

No	Action Point	Allocation	Timeframe	Update
1	<u>Introduction and Apologies</u>			<p>Apologies: Hilary Ellis, David Thomas, Emma Nasta, Alex Patrick and Eugene Cooper.</p> <p>Present: Kris Baxter, Cllr Ian Benney, Lee Bevens, Dino Biaggioni, Cllr Chris Boden, Ted Brand, Stephen Buddle, Marcel Cooper, Emma George, Tanya Gravenor, Emma Grima, Nick Harding, Cllr Anne Hay, Dan Horn, Ben Hornigold, Shanna Jackson, Simon Jackson, Cllr Mrs Dee Laws, John Maxey (Chairman), Carol Pilson, David Rowen, Nick Seaton, Cllr Sutton, Chris Walford, David Wyatt, Justin Wingfield,</p>
2	<u>Review of Action Schedule from Last Meeting held on 15 January 2020</u>			<p>The action schedule of the meeting of 15 January 2020</p> <p>Nick Harding agreed to circulate any information regard with regard to the Garden Town Project as they become reports.</p>
3	<u>100K Homes Project</u>			<p>Emma Grima presented the 100k homes project to the Forum.</p> <p>She explained the detail to the Forum and explained that it is seen as a helping hand onto the property ladder. She added that there will only be 1 bedroomed properties included for the project, which will be 100% freehold or 125% leasehold property ownership to enable to people to live and work locally.</p>

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				<p>There is an anticipation to try and target people who want to work and live within Cambridgeshire and Peterborough and there will be allocation policy which will be before the Housing Communities Committee in September to determine the criteria for how you qualify for this type of home.</p> <p>She added that it does meet the definition of affordable housing as set out in the NPPF and it falls under the discounted market sale banner and a developer can count it towards the policy requirement for a certain level of affordable housing. She added that different planning authorities have had different views on the project.</p> <p>The Combined Authority has standard model clauses in terms of the section 106 and there are restricted covenants for land registry purposes. She added that some lenders are keen to see this project go to market.</p> <p>Emma Grima answered questions and queries on various aspects of the project that the Forum members raised.</p> <p>It was agreed that the presentation for the project would be circulated to members of the forum.</p> <p>The website for the project can be accessed by https://www.100khomes.co.uk/</p>
4	<u>Fenland Viability Study - Latest Update</u>			Nick Harding advised the Forum that in preparation for the new Local Plan, there has to

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5	Availability of Other Funding to Support Affordable			Dan Horn updated the forum on affordable

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	<p><u>Housing</u></p>			<p>housing and opportunities for and funding and support from registered providers (RP).</p> <p>He added that there are now a number of RP who have shown an interest in working in the Fenland area. There is a significant increase in investment and grants to help supply affordable homes. The Combined Authority also have the £100,000,000 affordable homes programme and Fenland have been bidding and have been successful in that programme by obtaining a number of homes. He added that if there are developers who are bringing sites to the market, he can introduce you to partners in order for discussions to take place. Many of the RP are interested in working with developers to build out the larger sites and supporting the delivery of the larger allocations.</p> <p>Dan Horn can be contacted at Fenland District Council on dhorn@fenland.gov.uk</p> <p>Cllr Chris Boden, the Leader of Fenland District Council, expressed his gratitude for the invitation to attend the Developers' Forum meeting. He said that he found the comments made by developers today during the meeting to be both constructive and informative, and that he was determined to ensure that the new developing Local Plan would be a fit for purpose document which would encourage and promote appropriate, sustainable and financially viable development in Fenland.</p> <p>Cllr Boden gave a short presentation on the financial support available to developers from the CPCA (Cambridgeshire & Peterborough</p>

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				<p>Combined Authority) for affordable housing in Fenland. He explained that the CPCA was currently providing up to £46,000 per unit in public subsidy to ensure that affordable housing developments are progressed which would otherwise not be financially viable. There is a rigorous appraisal process to ensure that this public subsidy creates true additionality in affordable housing numbers. Just over half of the scheme's money has already been allocated, and developments need to be commenced by March 2022. An additional CPCA scheme exists, providing developers unable to access commercial finance with access to capital during the construction period of developments including significant affordable housing. Cllr Boden suggested that these loans and subsidies may not be available much beyond the end of this year and encouraged any developer who was interested in applying for loan or grant monies to unlock social housing delivery to contact Roger Thompson, The CPCA Director of Housing and Development.</p> <p>Roger Thompson's contact details are: Roger.thompson@cambridgeshirepeterborough-ca.gov.uk Tel: 07796 274906</p>
6	<p><u>Delivery in Phases of Urban Expansion Areas - Update on Policy Position</u></p>			<p>The Chairman asked for clarity with regard to the policy position when reviewing the delivery of Phases of Urban Expansion Areas.</p>

