

BOLSOVER DISTRICT COUNCIL

Meeting of the Planning Committee on 9th July 2025

Government Consultation on the Reform of Planning Committees

Report of the Portfolio Holder for Growth

Classification	This report is Public.
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PURPOSE / SUMMARY OF REPORT

To outline the contents of the Government's 'Reform of Planning Committees: Technical Consultation' which seeks views on their proposals to modernise planning committees, including the introduction of national rules for the delegation of planning functions, the size and composition of planning committees and mandatory training for members of planning committees, and to set out the Council's proposed response to this consultation.

REPORT DETAILS

1. Background

- 1.1 Members will be aware that the Government is intent on speeding up the delivery of new homes. In this context, the Government issued four consultation and working papers in late May, namely:

Technical consultation on implementing measures to improve Build Out transparency (25 May)	Proposes to introduce a new statutory build out framework which requires information to be submitted at different stages of the planning and development cycle, and the power to decline to determine applications.	Consultation closes 7 th July 2025
Planning Reform Working Paper: Speeding Up Build Out (25 May)	Invites views on incentives and options the government could pursue to encourage and incentivise development, particularly new homes, and the Delayed Homes Penalty.	Closing date 11:59pm on Monday 7 th July.
Planning Reform Working Paper: Reforming Site Thresholds (27 May)	Invites views on reforming site size thresholds in the planning system to better support housing	Closing date 9 th July.

	delivery on different types of sites, including minor, medium and major development sites.	
Reform of Planning Committees: Technical Consultation (27 May)	Proposals around the delegation of planning functions, the size and composition of planning committees and mandatory training for members of planning committees.	Closing date Wednesday 23 rd July 2025

- 1.2 These proposed reforms follow the changes made to the National Planning Policy Framework in December 2024, which reintroduced mandatory targets for new homes through the revised standard method of assessing local housing need and enabling development on low quality 'grey belt' land where housing need cannot otherwise be met.
- 1.3 The first three consultations and working papers are focused on the delivery of homes. Developers are expected to build out sites in a timely manner and with potential penalties for those developers with stalled sites or who do not meet the development timeframe without sufficient reasons for any delays. If all the proposals are implemented in full, it is anticipated this will change the emphasis of planning policy from the number of houses being granted permission to how and when housing permissions are delivered.
- 1.4 For local planning authorities there is anticipated to be an increased workload as there will be further information to analyse in relation to planning applications, additional monitoring of the delivery of housing and the question whether and how to take action against a developer if a site is stalled or not delivering as anticipated. For developers, particularly of larger sites, there will also be an increased workload in provide additional information on delivery of homes both at the application stage and on an annual basis. They may have to consider changes to their financial approach to development and, with the emphasis on delivery, a potential loss of commercial flexibility of when homes are brought forward.
- 1.5 A summary of the contents of these three consultation is attached as Appendix 1. However, due to the deadlines for these consultations, a response has been prepared in consultation with the Portfolio Member for Growth and the Chair of the Planning Committee and this has been submitted on behalf of the Council in advance of the deadline.
- 1.6 As a consequence, the main focus of this report is on the fourth of the Government consultations, namely the proposed Reform of Planning Committees: Technical Consultation, and this is discussed in full below.

2. Details of Proposal or Information

- 2.1 The government set out¹ that:

¹ Planning Reform Working Paper - Modernising Planning Committees

“We want to encourage better quality development that is aligned with local development plans, facilitates the speedy delivery of the quality homes and places that our communities need, and gives applicants the reassurance that in more instances their application will be considered by professional officers and determined in a timely manner. This will allow committees and the elected representatives that sit on them to focus their resources on those applications where local democratic oversight is required.”

2.2 This has been taken forward through The Planning and Infrastructure Bill. The Bill including the following:

- a new power for the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee;
- a new power for the Secretary of State to control the size and composition of planning committees; and
- a new requirement for members of planning committees to be trained, and certified, in key elements of planning.

