

Title of Report	DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)	
Presented by	Ian Nelson Planning Policy & Land Charges Manager	
Background Papers	National Planning Policy Framework National Planning Practice Guidance North West Leicestershire Local Plan Statement of Community Involvement (February 2019)	Public Report: Yes
Financial Implications	The cost of preparing the SPD is being met through existing budgets. Signed off by the Section 151 Officer: Yes	
Legal Implications	None from the specific content of this report. The preparation of the SPD will need to comply with the Town and Country Planning (Local Planning) (England) Regulations 2012. Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report. Signed off by the Head of Paid Service: Yes	
Purpose of Report	This report presents a draft Affordable Housing Supplementary Planning Document for consideration with a recommendation that it be published for public consultation. The SPD will provide additional guidance about the application of the Council's planning policies for affordable housing and the Council's wider operational support for affordable housing.	
Recommendations	THAT THE LOCAL PLAN COMMITTEE APPROVES THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT IN APPENDIX 1 FOR PUBLIC CONSULTATION.	

1. BACKGROUND

- 1.1 Officers from the Planning Policy and Strategic Housing Teams have prepared the draft Affordable Housing Supplementary Planning Document (SPD) included in Appendix 1. The SPD provides supplementary information in support of Local Plan Policy H4 – Affordable Housing and Policy H5 – Rural Exceptions Site for Affordable Housing.
- 1.2 The draft SPD was considered by Cabinet at its meeting on 27 July 2021. The resolution of that meeting was
- That Cabinet requests the Local Plan Committee to approve the draft affordable housing supplementary planning document in Appendix 1 for public consultation.*
- 1.3 The covering Cabinet report is included in Appendix 2. The report sets out the reasons for preparing the SPD, a summary of the matters it covers and the proposed next steps.

- 1.4 Since the Cabinet report was prepared, officers from Planning Policy and Development Management have collaborated to suggest some minor changes to the version of the SPD seen by Cabinet. These changes stem from the updated National Planning Policy Framework published on 20 July 2021 and from experience applying the Local Plan policies in practice.
- 1.5 The draft SPD in Appendix 1 includes these changes which are as follows:
- a) update references to the 2021 NPPF and correct the NPPF definition of affordable housing
 - b) clarify that the current Local Plan is the 'Local Plan as amended by the Partial Review'
 - c) clarify that, where a developer states that no Registered Provider (RP) is interested in taking on the affordable units on a site, all the RP responses the developer received are to be shared with the council
 - d) additional information about the approach to legal agreements for affordable-led schemes
- 1.6 The 2021 NPPF has aimed to clarify how the Government's requirements for affordable home ownership should be applied. The wording of the 2021 NPPF (paragraph 64) now states that the expectation is "at least 10% of the total number of homes to be available for affordable home ownership". The underlined wording is an addition in the 2021 NPPF. This means that on a site of 100 dwellings, at least 10 should be for affordable home ownership.
- 1.7 Alongside this, the First Homes requirement is that at least 25% of the affordable housing requirement should be First Homes. So, continuing the example of a 100 dwelling scheme and assuming a 30% affordable housing requirement in Local Plan Policy H4, the site would need to include $30 \times 25\% = 8$ First Homes (rounded up from 7.5). First Homes are a form of affordable home ownership so the 8 First Homes can be counted as part of the 10 needed from the paragraph above. In summary the example site would deliver a total of 30 affordable homes of which at least 10 would be affordable home ownership and, of those 10, at least 8 would be First Homes. The tenure of the remaining 20 would be agreed in accordance with the council's priorities.
- 1.8 Page 7 of the SPD provides further examples of these calculations.

2. NEXT STEPS

- 2.1 Subject to the Committee's decision, the draft SPD will go out to public consultation. The Town and Country Planning (Local Planning) (England) Regulations 2012 require a minimum of 4 weeks for consultation, but it is the Council's established practice as set out in the Statement of Community Involvement to undertake consultation over a 6-week period.
- 2.2 Following the public consultation a further report amending the draft SPD will then need to be brought back to Cabinet (amendments having been made pursuant to the consultation response) recommending that Local Plan Committee approve the revised draft SPD.

Policies and other considerations, as appropriate	
Council Priorities:	The preparation of the Affordable Housing SPD will be particularly relevant for the following Council Priority; - Local people live in high quality, affordable homes
Policy Considerations:	Adopted Local Plan National Planning Policy Framework
Safeguarding:	None specific

Equalities/Diversity:	None specific
Customer Impact:	None specific
Economic and Social Impact:	The decision, of itself, will have no specific impact. The SPD, if approved, will have social benefits by supporting the delivery of affordable housing in the district
Environment and Climate Change:	The decision, of itself, will have no specific impact.
Consultation/Community Engagement:	The draft SPD will be published for consultation. The consultation arrangements will be governed by the Council's Statement of Community Involvement.
Risks:	None specific.
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