

 Executive 13 July 2020		Agenda Item No. 4
Title	Adoption of the Affordable Housing and Developer Contributions SPDs	
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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Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?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	Executive, 13 November 2019, Item 12	
Background Papers	Warwick District Local Plan 2011-2029	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes (1,083)
Equality Impact Assessment Undertaken	Yes
The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.	
Officer/Councillor Approval	
Officer Approval	Date Name
Chief Executive/Deputy Chief Executive	08/06/2020 Chris Elliott
Head of Service	08/06/2020 Dave Barber
CMT	08/06/2020 Chris Elliott/Andy Jones/Bill Hunt
Section 151 Officer	08/06/2020 Mike Snow
Monitoring Officer	08/06/2020 Andy Jones
Finance	08/06/2020 Mike Snow
Portfolio Holder(s)	08/06/2020 Cllr John Cooke
Consultation & Community Engagement	
Public consultation took place between 02/12/2019 and 24/02/2020	
Final Decision?	Yes
Suggested next steps (if not final decision please set out below)	

1. **Summary**

- 1.1 The Warwick District Local Plan 2011 – 2029, adopted in September 2017, contains commitments to bring forward Supplementary Planning Documents on a number of matters.
- 1.2 The draft versions of the Affordable Housing SPD and Developer Contributions SPD were subject to a period of public consultation between 2nd December 2019 and 24th February 2020. This report sets out the outcome of the consultations and recommends adoption of the final drafts of the SPDs.

2. **Recommendation**

- 2.1 That the Executive notes the statement of community consultation (Appendix 1) and approves the adoption of the Affordable Housing SPD (Appendix 2).
- 2.2 That the Executive notes the statement of community consultation (Appendix 3) and approves the adoption of the Developer Contributions SPD (Appendix 4).

3. **Reasons for the Recommendation**

Affordable Housing

- 3.1 The previous Affordable Housing SPD was adopted in 2008, since when Warwick District Council have adopted the Local Plan and the government have introduced and updated the National Planning Policy Framework.
- 3.2 The Affordable Housing SPD has been developed in conjunction with Housing Services, and therefore gives the Council the most up-to-date and sound basis to require and deliver the affordable housing the District requires.
- 3.3 The SPD was taken out to public consultation for 12 weeks, an extended period to ensure there was ample opportunity to respond to the consultation given the Christmas period and the general election.
- 3.4 The representations are summarised in Appendix 1, along with the officer response, and details of any actions that need to be taken as a result. These have now been made, and Appendix 2 is the final draft of the document.
- 3.5 Once adopted, the SPD will become a material factor in the determination of planning applications, and will aide applicants by clearly articulating the affordable housing requirements in the District.

Developer Contributions

- 3.6 This is the Council's first Developer Contributions SPD. The requirement for its production was identified in the current Local Plan in order to support the Plan's delivery.
- 3.7 The Developer Contributions SPD has been developed to set out how the Council will secure developer contributions from eligible development. The SPD includes a Template Section 106 framework to regularise and expedite the efficient production of consistent legal agreements.
- 3.8 The SPD was taken out to public consultation for 12 weeks, an extended period to ensure there was ample opportunity to respond to the consultation given the Christmas period and the general election.

- 3.9 The representations are summarised in Appendix 3, along with the officer response, and details of any actions that need to be taken as a result. These have now been made, and Appendix 4 is the final draft of the document.
- 3.10 Once adopted, the SPD will become a material factor in the determination of planning applications, and will aide applicants by clearly articulating planning obligations that may be necessary to support development in the District.

4. 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. To that end amongst other things the FFF Strategy contains several Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council’s FFF Strategy.

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 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		
The SPDs will aid in delivery of appropriate affordable housing and in the provision of Section 106 contributions for other matters	The Developer Contributions SPD will help ensure adequate Section 106 monies will be accrued from developments	The Developer Contributions SPD will help ensure adequate Section 106 monies will be accrued from developments
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 aid officers in the determination of planning applications.	The SPDs will ensure that appropriate contributions are raised from developments within the District.	The SPDs will ensure that appropriate contributions are raised from developments within the District.

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 seeks to support the new policies adopted within the Local Plan and adheres to national and local policies rather than changing them.

4.4 **Impact Assessments**

The Consultation has been 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.

5. **Budgetary Framework**

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

6. **Risks**

6.1 There are no specific risks related to adopting either of the SPDs.

7. **Alternative Option(s) considered**

7.1 The Executive could decide not to adopt the Affordable Housing SPD, however this would hinder the provision of the right mix and quantum of affordable housing in the District.

7.2 The Executive could decide not to adopt the Developer Contributions SPD, however this may hinder the efficient delivery of development and any associated physical and social infrastructure needed to make it acceptable in planning terms.

8. **Background**

8.1 The Affordable Housing SPD consultation received 64 representations, as detailed in Appendix 1.

8.2 As outlined in Appendix 1, there were minor amends to the text of the consultation draft, none of which required the document to be re-consulted upon.

8.3 The Developer Contributions SPD received 85 representations, as detailed in Appendix 3.

8.4 As a result of the representations outlined in Appendix 3, there were minor amends to the text of the consultation draft, none of which required the document to be re-consulted.

8.5 After further consideration by officers, it was considered useful to re-order the types of obligation in part 2 of the SPD. The document now groups obligations sought by the District Council and those sought on behalf of Warwickshire County Council. This adjustment does not change the substance of the content or require re-consultation.