2.3 The measures in the Bill are enabling powers. The consultation on the Reform of Planning Committees relates to the detailed provisions that will come forward through regulations after the Bill has passed through Parliament and received Royal Assent.

2.4 The consultation document identifies that the objectives of the reforms are to encourage developers to submit good quality applications and allow planning committees to focus their resources on complex or contentious development. It also aims to ensure that planning committee members get the training and support they need to fulfil their role effectively and empower planning professionals to make sound planning decisions on those cases aligned with the development plan.

2.5 The consultation runs until 23 July 2025 with the consultation document being available at: [Reform of planning committees: technical consultation - GOV.UK](#)

Delegation of planning functions

2.6 The current position is that each local planning authority has their own scheme of delegation. The government has set out that some planning committees unnecessarily consider large numbers of applications consisting of largely minor and technical details. The government's intention is to introduce a national scheme of delegation which will enable planning committees to focus on those applications for complex or contentious development where local democratic oversight is required.

2.7 The national scheme of delegation proposes a two tier approach:

- Tier A which would include types of applications which must be delegated to officers in all cases (see Question 2); and

- Tier B which would include types of applications which must be delegated to officers unless the Chief Planner (for Bolsover DC the Assistant Director Planning and Planning Policy) and Chair of the Planning Committee agree it should go to Committee based on a gateway test. (See Question 7 for the applications identified in Tier B).

2.8 Question 1: Do you agree with the principle of having a two tier structure for the national scheme of delegation?

Proposed Response

Disagree

The Council takes its planning functions seriously and has a long-established scheme of delegation in order to ensure that its decision making on planning applications is timely and efficient.

While acknowledging the government's emphasis on speeding up planning decisions to facilitate growth, this has to be balanced against a transparent and accountable system which engages with local communities and stakeholders. In our case, only 20 applications out of a total of 664 decisions (3%) taken were determined at planning committee over the 24/25 financial year. This would indicate that our scheme of delegation is fit for purpose, in terms of the speed of decision making and delivering a transparent and accountable planning service.

From the consultation, it would appear that the proposals target authorities where they have been unnecessarily considering large numbers of applications consisting of largely minor and technical details. It is considered that in Bolsover, the operation of the planning system, including the consideration of applications by the planning committee, has reflect an efficient and fair system of development management. There is a balance to be achieved between speed and quality of decision making and the democratically elected planning committee has a key role to play as a transparent means of taking planning decisions. Consequently, having rigid system where all decisions are made by planning officers (Tier A) is considered to be inappropriate. Local councillors have an important role in planning decision making within the framework of national planning policy and guidance which may, on occasions, require the planning committee to considering applications which fall within Tier A.

In terms of the speed of decision making it is not anticipated that a national scheme of delegation will result in any significant time saving as a decision going to the planning committee will only add a few weeks. Taking decisions away from the planning committee entails the risk that both councillors and the local community will feel less engaged with the planning system.

Tier A Applications

- 2.9** The types of applications that are proposed to be in Tier A are either technical matters or about minor developments. The applications within Tier A are set out in Question 2.

2.10 **Question 2: Do you agree the following application types should fall within Tier A?**

- applications for planning permission for:
 - Householder development;
 - Minor commercial development;
 - Minor residential development.
- applications for reserved matter approvals.
- applications for non-material amendments to planning permissions.
- applications for the approval of conditions including Schedule 5 mineral planning conditions.
- applications for approval of the BNG Plan.
- applications for approval of prior approval (for permitted development rights).
- applications for lawful development certificates.
- applications for a Certificate of Appropriate Alternative Development.

