

Cabinet Report – 14th June 2006

Report of the Director of The Urban Environment (DUE)

COUNCIL'S SUPPLEMENTARY PLANNING DOCUMENT (SPD) FOR AFFORDABLE HOUSING

Purpose of Report

1. To:-
 - I. note the responses to objections received and issues raised during the public consultation of the Supplementary Planning Document (SPD) on Affordable Housing which has been placed in the Members Library (also available on 'cmis') and;
 - II. approve the final version of the Council's Supplementary Planning Document for Affordable Housing which has been placed in the Members Library (also available on 'cmis').

Background

2. The purpose of the Supplementary Planning Document (SPD) is to assist the successful implementation of the affordable housing policy (Policy H5) set out in the Council's Adopted Unitary Development Plan (UDP) (October 2005) and to reinforce linkages with Housing and Planning Policy. The SPD will have a positive impact in helping to secure the provision of affordable housing on suitable sites within Dudley for those in low income groups, first time buyers, and those with special needs housing requirements, and will help to support the implementation of the Dudley MBC Housing Strategy. It is a requirement of the land use planning system in accordance with national and regional planning guidance to ensure that an adequate supply of affordable housing is supplied in each Borough to meet identified demands.
3. The starting point for the SPD is the Dudley MBC Adopted Unitary Development Plan (UDP) (October 2005). The UDP, as the statutory land use plan for Dudley, contains both the strategic policy objectives and more detailed local planning proposals and development policies necessary to guide development in the Dudley Borough up to the year 2011. The Affordable Housing SPD itself is a separate document and will

complement Policy H5 of the adopted UDP which is on Affordable Housing and will be a material consideration in the determination of planning applications.

4. The Affordable Housing SPD does not introduce any new policies but is produced to supplement and add clarity to existing planning policies on Affordable Housing outlined in the Unitary Development Plan. This will assist developers, planning applicants and stakeholders, including Housing Associations and other Registered Social Landlords, in interpreting the UDP policy on Affordable housing and enable the Council to ensure that it meets its affordable housing needs and targets.
5. A draft version of the SPD on Affordable Housing was approved for consultation by the Council's Cabinet in November 2005. The draft document was then subject to a six week consultation period which ended in December 2005. Since that time, all the issues and objections which were submitted during this period have been analysed. This was followed by further meetings with officers and stakeholders to establish proposed responses to all of the issues and objections which were raised. A table containing the list of all the issues raised and the Council's proposed response has been placed in the Members Library. .
6. The draft SPD was therefore altered in line with the Council's proposed response where:-
 - it was deemed to be appropriate or necessary as long as the changes did not conflict with national, regional or local planning policy;
 - it did not introduce any other planning policy other than those contained in the Dudley UDP; and,
 - it did not conflict with any other Council policy.
7. In terms of national policy, Planning Policy Guidance Note 3 (PPG 3) (2000) "Housing" sets out how the planning system can contribute to the overall supply of affordable housing, with a key objective being that local authorities should "plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing". PPG 3 expects local planning authorities to provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to help create mixed communities.
8. There is currently a review of PPG 3 under way as part of the new emerging draft Planning Policy Statement 3 (draft PPS 3) (2005) "Housing". This draft planning guidance was produced for consultation by the government back in December 2005. When it has become adopted guidance, the new PPS 3 will set out the national planning policies for housing, which regional planning bodies and local authorities should take into account in developing regional spatial strategies and Local Development Frameworks, required under the new planning system.

Whilst consideration has been given to the new emerging draft PPS 3 in producing the Affordable Housing SPD, it can only be fully considered once it has become adopted guidance.

