

AGENDA ITEM: 12

SUMMARY



Report for:	Housing and Community Overview & Scrutiny Committee
Date of meeting:	9th May 2012
PART:	1
If Part II, reason:	

Title of report:	Affordable Housing SPD
Contact:	<p>Cllr Margaret Griffiths, Portfolio Holder Housing Cllr Stephen Holmes, Portfolio Holder Planning</p> <p>Camelia Smith, Lead Officer – Housing Development Jack Burnham, Team Leader - Housing Strategy & Development</p>
Purpose of report:	To seek support from the Committee for the draft Affordable Housing Supplementary Planning Document (SPD) to go to formal consultation. support relevant planning policies within the emerging Core Strategy ('Local Plan'). 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	To recommend that Cabinet approve the Draft Affordable Housing SPD and note the opportunity to comment formally on the SPD as part of the proposed consultation.
Corporate objectives:	To increase the supply of affordable housing in the Borough.
Implications:	<p><u>Financial</u></p> <p>This SPD allows for financial contributions to be paid in lieu of on site affordable housing. There is scope to pool and retain the contributions within a specific affordable housing fund to</p>

'Value For Money Implications'	resource the Housing Capital Programme, to facilitate the delivery of additional affordable homes. <u>Value for Money</u> N/A
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 therefore there are no equalities implications arising from this report
Health And Safety Implications	N/A
Consultees:	The provision of affordable housing supports the objective to create balanced communities, through enabling choice of housing which will meet the needs of local people
Background papers:	Housing Strategy 2008-11 Draft pre-submission Core Strategy 'Local Plan' Draft Housing Needs and Market Assessment Update 2012 Off-Site Contributions Background Paper
Glossary of acronyms and any other abbreviations used in this report:	SPD – Supplementary Planning Document

1. Background

The Planning Obligations Supplementary Planning Document, which includes a policy pertaining to Affordable Housing was adopted in 2011, as part of the Dacorum 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 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.

5. Financial implications

The Affordable Housing SPD allows for off-site financial contribution to be paid in respect of residential development, on those sites which fall below a particular site size threshold. The financial implications arising from this report, relate to the monies that will accrue. These funds can be used to support the Housing Capital Programme and be pooled towards a specific funding stream to contribute to the provision of new affordable homes on available council land or facilitate development of housing association led affordable housing schemes.

6. Project Plan

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

- Housing & Community OSC – May 2012
- Cabinet – May 2012
- Consultation – June to August 2012
- Adoption with the Local Plan – October 2012
- Adoption with the Core Strategy – On adoption of the Core Strategy