Proposed Response
<p><u>Disagree</u></p> <p>The Council considers that an application for the approval for reserve matters linked to major development should not be included in Tier A. Such applications have the potential to generate significant public interest, as such should be determined by the planning committee.</p> <p>As set out in the response to Question 1, it is considered that there should not be a Tier which through legislation is limited to officers making all decisions. Subject to the Council's response to Question 5, whereby the system would allow for an application to go to the planning committee in exceptional circumstances, the Council would agree that the applications identified in Question 2 (with the exception set out above) should substantially be determined by officers.</p>

2.11 The government are proposing that an additional category of medium residential development 10 to 50 dwellings² will be introduced. In broad terms this means that instead of minor application (less than 10 dwellings) and Majors (10 or more dwellings) there will be:

- Minor residential application (less than 10 dwellings).
- Medium residential application (10 to 49 dwellings).
- Major residential application (50 or more dwellings).

2.12 The government is seeking views of certain circumstances where medium residential development should be included within Tier A.

2.13 **Question 3: Do you think, further to the working paper on revising development thresholds, we should consider including some applications for medium residential development (10-50 dwellings) within Tier A? If so, what types of application?**

² The Planning Reform Working Paper Reforming Site Thresholds, May 2025 identifies Medium Residential Development – between 10-49 homes/up to 1.0 ha

Proposed Response

No

Paragraph 22 of the Technical Consultation identifies that in “*For instance, given the scale and nature of residential development in large conurbations such as London, we could specify medium residential development in these conurbations should be included in Tier A (as well as minor residential development), while in other areas, only minor residential development would fall within Tier A.*”

While Bolsover District has four small towns, a significant portion of the district is characterised by a dispersed settlement pattern and rural areas. Therefore, applications identified in the Government’s consultations and working papers as medium residential development (10 to 49 dwellings as set out in The Planning Reform Working Paper Reforming Site Thresholds) have the potential to have a significant impact on the smaller settlements and the countryside including the Green Belt. In these circumstances, it is considered that for Bolsover any application for median residential development should within Tier B.

2.14 **Question 4: Are there further types of application which should fall within Tier A?**

Proposed Response

No

Additional applications are reflects in the response to Question 9.

2.15 **Question 5: Do you think there should be a mechanism to bring a Tier A application to committee in exceptional circumstances? If so, what would those circumstances be and how would the mechanism operate?**

Proposed Response

Yes

It is considered that it is a key aspect that there should be a mechanism to bring a Tier A application to committee in exceptional circumstances.

In relation to local democracy, councillors should have the ability to request that a planning application is considered by the planning committee when it is considered that there are planning grounds for such a request. This could be achieved through:

- A ward councillor requesting that an application is considered by the planning committee if the councillor can demonstrate there are planning grounds for the matter to be referred to committee rather than officers.

Alternatively:

- Any such request could be considered by an appropriate gateway mechanism as indicated for Tier B applications.

In addition, it is considered that any scheme should include a public interest criterion, similar to our current scheme of delegation, which sees in cases where more than 20 unresolved objections have been received that this should trigger a gateway assessment by the Chief Planner and Chair of the Planning Committee. This facilitates a democratic debate and ensures full transparency and accountability in the decision making process.

Tier B Applications

- 2.16 The starting point for Tier B is that all applications should be delegated to officers, subject to a “gateway test” through which a councils Chief Planner and the Chair of Planning Committee must mutually agree that an application should go to committee. The consultation identifies that large scale applications that would have a lasting impact on the community would benefit from democratic debate and scrutiny by way of committee.
- 2.17 The consultation also raises whether the government should set criteria by which decisions to take applications to committee should be considered. It identifies that the following options could apply:
- Where the application raises an economic, social or environmental issue of significance to the local area.
 - Where the application raises a significant planning matter having regard to the development plan
- 2.18 **Question 6: Do you think the gateway test which requires agreement between the chief planner and the chair of the planning committee is suitable? If not, what other mechanism would you suggest?**

Proposed Response

No

The Council considers that there are potential issues with the gateway test as it is set out in the consultation. For example, what happens if the Chief Planner and the Chair of the planning committee do not agree on whether an application should be submitted to the planning committee? Further, decisions made by the Chief Planner and Chair of the Planning Committee may potentially open up an area of challenge to the decision through judicial review.

