

		AGENDA ITEM NO.																																								
Report Cover Sheet																																										
Name of Meeting:		Executive																																								
Date of Meeting:		10 th December 2007																																								
Report Title:		Supplementary Planning Document on Affordable Housing																																								
Summary of report:		This report requests that the Council adopts the Affordable Housing SPD and the Development Control Guidance on the Mix of Housing for use in decision making for development control purposes.																																								
For Further Information Please Contact (report author):		Sally Jones Policy, Projects and Conservation																																								
Would the recommended decision be contrary to the Policy Framework:		No																																								
Would the recommended decision be contrary to the Budgetary framework:		No																																								
Wards of the District directly affected by this decision:		All																																								
Key Decision?		Yes																																								
Included within the Forward Plan?		17																																								
Is the report Private & Confidential		No																																								
Background Papers:		Warwick District Local Plan 1996 - 2011																																								
Consultation Undertaken Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.																																										
<table border="1"> <thead> <tr> <th>Consultees</th> <th>Yes/ No</th> <th>Who</th> </tr> </thead> <tbody> <tr> <td>Other Committees</td> <td>No</td> <td></td> </tr> <tr> <td>Ward Councillors</td> <td>No</td> <td></td> </tr> <tr> <td>Portfolio Holders</td> <td>Yes</td> <td>Cllr John Hammon and Cllr Michael Doody</td> </tr> <tr> <td>Other Councillors</td> <td>No</td> <td></td> </tr> <tr> <td>Warwick District Council recognised Trades Unions</td> <td>No</td> <td></td> </tr> <tr> <td>Other Warwick District Council Service Areas</td> <td>No</td> <td></td> </tr> <tr> <td>Project partners</td> <td>No</td> <td></td> </tr> <tr> <td>Parish/Town Council</td> <td>Yes</td> <td>As part of consultation exercise</td> </tr> <tr> <td>Highways Authority</td> <td>No</td> <td></td> </tr> <tr> <td>Residents</td> <td>Yes</td> <td>As part of consultation exercise</td> </tr> <tr> <td>Citizens Panel</td> <td>No</td> <td></td> </tr> <tr> <td>Other consultees</td> <td>Yes</td> <td>As part of consultation exercise</td> </tr> </tbody> </table>				Consultees	Yes/ No	Who	Other Committees	No		Ward Councillors	No		Portfolio Holders	Yes	Cllr John Hammon and Cllr Michael Doody	Other Councillors	No		Warwick District Council recognised Trades Unions	No		Other Warwick District Council Service Areas	No		Project partners	No		Parish/Town Council	Yes	As part of consultation exercise	Highways Authority	No		Residents	Yes	As part of consultation exercise	Citizens Panel	No		Other consultees	Yes	As part of consultation exercise
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Officer Approval

With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.

Officer Approval	Date	Name
Relevant Director(s)	13/11	Craig Anderson
Chief Executive	15/11	Chris Elliott
CMT	15/11	
Section 151 Officer	15/11	Mary Hawkins
Legal	13/11	Simon Best
Finance	13/11	Marcus Miskinis

[illegible]

Final Decision?	Yes
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Suggested next steps (if not final decision please set out below)

1. RECOMMENDATION(S)

- 1.1 That the Affordable Housing Supplementary Planning Document, attached as Appendix 1 to this report, is adopted by the Council for use in decision making.
- 1.2 That the Development Control Guidance on the Mix of Housing, attached as Appendix 2 to this report, is agreed by the Council for use in decision making

2. REASON(S) FOR THE RECOMMENDATION(S)

- 2.1 This Supplementary Planning Document is one of five identified in the Council's Local Development Scheme. Its purpose is to set out the Council's detailed planning policy requirements for affordable housing on housing development sites based on Local Plan Policy SC11, and on rural exception sites based on Local Plan Policy RAP4.
- 2.2 A Draft Mixed Communities and Affordable Housing SPD and Background Documents were approved by the Council's Executive on the 23rd July, 2007 for public consultation. This additionally included guidance on the mix of market housing. A six week period of public consultation was carried out between the 31st August and 12th October, 2007.
- 2.3 A total of 23 objection forms / letters were received over the six week period. The revised version of the SPD, which includes the changes made as a result of the consultation exercise, is attached as **Appendix 1**. A proposed new development control guidance note, to include the market housing aspects of the SPD, is attached at **Appendix 2**. A summary of the representations, together with my response and proposed changes is set out in **Appendix 3**.
- 2.4 In accordance with the regulations a full Sustainability Appraisal was prepared alongside the Draft SPD. This was revisited following the consultation exercise and the non- technical summary is attached as **Appendix 4** to this report. The full Sustainability Appraisal Report, along with other Background Documents, can be viewed on the Council website:
<http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Mixed+communities+and+affordable+housing.htm>

The Consultation Exercise

- 2.5 The Draft SPD, Sustainability Appraisal Report, Background Documents and representations forms were made available at 10 deposit points throughout the district which included the Town Hall, libraries and one stop shops. The documents were also placed on the Council's website. Letters were sent out to those who had expressed an interest through the Statement of Community Involvement together with other statutory consultees. A notice advertising the consultation period was published in the local newspaper and a press release was issued to the local media.

