and additional Right to Buy receipts could allow this number to be increased.

The Tenants' representatives concur with the concerns expressed by the Portfolio Holder, but support the decision to enter into the agreement, to achieve the best possible outcome for local residents.

The Cabinet have consequently authorised the officers to enter into the necessary agreement with Government.

The Cabinet have also given some consideration to the level of rent that should be paid in respect of the homes provided under this scheme. In principle, they consider that these should be charged at an Affordable Rent (i.e. 80% of Market Rent) but that there should be a further report to the Cabinet on the detailed implications later this year.

**Cllr B Rickman
CHAIRMAN**