An alternative approach could be where either of the Chief Planner or Chair of Planning Committee consider that the Tier B application would benefit from airing at planning committee, based on the suggested criteria and an additional criteria which recognises the level of public interest in the application would be more workable / less vulnerable to challenge.

If the system is implemented as set out in the consultation, it is considered that it would be helpful for guidance to be issued as it is currently unclear what "an issue of significance to the local area" or a "significant planning matter" mean. However, it is considered a local input should be retained in any gateway test. An example being from Bolsover DC Constitution of “applications that have been called in to be considered by the Planning Committee by a Ward

Councillor with reference to valid planning reasons for referral and where the outcome of the application is of particular significance to the environmental quality of the local area and / or the socio-economic well-being of the local community.”

It is noted from the Planning Reform Working Paper: Planning Committees that there is a strong emphasis on local plan allocation being considered by officers rather than the planning committee. The planning system in England is a discretionary system as decision should have regard to the development plan and all other material considerations. Consequently, it is considered that there should be the ability, if appropriate, for applications on local plan allocations to be determined by the planning committee. This is reflective of government objective in the Working Paper of “allow planning committees to focus their resources on complex or contentious development where local democratic oversight is required and a balanced planning judgement is made.”

2.19 Question 7: Do you agree that the following types of application should fall within Tier B?

a) Applications for planning permission aside from:

- **Householder applications**
- **Minor commercial applications**
- **Minor residential development applications**

b) notwithstanding a), any application for planning permission where the applicant is the local authority, a councillor or officer

c) applications for s73 applications to vary conditions/s73B applications to vary permissions

Proposed Response

Disagree

The Council would only agree with the proposal to include the above types of applications within Tier B if they were subject to the following:

- There being an exception in relation to Tier A applications which allow Tier A application to be potentially considered by the planning committee. (See response to Question 5) including that it is subject to the public interest criteria which would require gateway consideration set out in Question 5.
- Any s73 and s73B applications to vary permissions if the host permission is a Tier A application type. These applications should be determined by officers unless there are exceptional circumstances for the application to be considered by the planning committee.

2.20 Question 8: Are there further types of application which should fall within Tier B?

Proposed Response

No

Subject to Tier A applications being referable to the planning committee in the circumstances set out in Question 5.

Special control applications

- 2.21 These cover aspects such as tree preservation orders, listed building consent, advertisement control and raised whether they should fall within Tier A or Tier B
- 2.22 **Question 9: Do you consider that special control applications should be included in:**
- Tier A or
 - Tier B?

Proposed Response
<u>Tier A</u> The Council considers that these could fall within Tier A providing there was an exceptional circumstances mechanism as set out in Question 5.

Section 106 agreements and planning enforcement

- 2.23 This section proposes that Section 106 decisions should follow the treatment of its associated planning applications (for example where the application is in Tier A, the exercise of judgement as to which section 106 obligations are required should be delegated to officers).
- 2.24 The consultation also raises that planning enforcement functions are in practice largely delegated to officers however there are some large scale, high profile and locally contentious enforcement cases which may warrant additional democratic oversight through the planning committee.
- 2.25 **Question 10: Do you think that all section 106 decisions should follow the treatment of the associated planning applications? For section 106 decisions not linked to a planning application should they be in Tier A or Tier B, or treated in some other way?**

Proposed Response
<u>Yes</u> The Council considers that it is appropriate for Section 106 agreements to follow the treatment of the associated planning application. All Section 106 decisions should be linked to planning applications (current or historic). Where historic, they should relate to the historic development type for the purposes of the national scheme of delegation. Section 106 agreements not linked to planning applications should be in Tier B, where the emphasis is upon being determined by officers but should allow for flexibility in referring the agreement to the planning committee if appropriate. The Council would emphasise that, in relation to speeding up planning decisions, resolving the issue around the timescale taken for Section 106 agreements to be signed by all parties would contribute substantially more to the speed of planning decision as opposed to changes to decision making by planning committees.

