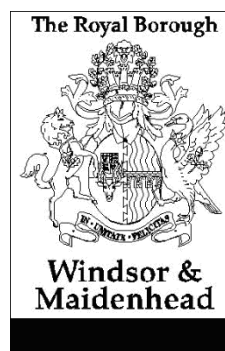


Report for:  
ACTION



|                                                    |                                                                                             |
|----------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Contains Confidential or Exempt Information</b> | No – Part I                                                                                 |
| <b>Title</b>                                       | Affordable Housing Planning Guidance Document                                               |
| <b>Responsible Officer(s)</b>                      | Russell O’Keefe, Strategic Director of Corporate and Community Services. Tel: 01628 796521  |
| <b>Contact officer, job title and phone number</b> | Jeni Jackson, Head of Planning. Tel 01628 796042                                            |
| <b>Member reporting</b>                            | Cllr Dudley, Leader and Lead Member for Housing<br>Cllr D. Wilson, Lead Member for Planning |
| <b>For Consideration By</b>                        | Cabinet                                                                                     |
| <b>Date to be Considered</b>                       | 24 November 2016                                                                            |
| <b>Implementation Date if Not Called In</b>        | Immediately                                                                                 |
| <b>Affected Wards</b>                              | All                                                                                         |

#### REPORT SUMMARY

The report proposes approval of a guide for developers of sites which require the provision of affordable housing to meet national and local planning policy. This will apply to sites being brought forward through the planning application process in advance of the new Borough Local Plan.

#### If recommendations are adopted, how will residents benefit?

|                                                                                                                                                                                                    |                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Benefits to residents and reasons why they will benefit                                                                                                                                            | Dates by which residents can expect to notice a difference |
| The provision of affordable housing within the Borough, as part of development permitted for open market housing, will meet the needs of residents who are not able to access open market housing. | December 2016                                              |

## **1. DETAILS OF RECOMMENDATIONS**

### **RECOMMENDATION: That Cabinet:**

- I. Approves the Affordable Housing Planning Guidance Document.**

## **2. REASON FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED**

- 2.1 The need for affordable housing in the Borough is significant to ensure we create a borough for everyone. The Council is committed to doing all it can to address this need, including requiring developers to make provision towards affordable housing through the planning process - the adopted Local Plan 1999<sup>1</sup>. The Plan provides the current framework for development in the Borough.
- 2.2 National planning policy relating to affordable housing has moved on since the Borough Local Plan was adopted in 1999. Thresholds in national policy are not in line with the Borough's Policy H3 of the local plan and the types of affordable housing now recognised as such are greater than policy H3 envisaged.
- 2.3 The Planning Guidance Document, see appendix A, sets out the framework for the Borough's Development Management team to provide advice to developers bringing forward housing sites in the Borough to secure a borough for everyone. It contains additional detail and guidance on how the local planning authority (the Council) will interpret and apply its approach to affordable housing. This will ensure developers and the public understand how affordable housing will be delivered.
- 2.4 Applicants applying for planning should refer to this document for detailed guidance in the early stages of feasibility reviews, site negotiations, project planning and site design, with cross-reference to other planning policies in the Local Development Documents. Adherence to this guidance would mean their planning applications should have a greater chance of gaining planning permission as it should be in line with the policies in the Borough's development plans and national policy.
- 2.5 The new proposed guidance will be supported by a new Borough Local Plan, which the Council intend to submit to the Planning Inspectorate on the 6 April 2017.
- 2.6 In addition to the planning process, as guided by this proposed Planning Guidance document, the Council's other affordable housing delivery mechanisms include:
  - Progressing the Council's own land holdings for the delivery of affordable housing with developers through Joint Ventures and RBWM Property Company.

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<sup>1</sup>The current Local Plan 1999 Policy H3 - *Affordable housing* sets out the circumstances in which new affordable housing will be delivered through the planning system

- Working with private developers and housing associations to build homes
- Working with owners of empty homes to bring them back into use through utilising best practice approaches and powers
- Working proactively to prevent homelessness and with private landlords to secure lets for their properties for people in housing need through its Housing Options team
- Potentially working with other organisations that are Registered Providers to deliver affordable homes, through property acquisition or new development.

