

Forest Heath District Council

**LOCAL DEVELOPMENT
FRAMEWORK WORKING
GROUP**

8 MAY 2012

LDF12/086

Report of the Strategic Director (Services)

**LOCAL DEVELOPMENT FRAMEWORK – JOINT AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING DOCUMENT**

Synopsis:

A Supplementary Planning Document relating to Affordable Housing has been developed by St Edmundsbury and Forest Heath to assist all involved in the delivery of affordable housing

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

Commentary:

1. 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.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.

Finance/Budget/Resource Implications

9. 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.

Environmental Impact and Sustainability

10. 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.

Policy Compliance/Power

11. The Planning and Compulsory Purchase Act, (2004), requires Forest Heath District Council to prepare and keep an up to date Local Development Framework. A Local Development Framework is essential for the continuation of an effective planning service and key to other Council services areas.

Performance Management Implications

12. There is a statutory duty to prepare and adopt a Local Development Framework.

Legal Implications

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

Human Rights Act and Diversity Implications

14. The Government has confirmed that the Planning and Compulsory Purchase Act is compatible with the Human Rights Act 1998.

Crosscutting Implications

15. The delivery of the Local Development Framework and Supplementary Planning Documents relate to planning control, corporate plan and local strategic partnership/community plan priorities.

Risk Assessment

16. 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.

Council Priorities

17. The Local Development Framework relates to the following Corporate Priorities: Affordable and accessible housing and Community engagement and communication.

Recommendation:

- 18. That Members of the Local Development Framework Working Group recommend to Cabinet that the Joint Affordable Housing Supplementary Planning Document be approved for public consultation.**

Documents Attached

Appendix 1 – Joint Affordable Housing SPD

Nigel McCurdy
Strategic Director (Services)
27 April 2012

BACKGROUND PAPERS

1. Documents attached

CONTACT OFFICER

Dave Beighton