2.26 **Question 11: Do you think that enforcement decisions should be in Tier A or Tier B, or treated in some other way?**

Proposed Response

<u>Tier A</u>

The Council's approach to enforcement decisions sees the vast majority of enforcement decisions being taken under delegated powers in consultation with Ward Members.

As discretion is exercised when determining if it is expedient to take action, and as it is not always conclusive as to the extent of development undertaken, it is considered that enforcement decisions should sit outside of the national scheme of delegation. Good practice should be followed and guidance issued on consultation that should be undertaken before enforcement decisions are taken.

Bringing enforcement decisions into a national scheme of delegation outside of Tier A or with exceptions, would undermine an authority's ability to serve stop notices as it would delay such action.

Size and composition of committees

2.27 The consultation sets out that "Engagement and best practice indicate a committee of 8-11 members is optimal for informed debate on applications³". The government's proposal is to set a maximum of 11 members while identifying that smaller committees may work best locally.

2.28 **Question 12: Do you agree that the regulations should set a maximum for planning committees of 11 members?**

Proposed Response

<u>Agree</u>

Based on the Council's own experience, it is considered that a maximum planning committee of 11 members would still enable broad enough representation of the authority area, build up an expertise in planning matters and sufficient flexibility to ensure meetings remain quorate.

2.29 **Question 13: If you do not agree, what if any alternative size restrictions should be placed on committees?**

Proposed Response

No response is proposed to this question.

2.30 **Question 14: Do you think the regulations should additionally set a minimum size requirement?**

³ The Planning Advisory Service recently undertook a survey of planning committees, noting that majority of committees are between 9 and 12 members: Modernising Planning Committees National Survey 2025.

Proposed Response

No

The planning committee is subject to a quorum, which sets the minimum number of members required.

Mandatory training for planning committee members

2.31 A key aspect of the Planning and Infrastructure Bill is that members will need some form of training certification and they can only make committee decisions if they have been trained. The government has proposed two basic options:

- a national certification scheme which would be procured by MHCLG and involve an online test for certification; or
- a local based approach where the local planning authority provides certification

The government's preference is for a national certification scheme as it ensures independence and reduces the burden on individual local planning authorities, however, it is likely to mean that the certification is based on national content only.

2.32 **Question 15: Do you agree that certification of planning committee members, and of other relevant decisions makers, should be administered at a national level?**

Proposed Response

Agree

The Council considers that it is important that members of the Planning Committee and any substitutes should have a thorough understanding of planning issues through appropriate ongoing training. In line with this, the Council provides regular training for its Planning Committee members and ensures that only trained members are able to make decisions.

The Council considers that a national approach to training would be appropriate for consistency, but in addition there is a need to reflect on the local context to ensure informed decision making. Further it does not entail the risk of undermining local democratic control within the planning system.

Delegated decision making

2.33 The consultation identifies that the Government is committed to ensuring that delegated decision making is effective and as consistent as possible across the country. That is why they are taking steps to:

- Introduce an overhaul of the local plans system to ensure that each area has an up to date local plan in place, making them simpler to understand and use so that communities can more easily shape them and will allow for an easier application of local plans to decision making.

- Consult on a set of National Decision Making Policies and a revised National Planning Policy Framework that will create a clearer policy framework for decision making.
- To support skills and resourcing by empowering local planning authorities to set their own planning fees to cover costs of delivering a good planning applications service.

2.34 As part of their work to modernise the planning system the Government is considering to review the thresholds in the performance regime to support high quality decision making across both committee and officer decisions. With regard to the quality of decision, the Government sets out a measure of the Council's performance over a two-year period. It is measured by the proportion of total decisions, or non-determinations, that are allowed at appeal. The Government have set the maximum threshold that no local planning authority should exceed 10% of decisions overturned at appeal made during the assessment period.

