

16 December 2019

Report of	Assistant Director of Policy and Cooperate	Author	Bethany Jones ☎ 282541
Title	Affordable Housing Supplementary Planning Document and Self and Custom Build and Specialist Housing Supplementary Planning Document		
Wards affected	All wards affected		

1. Executive Summary

- 1.1 Local Planning Authorities are able to request affordable housing, self and custom build housing and specialist housing from planning applicants to meet the needs of different groups within the community in line with paragraph 61 of the National Planning Policy Framework (NPPF). This is further outlined for self and custom build provision via the Self Build and Custom Housebuilding Act 2015.
- 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 has prepared two Supplementary Planning Documents (SPDs). A separate Affordable Housing SPD has been prepared due to its national and local level of importance. A second Self and Custom Build and Specialist Housing SPD has also been prepared, which covers other specific types of housing contributions. It is intended to consult on the SPDs for a six-week period, prior to incorporation of consultation comments and be returned to the Local Plan Committee for adoption.
- 1.3 Due to the linked nature of the Affordable Housing SPD and Self and Custom Build and Specialist Housing SPD, both SPDs are considered in the same Committee report. However, these will remain separate SPDs.
- 1.4 A third SPD (Planning Obligations) is also proposed for consultation. More detailed guidance on the Planning Obligations SPD is considered elsewhere on this Committee's agenda.

2. Recommended Decision

- 2.1 To approve publication of the Affordable Housing SPD and Self and Custom Build and Specialist Housing SPD for a six week consultation period from 24 January to 6 March 2020.
- 2.2 For the Committee to delegate authority to the Planning & Housing Manager to make minor revisions to the document prior to publication.

3. Reason for Recommended Decision

- 3.1 The adoption of this guidance will help to guide the delivery of affordable housing, self and custom build housing and specialist housing across the Borough. Both SPDs will be

used as a material consideration in the determination of any planning application submitted within the Borough.

4. Alternative Options

- 4.1 The alternative would be to not adopt the more detailed guidance; 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 and Self and Custom Build and Specialist Housing SPD provide detail on Local Plan policies concerning requirements for these specific types of housing. The approach of these SPDs are considered to be compatible with policies in both the Adopted and Emerging Local Plans, allowing for adoption of this SPD in the transitional period between submission of the Emerging Local Plan and its adoption.
- 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, people who rent their homes and people wishing to commission or build their own homes (paragraph 61).
- 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 current adopted SPD for Affordable Housing (2011), is becoming outdated due to more recent evidence being produced. The introduction of the Self and Custom Housebuilding Act 2015, postdates the currently adopted Local Plan, and therefore there is no local guidance available. As a result, it is considered necessary for the Council to outline their updated consolidated approach to such housing provisions and these are presented in two distinct SPDs.
- 5.4 Both SPDs set 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 and Self and Custom Build and Specialist 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 provision for above policy threshold sites, rural exception sites, vacant building credit and alternatives to only be considered in exceptional circumstances including off site provision and commuted sums.
- 5.7 The Self and Custom Build and Specialist Housing SPD is divided into two main sections, the first detailing the delivery of different type of self build, design requirements and how self build can be delivered as affordable housing. The second section details delivery of

different types of specialist housing with particular reference to wheelchair users and delivery of specialist types of affordable housing.

- 5.8 The Planning Obligations SPD, being considered elsewhere on the Committees' agenda, outlines the main points for housing provisions and references both the more detailed Affordable Housing SPD and Self and Custom Build and Specialist Housing SPD, for further information.
- 5.9 A Sustainability Appraisal (SA) Report has been prepared for the Local Plan which appraises the policies this supplementary guidance relates to. This can be viewed [online](#).
- 5.10 A SEA Screening Opinion and Habitats Regulations Screening will be undertaken for both SPDs and will be made available as part of the consultation.

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 on this link: -
<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>
- 6.2 The adoption of guidance on affordable housing, self and custom build and specialist housing will not have an adverse impact on equality, diversity and human rights.

7. Strategic Plan References

- 7.1 The provision of affordable housing, self and custom build housing and specialist housing encompasses the Council's priority of ensuring all residents benefit from the growth of the Borough.

8. Consultation

- 8.1 Draft SPDs must be consulted upon as set out in the Council's [Statement of Community Involvement](#) (SCI). This outlines that SPDs will be consulted on for a 6-week period, with consultees to include statutory consultees, general consultees on our database, and other relevant stakeholders. It is intended to consult on these SPD's, along with the Planning Obligations SPD, for a 6-week period from 24 January to 6 March 2020. Consultation responses will inform the final version of the SPDs which will be submitted to the Local Plan Committee for approval.

9. Publicity Considerations

- 9.1 The Council and its Communication team will proactively manage the SPD and consultation on it to ensure developers and the general public are aware of the benefits of developing a clear and consistent approach to securing affordable housing, self and custom build housing and specialist housing.

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 and Self and Custom Build and Specialist 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 and the Self Build and Custom Housebuilding Act 2015.
- 13.2 The SPDs provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Carbon 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.
- 14.2 This report has taken into account the Climate Emergency and the sustainable development objectives set out in the NPPF. It is considered that the report demonstrates that provision of specialist housing can contribute to achieving sustainable development.

Appendices

A - Affordable Housing SPD Consultation Draft

B - Self and Custom Build and Specialist Housing SPD Consultation Draft

Background Papers

None.