

Written statement of a non-key decision
Cabinet member finance, corporate services and planning

Title	Proposed designation of 'Rural area' for Herefordshire under the Housing Act 1985
Decision maker	Cabinet member finance, corporate services and planning Information about cabinet, including the names and contact details of the cabinet members, can be found here: http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251
Date of decision	28 October 2022
Report exemption class	Open
Purpose	This report is to seek approval to apply to the Secretary of State to designate the rural parishes of Herefordshire as 'rural' under Section 157 of the Housing Act 1985. This will enable the Council flexibility to delivery of affordable housing on sites less than 10 units in rural areas as part of the emerging Local Plan 2021-2041.
Decision	That: a) an application under section 157 of the Housing Act 1985 be made to the Secretary of State to designate as 'rural' each of the qualifying parishes within the County of Herefordshire as listed in Appendix 3 to the report.
Reason for the decision	As set out in the report. Documents relating to this decision are available at http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?Id=50043021
Options considered	1. If an application to designate a rural area is not made to the Secretary of State then future affordable housing planning policy will be subject to the restriction outlined within para 64 of the National Planning Policy Framework and para 023 of the National Planning Practice Guidance. These indicate that in areas not designated as rural or outside of an Area of Outstanding Natural Beauty, affordable housing contributions should not be sought on sites under 10 units or if the site has an area of less than 0.5 hectares. The current threshold with Policy H1 of the Core Strategy would remain.
Declarations of interest (see	

▪ below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	16 November 2022

<p>Councillor:</p> <p>Cabinet member finance, corporate services and planning (Councillor Liz Harvey)</p> <p style="text-align: right;">Date 28 October 2022</p>
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- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;
- and
- in respect of any declared conflict of interest, a note of dispensation granted.