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<b>Decision maker:</b>	<b>Officer: Director for adults and wellbeing</b>
<b>Decision date:</b>	<b>20 July 2017</b>
<b>Title of report:</b>	<b>Technical data to support the supplementary planning document for planning obligations (April 2008)</b>
<b>Report by:</b>	<b>Housing development officer</b>

## **Classification**

Open

## **Key decision**

This is not a key decision.

## **Wards affected**

Countywide

## **Purpose**

To approve the update of affordable housing technical information to support the supplementary planning document for planning obligations (SPD) April 2008, ensuring up to date information is available.

## **Recommendation(s)**

**THAT:**

- (a) **the technical information contained in appendix 1 to this report be approved for publication.**

## **Alternative options**

- 1 There are no alternative options, as the update of technical information is required annually, to keep developers informed on current needs, tenure and affordability in relation to the delivery of affordable housing.

## **Reasons for recommendations**

- 2 To keep developers fully updated and informed on current needs, tenure and

affordability.

## **Key considerations**

- 3 The supplementary planning document for planning obligations (SPD) was brought into effect in 2008 in line with the then adopted policies of the Herefordshire unitary development plan (UDP). The SPD was produced to provide advice to developers and applicants on the use of planning obligations in the planning application process. It includes a section on the provision of affordable housing outlining the methodology of calculating affordability across the county. With the adoption of the core strategy in 2015, the UDP policies are no longer material in decision making, however, the SPD still provides the most relevant evidence for negotiating upon S106 agreements. On 10 February 2016, the Cabinet member for infrastructure took a decision that the policy compliant sections of the adopted planning obligations (SPD) should continue to be used for development management purposes.
- 4 Supporting information is published and updated annually providing data on changes to house prices, annual earnings, affordability levels, tenures and contact details of registered provider partners
- 5 The updated technical data is contained in appendix 1 and the affordability levels for Herefordshire reflect and support methodology outlined in the SPD, based on the ASHE (Annual Survey of Hours and Earnings) report for 2016.
- 6 Both of the above documents will be posted onto the council's website for general information.

## **Community impact**

- 7 The provision of relevant, accurate data in an open and accessible format is a demonstration of the council's code of corporate governance principles to ensuring openness and comprehensive stakeholder engagement, and implementing good practices in transparency reporting and audit to deliver effective accountability.
- 8 Making data available to developers and others helps the council to support its corporate plan priorities to support the growth of our economy by ensuring developers' plans are informed by identified need in the county.

## **Equality duty**

- 9 The council is committed to equality and diversity using the Public Sector Equality Duty (Equality Act 2010) to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. The decision outlined in the report will not have a detrimental impact on the council fulfilling its equality obligations

## **Financial implications**

- 10 None Identified.

## **Legal implications**

- 11 None identified.

## **Risk management**

- 12 There are no risks if the recommendation is agreed.
- 13 Should the recommendation not be approved, there is a risk that planning proposals and decisions might be made without reference to the most up to date technical data.

## **Consultees**

- 14 None identified.

## **Appendices**

Appendix 1 – Technical data to support the SPD planning obligations

## **Background papers**

- None identified.