

 EXECUTIVE 13 November 2019		Agenda Item No. 12
Title	Supplementary Planning Documents (SPDs) – Requests to Consult	
For further information about this report please contact	David Butler (01926 456017) david.butler@warwickdc.gov.yk Tony Ward (01926 456505) tony.ward@warwickdc.gov.uk	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	N/A	
Background Papers	Warwick district Local Plan 2011-2029 Local Development Scheme – Executive March 2018, Item 11	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	Yes - 1065
Equality & Sustainability Impact Assessment Undertaken	Yes
The Local Plan and the policies within it has been subject to equalities impact assessment.	

Officer/Councillor Approval	Date	Name
Chief Executive	09/10/19	Chris Elliott
CMT	09/10/19	Chris Elliott, Bill Hunt, Andrew Jones
Section 151 Officer	09/10/19	Mike Snow
Monitoring Officer	09/10/19	Andrew Jones
Head of Service	09/10/19	Dave Barber
Portfolio Holder(s)	16/10/19	Councillor John Cooke
Consultation & Community Engagement		
The report is a request to take draft Supplementary Planning Documents to public consultation for a minimum of 6 weeks.		
Final Decision?	No – As the document will need to come back to Executive for adoption	

1 SUMMARY

- 1.1 The Warwick District Local Plan 2011-2029 was adopted in September 2017 and contains commitments to bring forward Supplementary Planning Documents (SPDs) on a variety of matters, including Affordable Housing.
- 1.2 A further commitment was made in the Local Development Scheme to produce relevant SPDs on emerging planning issues that have developed since the adoption of the Local Plan, such as Developer Contributions

2 RECOMMENDATIONS

- 2.1 That Executive notes the content of the attached documents (Appendices 1 and 2) and approves them for an eight-week public consultation, in accordance with the Council's adopted Statement of Community Involvement (SCI).
- 2.2 That Executive note that following the public consultation a final version of each of the SPDs will be brought before them and if they are approved they will subsequently be a material consideration in the determination of planning applications.

3 REASONS FOR THE RECOMMENDATIONS

- 3.1 Affordable Housing
- 3.2 The provision of suitable and sufficient Affordable Housing is a requirement of the Local Plan and of national planning policy.
- 3.3 The Affordable Housing SPD refreshes and updates the previous Affordable Housing SPD adopted in 2008, ensuring that the evidence base and subsequent requirements are robust and appropriate, whilst adapting to changes in the National Planning Policy Framework (NPPF), case law and other legislation.
- 3.4 The SPD has been the result of collaborative work with the Housing team to ensure that the guidance is deliverable and desirable.
- 3.5 Developer Contributions
- 3.6 When determining planning applications, Local Planning Authorities consider the need to apply specific conditions, restrictions, activities, operations and contributions, necessary to make the development acceptable in planning terms. These are referred to as 'planning obligations' (also referred to as developer contributions).
- 3.7 The purpose of the Developer Contributions SPD is to provide clarity regarding Warwick District Councils approach to seeking developer contributions that are necessary to provide the physical, social and green infrastructure to support high quality development outcomes and sustainable planning objectives.
- 3.8 The SPD will also provide a template Section 106 Legal Document to assist developers in the drafting and execution of their legal obligations.

3.9 Members should note that consultation are usually for six weeks, but as the consultation fall over the Christmas period this has been extended to eight weeks to allow greater opportunity to provide responses.

4.0 **POLICY FRAMEWORK**

4.1 Fit for the Future (FFF)

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. Amongst other things, the FFF Strategy contains Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The Council's SAP's are the programme of work fundamental to the delivery of the strands described in the table below.

FFF Strands		
People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/productivity of local economy Increased employment and income levels
Impacts of Proposal		
These SPDs will help facilitate the provision of Affordable Housing, and also the contributions required to mitigate development	The Developer Contributions SPD will help ensure that the relevant contributions are made to appropriate infrastructure	Both SPDs will ensure that, where appropriate, financial (and other) contributions are made to the Council
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
Impacts of Proposal		

The SPDs will help officers in pre-application discussions and in determining applications	The Developers Contribution SPD will help ensure that the appropriate financial contributions to the Council are made, including financial contributions that will help provide services	The Developers Contribution SPD will help ensure that the appropriate financial contributions to the Council are made
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4.2 **Supporting Strategies**

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FFF strands.

4.3 **Changes to Existing Policies**

This document is in harmony with the Council’s Housing Strategy.

4.4 **Impact Assessments**

The Consultation will be undertaken in line with the Council’s Statement of Community Involvement (SCI) 2016 approved by Executive in January 2016. The SCI specifically seeks to ensure that all relevant sectors of the community are consulted. The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.

3 BUDGETARY FRAMEWORK

5.1 The costs of conducting the consultations and reviewing the responses are covered within the existing budget framework.

6 RISKS

6.1 There are no specific risks related to taking the proposed SPDs out to public consultation.

7 ALTERNATIVE OPTIONS CONSIDERED

7.1 The Executive could decide not to pursue publication of an Affordable Housing SPD. However, this would be contrary to the commitments made in the Local Plan and will not provide officers with a solid policy basis for the future provision of Affordable Housing

7.2 The Executive could decide not to pursue publication of a Developer Contributions SPD. However, this could undermine delivering the appropriate financial contributions from development.

8 BACKGROUND

8.1 Affordable Housing

8.2 The Affordable Housing SPD sets out the requirements for Affordable Housing in the district, and is intended to replace the current Affordable Housing SPD, adopted in 2008.

- 8.3 Detailed advice is given regarding all aspects of Affordable Housing, and has been produced in conjunction with Housing Services.
- 8.5 Developer Contributions
- 8.6 The Warwick District Local Plan (adopted September 2017), sets out the planning policies for the growth and, in places, regeneration of the District to 2029. It specifies a significant amount of growth for the district in terms of new homes required and development needed to provide economic growth and related employment opportunities.
- 8.7 Given the amount of growth identified, the Developer Contributions SPD will be an important document which sets out how the Council will secure developer contributions from eligible development.
- 8.8 This will be an essential requirement in order to assist in the delivery of new and improved infrastructure that our communities require and to ensure that the planned growth is sustainable.