
REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 7
DATE OF MEETING:	1st FEBRUARY 2018	CATEGORY: DELEGATED
REPORT FROM:	KEVIN STACKHOUSE - STRATEGIC DIRECTOR	OPEN
MEMBERS' CONTACT POINT:	EILEEN JACKSON Eileen.Jackson@south-derbys.gov.uk	DOC:
SUBJECT:	RATIFICATION OF THE ADOPTED AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 To approve the adopted South Derbyshire Affordable Housing Supplementary Planning Document (SPD), as set out in Appendix A, replacing the 2008 Affordable Housing Guidance.
- 1.2 To note the content of the Affordable Housing Supplementary Planning Document appended to this report

2.0 Purpose of Report

- 2.1 To update Members on the progress of the Affordable Housing SPD and to seek Members' approval to adopt the document.

3.0 Background

- 3.1 Members will be aware that the Local Plan Part 1 was adopted by the Council in June 2016. Both policies H20: Housing Balance and H21: Affordable Housing within the Part 1 Plan are to be further detailed by an Affordable Housing SPD. The Local Development Scheme timetables adoption of the Affordable Housing SPD for late 2017.
- 3.2 The Draft Affordable Housing SPD was presented to this Committee in April 2017 to seek approval for consultation.
- 3.3 The final version of the Affordable Housing SPD was presented to and approved by Environmental and Development Services Committee on 16th November 2017.

4.0 Detail

- 4.1 The Local Plan Part 1 sets out in Policy H21: Affordable Housing, that the Council will seek to secure up to 30% of new housing development as affordable housing, as defined by the National Planning Policy Framework (NPPF), on sites of over 15

dwellings. Policy H21 also sets out where rural exception sites that are kept in perpetuity as affordable housing would be acceptable.

- 4.2 Policy H20: Housing Balance in the Part 1 Plan addresses the balance of housing of any new housing development; this relates to the mix of dwelling types, tenure, size and density. The affordability of housing is assessed when producing a Strategic Housing Market Assessment, a document on which Policy H20 relies for an up to date profile of the housing market and any gaps in the housing offer.
- 4.3 An SPD is a planning policy document that builds upon and provides more detailed advice or guidance on, a policy or policies within a Local Plan. SPDs are material planning considerations in the determination of planning applications. Having an Affordable Housing SPD will support the implementation of these policies, assist applicants in their applications and guide decision makers.
- 4.4 The Affordable Housing SPD provides further detail on: the different types of affordable housing; housing need; affordability and tenure; quality of affordable housing; mechanisms and expectations for delivery and; affordable housing providers.
- 4.5 The Affordable Housing SPD further supplements Policy H21 by detailing the requirements with regard to viability, rural exception sites, the phasing of provision and commuted sums in lieu of on-site provision.
- 4.6 The Draft Affordable Housing SPD was made available for public consultation between 12 June 2017 and 7 August 2017. Regulation 12 of the Town & Country Planning (Local Planning)(England) Regulations 2012 requires that before the SPD is adopted, a statement setting out details of those consulted when preparing the SPD, together with a summary of the main issues raised, must be prepared. Any relevant issues raised during the consultation have been addressed in the final version of the SPD. The Consultation Statement, Appendix B, is appended to this report.
- 4.7 The Affordable Housing SPD has been prepared in compliance with Regulations 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012, and with regard to the requirements of the NPPF.

5.0 Financial Implications

- 5.1 Following adoption, there is a three month period where any person aggrieved by the decision to adopt the SPD may make an application to the High Court for judicial review. Any application for judicial review should be made promptly and in any event, no later than 3 months after the date of adoption (i.e. no later than 16 February 2018).

6.0 Corporate Implications

- 6.1 The adoption of a complete South Derbyshire Local Plan is a key priority of the District Council and is included as an action within the Corporate Plan. The Affordable Housing SPD will assist the implementation of the Local Plan.

7.0 Community Implications

- 7.1 The affordability of housing continues to be an issue of national concern and the delivery of affordable housing is essential to ensuring that everyone living in South Derbyshire has the opportunity to live in a home that they can afford.

8.0 **Background Papers**

8.1 South Derbyshire Local Plan Part 1

9.0 **Appendices**

Appendix A: South Derbyshire Affordable Housing SPD

Appendix B: Consultation Statement

Appendix C: Strategic Environmental Assessment Screening Report