

6 February 2023

Report of	Bethany Jones	☎ 282541
Title	Affordable Housing Supplementary Planning Document	
Wards affected	All wards affected	

## 1. Executive Summary

- 1.1 Local Planning Authorities are able to request affordable housing from planning applicants to meet the needs of different groups within the community in line with paragraph 62 of the National Planning Policy Framework (NPPF).
- 1.2 There are many factors which need to be considered during the planning application process as there are many scales and locations of development where different provisions are required. To ensure consistent and effective guidance, the Council prepares Supplementary Planning Documents (SPDs). An Affordable Housing SPD has been prepared due to its national and local level of importance.
- 1.3 At Local Plan Committee on 3 October 2022, Members agreed to a public consultation on the draft Affordable Housing SPD. This consultation has now been carried out, revisions made to the SPD and Committee are now asked to adopt the Affordable Housing SPD.

## 2. Recommended Decision

- 2.1 To adopt the Affordable Housing Supplementary Planning Document and revoke the existing SPD.

## 3. Reason for Recommended Decision

- 3.1 The adoption of the Affordable Housing Supplementary Planning Document will help guide the delivery of affordable housing across the City. The SPD will be used as a material consideration in the determination of planning applications within the Council's administrative area.

## 4. Alternative Options

- 4.1 Members could decide not to adopt the SPD. However, this would limit the Council's ability to secure diversity of housing within new development.

## **5. Background Information**

- 5.1 Supplementary Planning Documents (SPDs) cannot set out new policy, but instead expand upon how Local Plan policies should be applied. In this case, the Affordable Housing SPD provides detail on Local Plan policies concerning requirements for this specific type of housing.
- 5.2 The National Planning Policy Framework (NPPF) outlines that the housing needs of different community groups should be addressed and reflected in planning policies including but not limited to those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers and people who rent their homes (paragraph 62).
- 5.3 The Council's Development Management team encourages all applicants to contact the team in the early stages of development proposals for preliminary (pre application) advice. Through this, the Council are able to outline what the likely contribution from the proposed development may be, in terms of affordable housing, and where relevant other specific types of housing. The Council's previously adopted SPD for Affordable Housing (2011), is outdated due to more recent evidence being produced, and a new Local Plan being adopted. As a result, it is considered necessary for the Council to outline their updated approach to such housing provisions, and this is presented in the SPD.
- 5.4 The SPD sets out the policy background, evidence base, delivery and example Section 106 agreements. A glossary and relevant local policy extracts are included as appendices.
- 5.5 The Affordable Housing SPD provides the context of when and how these specific housing types can be delivered across the Borough. This is intended to ensure that, in line with national and local policy, these specific types of housing are secured through the planning application process in order to meet the needs of the local community.
- 5.6 The Affordable Housing SPD outlines the affordable housing requirements for above policy threshold sites, detail about rural exception sites, vacant building credit and alternatives to only be considered in exceptional circumstances including off site provision and commuted sums.
- 5.7 In accordance with the Planning Regulations for a Supplementary Planning Document there has been a public consultation on the SPD. This ran for 6 weeks from 20 October until 2 December 2022 and was available on the Council's website. All statutory consultees were notified. In total 9 responses were received, and a summary of the representations received together with the officer response is set out in Appendix 1. In addition to the amendments made in relation to comments received on the draft SPD, officers have also made amendments following engagement with the Council's Housing Enabling Team regarding affordable rents being capped. The updated SPD is available in Appendix 2.
- 5.8 In accordance with the relevant regulations the Supplementary Planning Document has been assessed against the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004, or Annex II of the SEA Directive 2001/42/EC. The local planning authority has concluded that the Supplementary Planning Document is not likely to have significant environmental effects and consequently a Strategic Environmental Assessment (SEA) is not required. The criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 has been taken into account in reaching this conclusion. As required under regulation 9(2)(b) the necessary consultation bodies (Historic England, Natural England and the Environment Agency) have been consulted and concur with this conclusion,

enabling the local planning authority to formally determine that an SEA is not required. The screening opinion will be updated as required.

## **6. Equality, Diversity and Human Rights implications**

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking [here](#).
- 6.2 The adoption of guidance on affordable housing will not have an adverse impact on equality, diversity and human rights.

## **7. Strategic Plan References**

- 7.1 The provision of affordable housing encompasses the Council's priority of ensuring all residents benefit from the growth of the Borough.

## **8. Consultation**

- 8.1 The SPD has been the subject of a public consultation exercise in accordance with the requirements of the Planning Regulations. A number of comments have been received with no objections in principle raised. Where appropriate comments have been incorporated into the SPD.

## **9. Publicity Considerations**

- 9.1 The Supplementary Planning Document has been subject to publicity as a part of the public consultation exercise; any further publicity associated with the adoption of the development brief should be seen in a positive light.

## **10. Financial implications**

- 10.1 Adoption of clear and consistent guidance to secure specific housing contributions will help the Council to fund its delivery.

## **11. Health, Wellbeing and Community Safety Implications**

- 11.1 Adoption of clear and consistent guidance to secure the provision of housing to meet the varied needs of residents across the Borough, will help to promote positive health and community safety benefits to our residents.

## **12. Health and Safety Implications**

- 12.1 None.

## **13. Risk Management Implications**

- 13.1 The Affordable Housing SPD will reduce the risk of the Council being challenged for not providing housing to meet the needs of different groups in the community as outlined in National Policy.
- 13.2 The Affordable Housing SPD will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

## **14. Environmental and Sustainability Implications**

14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.

## **Appendices**

1 – Summary of Representations received to Autumn 2022 Consultation and Officer Comments

2– Affordable Housing SPD Final Version February 2023