

# Forest Heath District Council

(This report is a key decision and has been subject to appropriate notice of publication under the Council's access to information rules)

## Report of the Cabinet Member for Planning, Housing and Transport

**CABINET**

**29 MAY 2012**

**CAB12/003**

### **LOCAL DEVELOPMENT FRAMEWORK – JOINT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT** (Forward Plan Reference - May12/03)

#### **Summary and reasons for recommendation(s)**

1. A Supplementary Planning Document relating to Affordable Housing has been developed by St Edmundsbury Borough Council and Forest Heath District Council to assist all involved in the delivery of affordable housing.
2. Prior to being adopted as a Supplementary Planning Document, the document needs to be the subject of public consultation and the Working Group is requested to recommend the approval of the draft Supplementary Planning Document for consultation
3. Cabinet are asked to consider the recommendation of the Local Development Plan Working Group and approve this document for consultation.

#### **Recommendation(s)**

**That the Joint Affordable Housing Supplementary Planning Document be approved for public consultation.**

#### **Contact Details**

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## **How will the recommendations help us meet our strategic priorities?**

### **1. Objective 1: To provide adequate provision in our planning policy framework to meet current and future housing needs**

Encourage affordable homes and ensure adequate housing provision and the right choice of housing types through our planning policy framework

In particular, Action 1.1. 3 and 4 specifies:

1.1.3 Prepare and implement an Affordable Housing Supplementary Planning Document.

1.1.4 Develop a policy on commuted sums and ensure that its collection is allocated to the delivery of affordable housing off site.

### **Wards affected**

2. All.

### **Key issues**

3. The purpose of this report is to consider the draft joint Forest Heath and St Edmundsbury Affordable Housing Supplementary Planning Document and recommend its approval for consultation.
4. A draft Supplementary Planning Document (SPD) has been developed jointly by St Edmundsbury and Forest Heath to provide guidance for the public, developers, landowners, consultants and local authority staff. The document will assist in providing clear and consistent advice to all parties involved in the delivery of affordable housing through the planning system.
5. Existing adopted planning policies within each authority require the provision of an element of affordable housing with the delivery of new housing. The SPD provides further guidance to assist in the delivery, management and financing of that housing. The document in itself will not be a planning policy, but it will inform and be a material consideration in the determination of planning applications.
6. Before the document can be adopted as SPD, it has to be the subject of public consultation. The consultation would be jointly undertaken by the two councils. At the end of the consultation period, any changes to the draft would be made and reported back prior to adoption.
7. Attached as Appendix 1 is the draft Joint Forest Heath and St Edmundsbury Affordable Housing SPD. The draft document has been prepared jointly by officers from St Edmundsbury and Forest Heath.
8. The document explains how the policies of the respective councils will be implemented to assist in the delivery of housing in both the towns and villages and what processes both the council and applicants will need to follow when a planning application is submitted.
9. Subject to the draft Supplementary Planning Document being approved, public consultation will be undertaken by both Councils, commencing in June 2012 for a period of 8 weeks. Consultation will include all statutory consultees and other

interested parties. All responses to the consultation will be reported and if necessary, a modified version of the document will be put forward for final approval.

10. Consultation is envisaged to commence, for a period of 8 weeks, in June 2012. Any representations received will be considered thereafter and the final document is anticipated to be adopted in October 2012.

### **Other options considered**

11. The purpose of this document is to provide additional information and guidance with regard to our existing policy framework.

### **Community impact**

12. The Local Development Framework delivers sustainable development and environmental protection and enhancement through the planning system. Each Policy is subject to a 'Sustainability Appraisal' and 'Strategic Environmental Assessment' to ensure the policy has no significant environmental, social and / or economic adverse effects.

### **What consultation has been undertaken and what were the outcomes?**

13. This report seeks approval to progress to consultation. The results of the consultation will be reported to the Local Plan Working Group in the first instance and taken into account in producing any further versions of this document.

### **Financial and resource implications**

14. The Development Management Policies DPD can be delivered within the projected Local Development Framework budget. This includes provision for professional fees and community consultation to ensure that the timetable for delivery of the Local Development Framework is met

### **Risk management implications**

15. Without proper community engagement in the process, an SPD will not proceed to adoption. The preparation of an up to date planning policy framework is a statutory requirement and the lack of such a framework militates against the proper planning of the District and, particularly in light of the new National Planning Policy Framework, could place the Council at risk of planning appeals being upheld with the possible award of costs against it.

### **Legal/Policy implications**

16. Planning and Compulsory Purchase Act 2004. The Town and Country Planning (Local Development) (England) (Amendment) Regulations, 2012.

### **Documents attached**

Appendix 1 - Draft Joint Forest Heath and St Edmundsbury Affordable Housing SPD.

### **Background papers**

None.