

ITEM NO

REPORT TO COUNCIL

29 June 2007

REPORT OF DIRECTOR OF NEIGHBOURHOOD SERVICES

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Draft Affordable Housing Supplementary Planning Document

1 SUMMARY

- 1.1 The need to provide Affordable Housing within the Borough is becoming more acute as there has been an increasing differential between house prices and household income over recent years. The Borough Council recognised this last year and brought together a Scrutiny Review Group to consider this subject. Cabinet considered the Review Group's findings earlier this year. One of the key recommendations is the production of an Affordable Housing Supplementary Planning Document.
- 1.2 Under the provisions of the Planning and Compulsory Purchase Act 2004, the Borough Council can bring forward Supplementary Planning Documents in advance of the adoption of its Core Strategy provided that the document is linked to a "saved" policy in the Local Plan. In this case, the relevant policy is H19. The Draft Supplementary Planning Document has been successfully screened against the EU Directive on Strategic Environmental Assessment 2001/42/EC. Furthermore, the draft had undergone a comprehensive Sustainability Appraisal report.

2 RECOMMENDATION

- 2.1 That Cabinet commend the attached Draft Affordable Housing Supplementary Planning Document to Council. The document will require Council authorisation to be published.

3 THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

- 3.1 The housing market in the Borough has changed significantly over the last few years. There has been an increasing demand for housing in the Borough that has resulted in a considerable increase in house prices and a growing waiting list for social housing. There is a growing affordability gap between house prices and household incomes. Therefore, as a result of these issues, there is a growing need for the provision of

affordable housing in the Borough. This issue has been recognised through the Borough Council’s Corporate Plan and the Community Strategy, and taken forward by the Overview and Scrutiny Committee 2 Review Group last year.

- 3.2 The development of this Supplementary Planning Document is explicitly tied to the delivery of the Local Development Framework’s Aims and Objectives. The following table identifies these linkages.

| Local Development Framework Aim | Objective |
|--|--|
| AIM 1: To enhance social inclusion and well being | Providing for recognised housing needs in safe and attractive neighbourhoods |
| AIM 2: To improve the quality of where people live | Provide high quality, affordable housing for future generations |

- 3.3 The document considers all aspects relating to the provision of affordable housing. This includes the methodology to assess whether affordable housing is required; the size, type, design and tenure of the dwellings; clarity over impact of known and unknown costs associated with development; Rural Exception sites; a monitoring and implementation framework; and a proposed financial calculation to allow off-site provision of affordable dwellings.

Strategic Environmental Assessment

- 3.4 Every Development Plan Document and Supplementary Planning Document must be screened against the EU Directive on Strategic Environmental Assessment 2001/42/EC. The Borough Council undertook an initial screening procedure to decide whether Strategic Environmental Assessment is required under the Directive. Given that the document is purely an issues based document that focuses on social and economic impacts of affordable housing, we did not believe that it is required. In accordance with the procedures, we consulted the three SEA bodies (Natural England, Environment Agency and English Heritage) to ascertain whether they agreed with our view that there will be no significant environmental effects associated with the implementation of this Supplementary Planning Document. English Heritage confirmed this in a letter dated 4 April 2007. The Document therefore is not subject to the Strategic Environmental Assessment Regulations.

Sustainability Appraisal

- 3.5 The Draft Affordable Housing Supplementary Planning Document was been subject to a comprehensive and full Sustainability Appraisal. This has been undertaken in accordance with the relevant national guidance. The Sustainability Appraisal identifies that the introduction of the Supplementary Planning Document is likely to bring about significant social and economic benefits to the Borough. The Appraisal made 6 recommendations and these have been incorporated into the Supplementary Planning Document.

4 RESOURCE IMPLICATIONS

- 4.1 Whilst there will not be any direct resource implications, apart from publication costs, there will indirect cost implications in terms of Officer time spent on this consultation exercise.

5 CONSULTATIONS

- 5.1 The Draft Supplementary Planning Document will be subject to a period of six weeks public consultation. The consultation will be undertaken, in accordance with the consultation methods outlined in the Statement of Community Involvement.
- 5.2 Following the consultation, the responses will be collated and analysed. The final Supplementary Planning Document will be prepared and brought forward for adoption.

6 OTHER MATERIAL CONSIDERATIONS

Links to Corporate Objectives / Values

The publication of the document will help meet Corporate Aim 25, which is to provide a high quality, efficient and customer focussed Planning Service that supports sustainable improvement of the built and natural environment of the Borough.

The publication of the document will also meet one of the key priorities of the Borough Council's Housing Strategy 2006/7-2008/9.

6.1 Legal Implications

The document must be published in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

6.2 Risk Management

If the Supplementary Planning Document is not produced, the affordability of housing in the Borough will worsen and this could have a negative effect upon the successful regeneration of the Borough's economy.

6.3 Health and Safety Implications

No additional implications have been identified.

6.4 Sustainability

Sustainability Appraisal is covered in the main body of the report.

6.5 Equality and Diversity

The Draft Affordable Housing Supplementary Planning Document will be made available in alternative languages, Braille or in audio format where requested, and will be placed on the website in pdf format.

6.6 Social Inclusion

Social inclusion issues are discussed with the Document.

6.7 Procurement

There are no procurement issues.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

8 LIST OF APPENDICES

Draft Affordable Housing Supplementary Planning Document
Draft Affordable Housing Supplementary Planning Document: Sustainability Appraisal

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Ward(s): All

Key Decision Validation: This is a Key Decision as a decision made by Cabinet in the course of developing proposals to Council to amend the **policy framework**.

Background Papers

Planning Policy Statement 12: Local Development Frameworks
Town and Country Planning (Local Development) (England) Regulations 2004

Examination by Statutory Officers

| | Yes | Not Applicable |
|--|--------------------------|--------------------------|
| 1. The report has been examined by the Councils Head of the Paid Service or his representative | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The content has been examined by the Councils S.151 Officer or his representative | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The content has been examined by the Council's Monitoring Officer or his representative | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The report has been approved by Management Team | <input type="checkbox"/> | <input type="checkbox"/> |

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