9. Planning Policy Statement Note 12 (PPS 12) (2004) “Local Development Frameworks” provides guidance on the procedures to be followed in the preparation of Local Development Documents (LDDs) and Supplementary Planning Documents. PPS 12 outlines the important role that Supplementary Planning Documents (SPD's) can play in supplementing plan policies and proposals, whilst maintaining a consistency with national and regional planning guidance, as well as the policies set out in the adopted Unitary Development Plan (UDP) and the Local Development Framework under the new planning system.
10. This Supplementary Planning Document (SPD) on Affordable Housing will have a positive impact in helping to address inequalities within Dudley by ensuring that there is a supply (both in terms of location and physical access) of affordable housing for those with special needs housing requirements, people from low income groups and first time house buyers.
11. Additionally, the SPD will have beneficial and positive implications for helping to deliver sustainable development in Dudley, as it will help promote development that creates socially inclusive communities, which include a suitable mix, balance, and choice of housing, in terms of the type, range, size, and the affordability. This will help to promote social cohesion and inclusion, personal well-being, and will assist in creating equal opportunities for all. These broader underlying themes and objectives are supported in the existing Dudley Borough Community Strategy (2005) as well as the national and regional planning guidance referred to above.

Finance

12. This SPD will not have any direct implications for Council resources. However, the SPD could have positive implications in terms of helping to secure the provision and delivery of affordable housing within the Dudley Metropolitan Borough.

Law

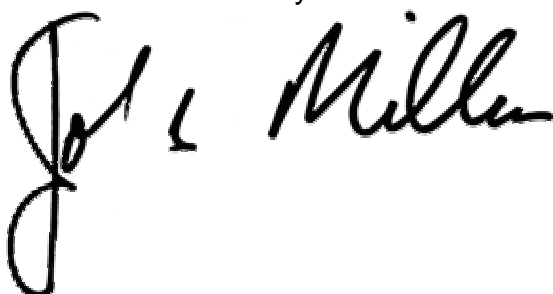
13. National planning guidance in the form of Planning Policy Guidance Notes (PPG's), Planning Policy Statements (PPS) and Circulars are a material consideration in determining planning applications and the Council has a duty to ensure that it refers to such guidance as appropriate.

Equality Impact

14. In a modern, equitable, and fair society it is critical that housing should be provided for those whose access to and choice of accommodation is restricted for reasons of affordability or special needs. It is therefore important that Local Authorities plan for affordable and special needs housing, where these needs arise. A fundamental principle of sustainable communities is that everyone should have the opportunity of a decent home at a price they can afford, in a place in which they want to live and work.
15. The Affordable Housing SPD seeks to ensure that in applying its affordable housing policy, the Council is seeking to create and maintain sustainable communities and development which will benefit future generations and provide for the long term needs of children and young people. The provision of balanced and sustainable communities will ensure that young people and children will continue to have choice and affordability within the housing market as they become the householders of the future.

Recommendation

16. To:-
 - I. Note the responses to objections received and issues raised during the public consultation of the Supplementary Planning Document (SPD) on Affordable Housing which has been placed in the Members Library and;
 - II. To approve the final version of the Council's Supplementary Planning Document for Affordable Housing which has been placed in the Members Library and on CMIS.



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List of papers which have been placed in the Members Library

- Final version of the Council's Supplementary Planning Document (SPD) for Affordable Housing.
- Responses to objections received and issues raised during the public consultation of the Supplementary Planning Document (SPD) on Affordable Housing.

List of related background papers which have been placed in the Members Library:

- Dudley MBC Affordable Housing Supplementary Planning Document (SPD) "Sustainability Appraisal"
- Dudley MBC Affordable Housing Supplementary Planning Document (SPD) "Statement of Community Involvement (SCI)"

Direct web site hyper-links to national planning guidance referred to in this report

Planning Policy Statement 1 (PPS 1) (2005) "Delivering Sustainable Development"

http://www.odpm.gov.uk/pub/806/PlanningPolicyStatement1DeliveringSustainableDevelopmentPDF474Kb_id1143806.pdf

Planning Policy Statement Note 12 (PPS 12) (2004) "Local Development Frameworks"

http://www.odpm.gov.uk/pub/848/PlanningPolicyStatement12LocalDevelopmentFrameworksPDF1400Kb_id1143848.pdf

Planning Policy Guidance Note 3 (PPG 3) (2000) "Housing"

<http://www.odpm.gov.uk/index.asp?id=1143941>

Consultation Paper on new draft Planning Policy Statement 3 (draft PPS 3)
(December 2005) "Housing"

http://www.odpm.gov.uk/pub/97/ConsultationPaperonNewPlanningPolicyStatement3PPS3HousingPDF523Kb_id1162097.pdf