

Affordable Housing Supplementary Planning Document

Report of the Planning Portfolio Holder and Housing & Environmental Health Portfolio Holder

Recommended:

1. That the Affordable Housing Supplementary Planning Document attached as Annex 1 to the report is adopted in order to provide detailed guidance on affordable housing development to support the policies adopted in the Local Plan.
2. That the revised wording of Policy COM7 adjusted to reflect the updated National Planning Policy Framework be approved.
3. That the Head of Planning Policy and Economic Development, in consultation with the Planning Portfolio Holder and the Housing and Environmental Health Portfolio Holder, be given delegated authority to make minor amendments to the Affordable Housing Supplementary Planning Document from time to time to reflect changes in guidance and legislation.

Recommended to Council

SUMMARY:

- The purpose of this report is to consider the attached draft Affordable Housing Supplementary Planning Document (AH SPD) with a view to its adoption.
- The original draft document was subject to a public consultation process which ran from 30 August 2019 – 11 October 2019.
- Consultation responses were collated and a “Summary of Representations” table produced, which is attached as Annex 2.
- Members are asked to consider the revised document based upon the amendments made in response to the representations received, which will include updated guidance from the National Planning Policy Framework.

1 Introduction

- 1.1 Delivery of affordable housing remains a high priority for the Council through its new Corporate Plan 2019-2023. Over the last four years the Council has delivered more than 1000 new affordable homes, exceeding its target of 200 new homes per annum. To help to continue to secure affordable housing delivery an AH SPD has been produced.

- 1.2 This report is seeking approval from Members to adopt the revised Affordable Housing Supplementary Planning Document which will give advice on the detailed requirements of the affordable housing policies set out in the Test Valley Borough Revised Local Plan 2016.
- 1.3 Members are also asked to note and approve the revised wording of Policy COM7 which reflects the changes brought in by the revised NPPF published in February 2019. The NPPF requires that all “major developments”, defined as developments of 10 or more homes should provide on-site affordable housing. The previous COM7 had a threshold of 11+ dwellings. COM7 has therefore been amended to reflect the lower threshold of 10 dwellings.

2 Background

- 2.1 The Test Valley Borough Revised Local Plan 2016 sets out the Council’s requirements in terms of affordable housing delivery through policies COM7, COM8 and COM9. Those policies set out the key principles only, and an Affordable Housing Supplementary Planning Document is required to supplement those policies in order to provide detailed guidance and ensure that affordable housing is developed, managed and maintained to a high standard.
- 2.2 In August 2019 the Council publicised its draft Affordable Housing Supplementary Planning Document together with its Draft Affordable Housing Advice Note, with a public consultation process being undertaken between 30 August and 11 October 2019.
- 2.3 A number of representations were received from interested parties, including landowners, developers, planning consultants, and Registered Providers. A summary of the representations made are attached as Annex 2.
- 2.4 All representations were recorded and considered alongside the draft document, and officers from Planning Policy and Housing Development discussed and agreed on any required amendments. This included the decision to combine the contents of the draft Affordable Housing Advice Note with the main Affordable Housing Supplementary Planning Document to prevent duplication of information and remove confusion. The only topic which will remain as a separate Advice Note is Vacant Buildings Credit. This is due to the fact that there is limited planning guidance on the matter, and there is a likelihood of the approach to Vacant Buildings Credit being updated when any cases are tested at appeal.
- 2.5 If adopted the SPD will supersede the existing SPD 2009 and the Policy COM7 Planning Advice Note 2017.

3 Corporate Objectives and Priorities

- 3.1 The Council’s Corporate Plan 2019-2023 Growing Our Potential, includes four strategic aims for the Council over the next four years and beyond. One of the four strategic priorities is “Growing the Potential of People”. Within that theme the Council sets out its priorities in addressing housing needs.

- 3.2 With the adopted Local Plan setting out the key policies in respect of affordable housing development, the Affordable Housing Supplementary Planning Document will complement those policies and provide detailed guidance to developers, landowners and housing providers to ensure that the right type of affordable homes are built in order to address the needs of a range of customers.

4 Consultations/Communications

- 4.1 A public consultation exercise was undertaken between 30 August and 11 October 2019 in accordance with the legal requirement and the Council's Statement of Community Involvement. A number of representations were received, all of which were recorded and given detailed consideration by officers from Planning Policy and Housing Development. The Summary of Representations attached at Annex 2 details each representation that was made, together with comments from Council officers. The table also shows how each change was considered, together with the detail of any changes that have been made.

5 Options

- 5.1 The attached document reflects the agreed changes made as a result of the public consultation exercise, but also includes updated changes made by the Council's Housing Development Team which are considered necessary in order to reflect the up to date changes in the National Planning Policy Framework, and to make the document clearer to read. As a result the document will look reasonably different to the document that was subject to the public consultation exercise, although there are no material changes which would affect policy requirements.
- 5.2 Members need to consider whether or not to adopt the revised document.

6 Option Appraisal

- 6.1 **Option A** – Agree to adoption of the attached document.

Advantages: .Adoption of the document will assist affordable housing delivery which is a corporate aspiration in light of the levels of affordable housing need, and high house prices in the borough. The adopted document would be made available on the council's webpages immediately upon adoption to assist developers, landowners and housing providers in developing affordable homes to meet the Council's requirements.

Disadvantages: None

- 6.2 **Option B** – Not to agree adoption of the document

Advantages: None

Disadvantages: If a decision is made not to adopt the document we can still continue to seek affordable housing provision, although it will make negotiations more difficult, and more lengthy due to lack of clear guidance around the Council's adopted policies.

6.3 Option A is the recommended option.

7 Risk Management

7.1 A risk assessment has been completed in accordance with the Council's Risk Management Methodology and the existing risk controls in place mean that no significant risks (Red or Amber) have been identified.

8. Resource Implications

8.1 There are no resource implications of Option A which is the recommended option.

9. Legal Implications

9.1 Once adopted as an SPD the document will form part of the Council's suite of planning documents. In order to achieve the status the necessary regulations have been complied with.

10 Equality Issues

10.1 An EQIA screening has been completed and no potential for unlawful discrimination and/or low level of minor negative impact identified. A full EQIA has not been carried out.

11 Other Issues

11.1 Community Safety

11.2 The Affordable Housing Supplementary Planning Document seeks to ensure the development of well-designed housing that can contribute to reducing crime and create places where people wish to live and work.

11.3 Environmental Health Issues

11.4 None

11.5 Sustainability and Addressing a Changing Climate

11.6 The Affordable Housing Supplementary Planning Document sets out guidance to secure sustainable developments across the borough.

11.7 Property Issues

11.8 None

11.9 Wards/Communities Affected

11.10 All wards are potentially affected as the guidance in the Affordable Housing Supplementary Planning Document is applicable to all affordable homes built across the borough.

12 Conclusion and reasons for recommendation

12.1 The attached Affordable Housing Supplementary Document provides detailed guidance to all parties involved in the development of affordable housing in Test Valley. The production of this document has been a joint project between Planning Policy and the Housing Development Team, and has been widely consulted upon, with all consultation responses being fully considered and acted upon where appropriate. It is recommended that this revised draft document be adopted so as to provide clear guidance on future developments and strengthen the Council's policy position.

<u>Background Papers (Local Government Act 1972 Section 100D)</u> Test Valley Borough Revised Local Plan DPD Adopted Local Plan 2011-2029 (2016) Test Valley Borough Council			
<u>Confidentiality</u> It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	3	File Ref:	N/A
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