

REVISED SUPPLEMENTARY PLANNING GUIDANCE UPON THE PROVISION OF AFFORDABLE HOUSING

**Joint Report By: the Forward Planning Manager and the Head
of Strategic Housing Services**

Wards Affected

Countywide

Purpose

To inform members of information within the revised guidance and to agree a process for consultation.

Background

Supplementary planning guidance (SPG) upon the provision of affordable housing was approved by this Council in 2001. The SPG related to the policies contained within the Council's development plans and used data from the Housing Need Study of 1999. This document has been used to assist in delivering affordable housing throughout the County. Over time this document has become out of date and requires revision. A further 2001 housing needs study has been undertaken and needs to be reflected within the document, as does a change in key data relating to the housing market and affordability. To assist in this process Officers from Research, Strategic Housing Services, Legal Services and Forward Planning have been involved in undertaking this review. The document will continue to provide additional information to supplement the policies of the existing development plans and will eventually be adopted as revised Supplementary Planning Guidance.

Aims

The aim of the SPG is to:

- Improve the delivery and maximise the opportunities available for the provision of affordable housing to meet the County's housing needs
- Reduce uncertainty and ensure a consistent approach and provide clear guidance for developers to follow
- Provide additional guidance on the interpretation of existing plan policies contained in the current Local Plans.

Content

The SPG includes:

- A definition of affordable housing
- The legislative background for the provision of affordable housing from the national to the local perspective
- Evidence of need for affordable housing and the calculation of private sector involvement in the supply of such housing
- The mechanisms available for the delivery of affordable housing
- Negotiating for affordable housing
- Securing affordable housing and controlling occupancy
- Financial contributions in lieu of on site/off site provision of affordable housing.

It should be noted that the appendices contain data which will need to be kept up to date to reflect accurately the current situation on affordability within the County. It is anticipated that this will need to be done annually.

Consultation

In line with the PPG 12, this report recommends that the SPG is subject to a rigorous consultation process. It is proposed that the following consultees are approached:

Registered Social Landlords with an active development programme in Herefordshire

Housing Corporation

Government Office for the West Midlands

Representatives of the House Building Industry

Age concern

Confederation of Passenger Transport

CPRE

Friends of the Earth

Herefordshire Health Authority

Herefordshire Joint Charter Group

Community Council

Herefordshire Association of local Councils(HALC)

Environment Agency

Herefordshire Market Towns Forum

Herefordshire Partnership Housing Ambition Group

Following the consultation process, to be undertaken this summer, the SPG will be further considered by the Committee, together with any amendments, prior to presentation to the Cabinet Member.

RECOMMENDATION

That it be recommended to the Cabinet Member (Environment) that the revised Supplementary Planning Guidance upon the Provision of Affordable Housing be approved for the purposes of public consultation.

Background paper

Provision of Affordable Housing SPG 2001

Draft Revised Supplementary Planning Guidance – Provision of Affordable Housing 2004.