2.35 The consultation proposes that the performance measure may be review from 10% to 5% of appeals being overturned.

2.36 **Question 16: Do you think we should consider reviewing the thresholds for quality of decision making in the performance regime to ensure the highest standards of decision making are maintained?**

Proposed Response

<p><u>Yes</u></p>

<p>On minor applications and other applications (excluding majors), the Council considers that a lower threshold is a more accurate measure of the quality of decision making. Only a small proportion of decisions are appealed, with an even smaller proportion allowed against a decision to refuse planning permission. As a percentage of the total number of decisions made this is a small amount in percentage terms.</p>

2.37 **Question 17: For quality of decision making the current threshold is 10% for major and non-major applications. We are proposing that in the future the threshold could be lowered to 5% for both. Do you agree?**

Proposed Response

<p><u>Disagree</u></p>

<p>For major applications, the proposal to lower the threshold to 5% is considered to be disproportionate. For smaller councils such as Bolsover, a 5% threshold could be met by very few decision being overturned on appeal. Particularly for major applications, there are complex issues that arise to which reasonably different weight can be given by the decision maker. Therefore, it is not unreasonable for a council to take a different view to an inspector unless costs are awarded against the council.</p>

2.38 Three further questions are set out in relation to the Public Equality Duty and Environmental Principles (see out under the Environmental Act 2021).

- 2.39 **Question 18: Do you have any views on the implications of the proposals in this consultation for you, or the group or business you represent, and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how.**

Proposed Response
It is not proposed to respond to this question.

- 2.40 **Question 19: Is there anything that could be done to mitigate any impact identified?**

Proposed Response
It is not proposed to respond to this question.

- 2.41 **Question 20: Do you have any views on the implications of these proposals for the considerations of the 5 environmental principles identified in the Environment Act 2021?**

Proposed Response
It is not proposed to respond to this question.

3. Reasons for Recommendation

- 3.1 To set out the Council's response to the government's Technical Consultation on Reform of Planning Committees.

4 Alternative Options and Reasons for Rejection

- 4.1 Not to respond to the consultation. However, given the nature of the consultation it is considered that the Council should set out its views on the government's proposals.

RECOMMENDATION(S)

That the Planning Committee:

1. Considers the contents of the Government's 'Reform of Planning Committees: Technical Consultation' and the proposed Council response to this consultation;
2. Gives delegated authority to the Assistant Director of Planning and Planning Policy, in consultation with the Chair of Planning Committee and Portfolio Member for Growth, to agree and submit the Council's response to the Government's 'Reform of Planning Committees: Technical Consultation'.

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: The recommendations within this report do not have a significant financial implication for the Council, as they relate to seeking approval to submit a response to the Government's consultation on proposed reforms to the planning system. <div>On behalf of the Section 151 Officer</div>
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: No legal implications are anticipated to arise from this report as it is seeking approval to submit a response to the Government's Reform of Planning Committees: Technical Consultation. <div>On behalf of the Solicitor to the Council</div>
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: There are no human resources implications arising from this report. <div>On behalf of the Head of Paid Service</div>
<u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.
<u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: There are no specific environmental implications arising from this report.

DECISION INFORMATION:

<input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i>	
Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.	(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/>

<p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p> <p>As the report relates to a Government consultation no wards within the District will be affected at this time.</p>	<p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>All <input type="checkbox"/></p>
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<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p> Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/> </p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Portfolio Holder for Growth</p> <p>.</p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p><u>Housing</u></p> <ul style="list-style-type: none"> Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population

DOCUMENT INFORMATION:

Appendix No	Title
1	Summary of the Proposals in Other Planning Consultation and Planning Working Papers issued by the Government in May 2025.

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>