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				<p>Nick Harding stated that when an application is received which contains an element of a Broad Concept Plan (BCP) within it, an assessment takes place against the adopted BCP to ensure that it is in line with that BCP. If there is any variation, a decision is made as to whether the variation would significantly undermine the BCP or affect the delivery of the other parts of the BCP area. He confirmed that this approach is used across the whole of the Planning Department.</p> <p>He added that whilst many people consider the BCP as outdated, planning law requires planning applications to be determined in accordance with the Local Plan unless there are material planning considerations that outweigh policy.</p> <p>JM asked NH If the Planning Department will be prepared to consider applications for parts of BCP sites, Whether the criteria used to assess them will include that there is provision made for connectivity with, and not blocking, the remainder of the BCP and whether measures will be taken so as not agree to developments that cherry pick (economically) the best parts of BCP.</p> <p>NH responded by confirming that this is the approach that is being taken by the team.</p>
7	<u>Letters of Support/Objection received by Applicants and Agents</u>			<p>Nick Harding explained to the Forum, that there have been examples, where letters of support and objection have been collated, in advance of the application being received by the Council prior to</p>

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				<p>consultation stage commencing and also instances where the agent has gathered letters of support for their client's application and submitted them themselves. This has caused a few issues, with regard to ensuring transparency with the planning process and therefore Agents are kindly requested, that following submission of the application, that is then the correct time to canvass support and those persons wishing to support an application should submit letters themselves to the Council.</p> <p>Nick Harding clarified for the Forum, that there is a distinction with regard to the formal pre application consultation with the community which falls under the specific policy in the Local Plan with regard to village thresholds which is different to the consultation accompanies the planning application itself. He added that as a result of a key appeal decision, the village threshold consultation is no longer a requirement.</p>
8	<u>Any Other Business</u>			<p>Nick Harding updated the Forum with regard to the Local Plan.</p> <p>The timetable for the Local Plan is updated on the Council Website at the end of the first week of every month. There is no definite date as of yet as to when the next round of consultation will take place due to the Covid pandemic there have been delays. It is anticipated that there will be a revised timetable in the next two or three weeks.</p> <p>David Rowen gave an update with regard to staffing. Katie McAndrew has left the Conservation Team and Claire Fidler will be joining the team in a full time capacity.</p>

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				<p>Katherine Brand has now left the authority and a Jennifer Seaman is due to start at the beginning of August as a permanent member of staff.</p> <p>Marcel Cooper asked whether there is any news locally regarding the new planning review and the associated timescales. Nick Harding stated that pre Covid a Government announcement was due in the spring, however there is no prescribed timetable as of yet.</p> <p>The Chairman mentioned that with regard to extensions of time for planning consents, his understanding is that anything that would have expired between the start of lockdown and the end of the year will now expire at the start of April 2021 and if it has already expired between start of lockdown and when legislation is passed there will be an environmental form to complete and an also the extension.</p> <p>David Rowen advised the Forum that there is a Conservation Area Appraisal for Coates which is out for consultation for the next 4 weeks which includes a slight change to the boundary. The details can be found on the council website.</p> <p>Simon Jackson introduced himself as the new Economic Growth Manager at the Council. He advised the Forum, that economic growth issues are now being looked at and he would like to engage with the Forum members to get a better understanding of commercial land and property in Fenland and hopes to engage at some point going forward.</p> <p>Nick Harding stated that Covid has had an impact</p>

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				<p>with regard to the speed of validation and the processing of applications. Many Officers are working at home in challenging conditions, due to difficulties in accessing back office systems. Contacting officers via email is the most appropriate form of contact going forward.</p> <p>The next meeting of the Forum is scheduled to take place on 14 October, 2020. It is anticipated that the meeting will be held again, virtually by Zoom.</p>

Finish: 5.00 pm