

AGENDA ITEM 3. BOARD PAPER – NEXT STEPS

CONSULTATION CRITERIA

Proposed action:

- Incorporate local authority feedback into revised draft consultation criteria (Jan – Feb 2020).
- Await the Government's response to the Landscapes Review Final Report before seeking to formalise the consultation criteria with the local authorities and before seeking further discussions with those local authorities that have explicitly stated that they would not endorse the consultation criteria.¹

Notes:

It is recommended that the consultation criteria should remain as a simple checklist on one side of A4, with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Environmental Impact Assessment Regulations as key considerations.

Several local authorities have said that they would not (be able to) consult the Board on EIA screening opinion consultations² so it is recommended that this requirement should be removed from the criteria. However, the criteria for local authorities to consult the Board on EIA Schedule 1 development and EIA Scoping Opinions for relevant Schedule 2 developments should be retained.

Taking on board local authority (and Board member) feedback, it is recommended that the Board should provide additional guidance / Position Statements, particularly in relation to criteria 6 and 7. Specific topics, such as biodiversity and heritage should form part of this additional guidance, rather than be incorporated into the criteria.

Local authority feedback also included a request to simplify / combine criteria 1, 3, 4 and 5. There may be some scope to do so.

Local authority feedback also included a request to amend Criteria 2 to include large agricultural buildings in isolated locations. There may be scope to do so.

MAJOR DEVELOPMENT

Proposed action:

- Produce guidance / Position Statement on Major Development, for the Board to endorse at the Board meeting in June 2020.

Notes:

The Board paper was not intended to address all aspects of major development – it intentionally focussed specifically on the scale of (housing) development that might

¹ If the Government endorses the Landscapes Review proposal for AONBs to become statutory consultees, this will put the Board in a much stronger position to secure the endorsement of the local authorities (particularly those that are currently reluctant to do so).

² B&NES: There is no formal requirement to consult on EIA screening opinions and given the timescales of 3 weeks we do not consult on these and that will remain the case.

constitute major development. The proposed 'rules of thumb' thresholds have received a mixed response from Board members so they will require further consideration.

In their responses to the draft consultation criteria, several local authorities have requested further guidance on development that could potentially be classed as major development in the context of paragraph 172 and footnote 55 of the National Planning Policy Framework. This could potentially be a key area where the Board can provide 'added value' for the local planning authorities.

LANDSCAPE-LED APPROACH TO HOUSING / AFFORDABLE HOUSING / CHOICE BASED LETTING SYSTEMS

Action:

- Develop a new Housing Position Statement for the Board to endorse at the Board meeting in June 2020.

Notes:

The Executive Committee (at its September 2019 meeting) has endorsed the recommendations relating to these topics and Board members were generally supportive at the Board meeting. Therefore, it is recommended that these issues and the proposed text should be incorporated into a new Housing Position Statement.