Summary of Representations

- 2.6 Responses were received from a total of 23 individuals, companies and organisations. These included:

- 2 Registered Social Landlords
- 8 Parish Councils
- 3 Town Councils
- 4 Housebuilders
- 3 Organisations
- 3 Public/ Government Agencies

- 2.7 Of the 23 respondents, 19 included comments on the documents and 4 were responses which made no comments. Four representations were in full support of the SPD.
- 2.8 The representations were varied in nature, many commenting on matters of detail or requesting further clarity. More specifically, there were representations on the 80/20 split for social rented/intermediate housing; the application of “local connection” criteria on rural exception sites; clarification on the standards for affordable housing; and the suggested mix on private development sites. Some respondents held the view that the guidance on the mix of market housing consisted of new policy which should properly be included in a development plan document and be subject to examination by an independent Inspector.
- 2.9 There was also an objection to the Sustainability Appraisal exercise. The first stage of the Sustainability Appraisal exercise, the Scoping Report, was published in November 2006 for three proposed SPDs, namely, Parking, Affordable Housing and Open Space. Following this, the Government published revised planning policy for housing, PPS3, which advised local planning authorities to set out in local development documents the likely profile of household types requiring market housing and to plan for a mix of housing for the different household types. On the basis of this, Officers decided to broaden the scope of the Affordable Housing SPD to include advice on the mix of market housing. Pre-production consultation was carried out on this basis and a draft Mixed Communities and Affordable Housing SPD and Sustainability Appraisal Report were produced for formal consultation. The Home Builders Federation, however, have objected to the fact that the Scoping Report failed to include reference to the mix of market housing. This could be shown to be contrary to current planning regulations and the SEA Directive.
- 2.10 Two respondents objected to the inclusion of guidance on the mix of market housing on the grounds that it represented new policy and should, therefore, be included in the Core Strategy rather than an SPD. Due to the fact that both new government guidance in PPS3 and the new planning system are in such early stages, this is an issue which has yet to be properly tested.

The Council’s Response to Representations

- 2.11 A number of minor amendments have been made to the Draft SPD to address issues made in representations on matters of detail and clarity. These include matters relating to the mix of affordable housing, the standards of affordable housing, the application of “local connection” criteria to rural affordable housing, and section 106 agreements.
- 2.12 The most significant change recommended by Officers is the deletion of the section on the mix of market housing. The reason for this is primarily because Officers would not wish to risk a challenge to the whole SPD for procedural reasons,

concerning either the Sustainability Appraisal process or the way in which the guidance on the mix of housing is brought forward through a SPD. However, Officers consider that the mix of housing on private development sites can still be influenced through:

- Planning Policy Statement 3 (Housing) which states that local planning authorities should ensure that the proposed mix of housing should reflect the proportions of households requiring market housing;
- West Midlands Regional Spatial Strategy Policy CF5 (A) which seeks a range of housing types and tenures within new housing developments;
- Warwick District Local Plan Policy SC1 which seeks a range of sizes and types of dwellings; and
- Evidence from the South Warwickshire Housing Assessment (2006) and the Strategic Housing Market Assessment for the South Housing Market Area (2007)

- 2.13 It is proposed, therefore, that the details in the section on the mix of market housing are incorporated into a development control guidance note. This would set out relevant planning policies, the findings of local housing assessments and the types and sizes of housing which would help meet local requirements. In particular, the guidance would set out the need for small to medium family homes with gardens, 2-bed flats and a range of different types of housing to meet the needs of older people. The guidance will not have the status of a SPD but will provide guidance to developers on housing requirements in the District. Since the guidance will reflect those elements of the SPD which are now deleted, it will have been subject to public consultation in terms of content.

Changes to the Sustainability Appraisal Report

- 2.14 With regard to the Sustainability Appraisal Report, the references to the mix of market housing have been deleted in order to bring this Report into line with the Scoping Report. This was possible since both the market and affordable elements of the report tend to “stand alone” and were appraised separately. The minor amendments to the affordable housing element of the SPD were of insufficient significance to warrant a re-appraisal of the sustainability objectives in the report.

Implementation of the Policy

- 2.15 Subject to approval by Executive it is proposed to adopt the Affordable Housing SPD and the Development Control Guidance for use in decision making for development control purposes.

Further Information

- 2.16 For more information on the Supplementary Planning Document please contact Sally Jones on 01926 456330 (email sally.jonest@warwickdc.gov.uk)

3. ALTERNATIVE OPTION(S) CONSIDERED

- 3.1 The Council is not required to produce an Affordable Housing SPD however it has publicly committed to do so in the Local Development Scheme and in Policy SC11 of the Warwick District Local Plan 1996 - 2011. The retention of the market housing

element of the Draft SPD in the final version was considered but rejected on the grounds that it could lead to a challenge on procedural grounds.

4. BUDGETARY FRAMEWORK

- 4.1 There are no budgetary implications resulting from the Supplementary Planning Document or the Development Control Guidance which will be implemented using existing resources.

5. POLICY FRAMEWORK

- 5.1. The Supplementary Planning Document and the Development Control Guidance accord with the Council's planning policies contained in the Warwick District Local Plan 1996 – 2011.