

Forest Heath District Council

(This report is a key decision. This report 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

**LOCAL PLAN
WORKING GROUP**

4 JULY 2013

LOP13/005

JOINT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) (Key Decision Reference: SEP13/05)

1. Summary and reasons for recommendation(s)

- 1.1 The Working Group has previously considered a draft Joint Affordable Housing Supplementary Planning Document (SPD) and recommended approval for consultation (8 May 2012 – Report No LDF12/086).
- 1.2 Public consultation took place between 2 November and 14 December 2012 and, in the light of comments received, Officers have made consequential changes to the draft SPD in order that it may be adopted.

2. Recommendation(s)

- 2.1 **The Working Group resolves to recommend to Cabinet that Council adopts the Joint Affordable Housing Supplementary Planning Document (SPD).**

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3. Corporate priorities

- 3.1 Both Authorities have identified affordable housing as a Corporate Priority.

4. Key issues

- 4.1 The Working Group has previously considered a draft Joint Affordable Housing Supplementary Planning Document (SPD) and recommended approval for consultation (8 May 2012 – Report No LDF12/086). The object of the SPD is to assist both authorities in implementing local plan policies to meet the objective of delivering affordable housing through the planning system. Planning for the provision of good quality affordable housing plays an important role in maintaining an inclusive and balanced society.
- 4.2 The SPD will provide supplementary guidance on the implementation of Core Strategy Affordable Housing Policies CS9, (FHDC), and CS5, (SEBC). Whilst the SPD does not have the status of a more formal 'Local Plan Document', the provisions contained within it will be a material consideration in the determination of planning applications across both Authorities.
- 4.3 Joint public consultation took place between 2 November and 14 December 2012. A summary of the response received during this period of consultation and officers responses made is attached as Appendix A of this paper.
- 4.4 As a result of the comments received, the draft SPD has been amended where appropriate to address concerns, particularly clarifying the purpose and role of the document. The amended draft SPD is attached as Appendix B of this paper.
- 4.5 It is proposed that the revised draft be adopted by both local authorities to provide the basis for a consistent approach for the delivery of affordable housing through the planning system in each area.

5. Other options considered

- 5.1 None.

6. Community impact

6.1 Crime and disorder impact *(including Section 17 of the Crime and Disorder Act 1998)*

- 6.1.1 It is not considered that the SPD will have any impact on crime and disorder in the district.

6.2 Diversity and equality impact *(including the findings of the Equality Impact Assessment)*

- 6.2.1 It is not considered that the SPD will have any detrimental impact on diversity and equality in the district.

6.3 Sustainability impact *(including completing a Sustainability Impact Assessment)*

- 6.3.1 The SPD does not require a sustainability appraisal, although the policies in the respective Core Strategies have been the subject of such an appraisal.

6.4 **Other impact** *(any other impacts affecting this report)*

6.4.1 None associated with this report.

7. **Consultation** *(what consultation has been undertaken, and what were the outcomes?)*

7.1 Consultation arrangements are noted above.

8. **Financial and resource implications** *(including asset management implications)*

8.1 There are no additional financial or resource implications resulting from the recommendation in this paper.

9. **Risk/opportunity assessment** *(potential hazards or opportunities affecting corporate, service or project objectives)*

9.1 The risks of not bringing forward such a document is that the Councils will not be able to secure appropriate provision of affordable housing to meet identified needs.

10. **Legal and policy implications**

10.1 The NPPF, (para. 50), identifies that where Councils have identified that affordable housing is needed, it should set policies for meeting this need.

11. **Ward(s) affected**

11.1 All wards in Forest Heath and St Edmundsbury.

12. **Background papers**

12.1 None.

13. **Documents attached**

13.1 Appendix A: Summary of Consultation Responses
Appendix B: Forest Heath District Council and St Edmundsbury Borough Council
- Amended Joint Draft Affordable Housing Supplementary Planning Document (SPD)