

AGENDA ITEM: 8
SUMMARY



Report for:	Cabinet
Date of meeting:	26th June 2012
PART:	1
If Part II, reason:	

Title of report:	Affordable Housing Supplementary Planning Document
Contact:	<p>Cllr Margaret Griffiths, Portfolio Holder for Housing Cllr Terry Douris, Portfolio Holder for Planning and Regeneration</p> <p>Julia Hedger, Strategic Housing Group Manager Camelia Smith, Lead Officer – Housing Development Jack Burnham, Team Leader - Housing Strategy & Development</p>
Purpose of report:	To seek approval from the Cabinet for the draft Affordable Housing Supplementary Planning Document (SPD) to go to formal consultation, to support relevant planning policies within the emerging Core Strategy (Local Planning Framework). This SPD will be a material consideration in the determination of planning applications for residential development and it will be accorded full supplementary planning document status at the adoption of the Core Strategy.
Recommendations	That the Draft Affordable Housing Supplementary Planning Document be approved for public consultation
Corporate objectives:	To increase the supply of affordable housing in the Borough.
Implications:	<u>Financial</u>
'Value For Money	This SPD allows for financial contributions by developers by way of a commuted sum to be paid in lieu of the provision of on-site affordable housing. There is some scope to pool and retain the contributions within a specific affordable housing fund to

Implications'	<p>support the Housing Capital Programme to facilitate the delivery of additional affordable homes. The potential value of the contributions is unknown at the date of this report.</p> <p><u>Value for Money</u></p> <p>N/A</p>
Risk Implications	N/A
Equalities Implications	The Council's Housing Strategy 2008-11 was subjected to an Equality Impact Assessment (EIA). This SPD supports the aims and objectives of the Housing Strategy and Core Strategy and therefore there are no equalities implications arising from this report
Monitoring Officer/S.151 Officer comments:	<p><u>Monitoring Officer</u></p> <p>No further comments to add to the report.</p> <p><u>Deputy Section 151 Officer</u></p> <p>The Deputy Section 151 Officer's comments have been incorporated into the report. Individual schemes and the associated developer contributions will be approved through the Capital Strategy Steering Group and reported to Cabinet as they are brought forward.</p>
Health And Safety Implications	N/A
Consultees:	<p>Assistant Director Planning (Development & Regeneration) Housing and Community Overview and Scrutiny Strategic Planning and Environment Overview and Scrutiny Committee</p> <p>A wider consultation process is to be undertaken, as outlined in paragraph 4 below.</p>
Background papers:	<p>Housing Strategy 2008-11 Draft pre-submission Core Strategy Local Planning Framework Draft Housing Needs and Market Assessment Update 2012 Off-Site Contributions Background Paper</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>OSC – Overview and Scrutiny Committee SPD – Supplementary Planning Document</p>

1. Background

The Planning Obligations Supplementary Planning Document, which includes a policy to assist the delivery of Affordable Housing, was adopted in April 2011 as part of the Dacorum Borough Local Plan (2004). However, with the advent of changes to

national affordable housing policy and the need to maintain an up to date housing needs evidence base, a new Affordable Housing SPD has been prepared.

This Affordable Housing SPD is intended to be read alongside the emerging Core Strategy 'Local Plan'. Following the adoption of the 'Local Plan', this Affordable Housing SPD will supersede the 'Affordable Housing' section of the Planning Obligations SPD and will be a material consideration in determining planning applications.

2. The purpose of the Affordable Housing SPD

The purpose of this SPD is to support the application of Core Strategy policies in respect of residential development by;

- Providing guidance on the affordable housing obligation sought on qualifying sites.
- Setting out the Council's approach to the distribution, layout and design of affordable housing within developments.
- Providing the evidence base to support the Council's approach to the tenure and size mix of affordable housing.
- Detailing the circumstances for off-site contributions
- Providing the methodology for calculating financial contributions in lieu of affordable housing
- Explaining the Council's approach to site viability.

3. Housing Needs Evidence Base

The requirement for local authorities to keep assessments up to date has been a requirement of both housing and planning guidance since 2000. The Strategic Housing Team has commissioned David Couttie Associates to prepare a Housing Needs and Market Assessment Update. The findings of the study are broadly in line with past studies commissioned by Dacorum. The final draft Affordable Housing SPD will be updated to reflect the study's findings.

4. Consultation

This SPD will be open to public consultation, as part of a wider housing consultation taking place in the summer. For planning purposes, SPDs are not required to be subjected to formal Public Examination. Therefore it is anticipated that following the consultation, the SPD can be adopted by Cabinet subject to any changes as appropriate. Following the adoption of the Core Strategy, the SPD will be accorded full planning status and will be a material consideration in determining applications for residential development. A copy of the proposed consultation document is attached for information.

5. Financial implications

The Affordable Housing SPD allows for off-site financial contributions to be paid in respect of residential development, on those sites which fall below a particular site size threshold, as specified in paragraph 8.1 of the SDP. The financial implications arising from this report, relate to the monies that will accrue. These funds will be used

to support the Housing Capital Programme and will be pooled towards a specific funding stream to contribute to either the provision of new affordable homes on available council land or facilitate development of housing association led affordable housing schemes. The details of these arrangements are set out in Section 8 and Appendix A of the SPD.

6. Project Plan

The timeline for the adoption of the SPD is outlined below:

- Housing & Community OSC – May 2012
- Strategic Planning and Environment OSC – June 2012
- Cabinet – June 2012
- Public consultation – June to August 2012
- Adoption with the Dacorum Borough Local Plan – October 2012
- Adoption with the Core Strategy – On adoption of the Core Strategy