

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 7 DECEMBER 2021



Title of Report	AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION	
Presented by	Councillor Keith Merrie Planning Portfolio Holder	
Background Papers	National Planning Policy Framework (July 2021) National Planning Practice Guidance Adopted Local Plan Statement of Community Involvement Consultation responses	Public Report: Yes Key Decision: 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 the report. The preparation of the SPD must comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.	
	Signed off by the Deputy 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	An Affordable Housing Supplementary Planning Document (SPD) has been prepared to 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. This report describes the responses received during the public consultation on the draft SPD, the changes to the SPD proposed in response and recommends the adoption of the amended SPD by Local Plan Committee.	
Reason for Decision	To ensure up to date planning guidance on the subject of affordable housing is in place to help local users of the Planning service.	

Recommendations	THAT CABINET REQUESTS THAT THE LOCAL PLAN COMMITTEE ADOPTS THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT IN APPENDIX 2.
------------------------	---

1.0 AFFORDABLE HOUSING SPD - ADOPTION

1.1 Officers from the Planning Policy and Strategic Housing Teams have together prepared an Affordable Housing Supplementary Planning Document (SPD). To recap, a SPD is a document which provides further information about a development plan policies, in this case Local Plan Policy H4 – Affordable Housing, Policy H5 – Rural Exceptions Sites and Policy H6 – Housing Types and Mix. In overview, the Affordable Housing SPD covers the following matters:

- changes to national planning policy since the Local Plan was adopted
- commuted sums, including guidance on the limited circumstances when commuted sums in lieu of on-site affordable housing could be acceptable and commuted sum calculations
- affordable housing-led schemes
- information for developers about affordable housing ownership and eligibility
- approach to rural exceptions sites

1.2 A draft version of the SPD was agreed for public consultation at meetings of Cabinet (27 July 2021) and Local Plan Committee (8 September 2021). The 6-week consultation ran from 10 September to 22 October 2021.

1.3 The Consultation Statement in Appendix 1 sets out details of the consultation arrangements. Four bodies commented on the SPD and we received a further 8 ‘no comment’ responses. The table in Appendix 1 also includes officers’ consideration of the comments and proposes changes to the draft SPD in response. An additional clarification concerning rural housing needs surveys is proposed following a recent discussion with a Registered Provider and this is also incorporated in Appendix 1. In officers’ view, these changes improve the clarity and accuracy of the SPD and do not fundamentally alter its content or scope. A revised version of the SPD highlighting the proposed changes is included in Appendix 2.

1.4 A decision to adopt the SPD will mean it is capable of being a material consideration in planning decisions and will provide valuable guidance to developers about the council’s expectations and approach. We will publish the adopted SPD on the council’s website alongside the Consultation Statement and an Adoption Statement. The Regulations also require us to notify key parties about the adoption of the 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 SPD, if approved, will have social benefits by supporting the delivery of affordable housing in the district
Environment and Climate Change:	None specific
Consultation/Community Engagement:	The consultation arrangements which have been followed have been governed by the Town and Country Planning (Local Planning) (England) Regulations 2012 and in turn by the Council's own Statement of Community Involvement (as amended).
Risks:	None specific
Officer Contact	<p>Ian Nelson Planning Policy & Land Charges Manager 01530 454677 IAN.NELSON@nwleicestershire.gov.uk</p> <p>David Scruton Housing Strategy & Systems Team Manager 01530 454612 DAVID.SCRUTON@nwleicestershire.gov.uk</p>