2.7 The Housing Investment Partnership Plan approved by Cabinet in April 2016 sets out a series of actions with the aim of providing an average of 116 units per annum in the future.

| <b>Option</b>                                                                                                   | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approve the Affordable Housing Planning Guidance Document<br><br><b>This is the recommended option.</b>         | This will ensure developers and the public understand how affordable housing will be delivered.                                                                                                                                                                                                                                                                               |
| Produce an Affordable Housing Supplementary Planning Document (SPD).<br><br>This is not the recommended option. | This would have to directly relate to Policy H3 of the Local Plan which is not entirely in conformity with the National Planning Policy Framework this option was not developed.<br><br>It is not possible to produce an SPD based on the draft new Local Plan, that would have to wait until the Borough Local Plan has been through Examination and Council has adopted it. |

### 3 KEY IMPLICATIONS

| Defined Outcomes                                                                                                         | Unmet                       | Met                     | Exceeded | Significantly Exceeded | Date they should be delivered by |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|----------|------------------------|----------------------------------|
| New planning guidance published to ensure developers and the public understand how affordable housing will be delivered. | Not published by 2 December | Published by 2 December | N/A      | N/A                    | 2 December 2016                  |

### 4 FINANCIAL DETAILS

4.1 There are no revenue or capital costs for the council.

|           | 2015/16 | 2016/17 | 2017/18 |
|-----------|---------|---------|---------|
|           | Revenue | Revenue | Revenue |
| Addition  | £0      | £0      | £0      |
| Reduction | £0      | £0      | £0      |

|           | 2015/16 | 2016/17 | 2017/18 |
|-----------|---------|---------|---------|
|           | Capital | Capital | Capital |
| Addition  | £0      | £0      | £0      |
| Reduction | £0      | £0      | £0      |

### 5 LEGAL IMPLICATIONS

5.1 The document is in line with current national legislation.

### 6 VALUE FOR MONEY

6.1 None

### 7 SUSTAINABILITY IMPACT APPRAISAL

7.1 This is not required by regulations for a planning guidance document.

## 8 RISK MANAGEMENT

| <b>Risks</b>                                     | <b>Uncontrolled Risk</b> | <b>Controls</b>                                                                                         | <b>Controlled Risk</b> |
|--------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------|------------------------|
| Developers do not pay attention to this guidance | Medium                   | It will be encouraged through pre-application advice and used as consideration in planning applications | Low                    |

## 9 LINKS TO STRATEGIC OBJECTIVES

9.1 The council's Corporate Strategy 2016-20 makes direct reference to increasing the range of housing available through the following objective under its Residents First strategic priority:

- To continue investing in infrastructure and support the regeneration of our towns while protecting the character of the Royal Borough.

## 10 EQUALITIES, HUMAN RIGHTS AND COMMUNITY COHESION

10.1 An equality impact assessment is being prepared.

## 11 STAFFING/WORKFORCE AND ACCOMMODATION IMPLICATIONS

11.1 This supports the ability of key workers, including those employed by the Council, to have increased options for accessing affordable housing e.g. teachers.

## 12 PROPERTY AND ASSETS

12.1 None

## 13 ANY OTHER IMPLICATIONS

13.1 None.

## 14 CONSULTATION

14.1 This will be provided to the Housing and Planning Overview and Scrutiny Committee for consideration.

## 15 TIMETABLE FOR IMPLEMENTATION

| <b>Date</b> | <b>Details</b>                 |
|-------------|--------------------------------|
| 2 December  | Formally published as guidance |

## 16 APPENDICES

16.1 Appendix A – Draft Affordable Housing Guidance Document

## 17 BACKGROUND INFORMATION

16.1 None

## 18 CONSULTATION (MANDATORY)

| Name of consultee | Post held and Department                                          | Date sent  | Date received | See comments in paragraph: |
|-------------------|-------------------------------------------------------------------|------------|---------------|----------------------------|
| <b>Internal</b>   |                                                                   |            |               |                            |
| Cllr S Dudley     | Leader of the Council and Lead Member for Housing                 | 25/10/2016 | 26/10/16      | Comments throughout        |
| Cllr D Wilson     | Lead Member for Planning                                          | 25/10/2016 | 26/10/16      | Comments throughout        |
| Alison Alexander  | Managing Director/ Strategic Director Adults, Children and Health | 25/10/2016 | 26/10/16      | Comments throughout        |
| Simon Fletcher    | Strategic Director Operations and Customer Services               | 25/10/2016 |               |                            |
| Russell O'Keefe   | Strategic Director Corporate and Community Services               | 25/10/2016 |               |                            |

## 19 REPORT HISTORY

|                       |                      |
|-----------------------|----------------------|
| <b>Decision type:</b> | <b>Urgency item?</b> |
| Key decision          | No                   |

|                            |                  |                  |
|----------------------------|------------------|------------------|
| Full name of report author | Job title        | Full contact no: |
| Jenifer Jackson            | Head of Planning | 01629 796042     |