

Cabinet Report – 2nd November 2005

Report of the Director of The Urban Environment (DUE)

DRAFT SUPPLEMENTARY PLANNING DOCUMENT ON AFFORDABLE HOUSING - APPROVAL FOR PUBLIC CONSULTATION AND PARTICIPATION.

Purpose of Report

1. To seek Cabinet approval for the Council's draft Supplementary Planning Document (SPD) on Affordable Housing to go forward for public consultation.

Background

2. The purpose of this draft 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). The Supplementary Planning Document (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.
3. The starting point for this Supplementary Planning Document (SPD) is the adopted Unitary Development Plan (UDP) (October 2005). It 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 on Affordable Housing. The document is available in the Member's Library or by clicking on the link [Draft affordable housing](#). The document is also accompanied by a Statement of Community Involvement and a Sustainability Appraisal as specified under the new planning legislation. These documents are also available in the Member's Library or by clicking on the links [Affordable Housing SCI](#) and [Sustainability Appraisal Report](#)
4. There is a need for affordable housing within the Dudley Metropolitan Borough, and 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 to meet identified demands.

National Planning Guidance

5. National Planning Guidance reinforces the need to provide affordable housing through the planning system, given today's climate of rising house prices, combined with concerns relating to the affordability of housing particularly for first time buyers, people in low income groups, and those with special needs housing requirements. Planning Policy Statement 1 (PPS 1) (2005) "Delivering Sustainable Development" sets out the overarching planning policies on the delivery of sustainable development through the planning system. It underlines the important role of Development Plans in promoting development that creates socially inclusive communities, which include suitable mixes of housing, in order to help deliver sustainable development.
6. Planning Policy Guidance Note 3 (PPG 3) (with revisions 2005) "Housing" sets out national planning guidance on 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 stresses that local planning authorities should 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 create mixed communities.
7. 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), introduced under the new planning system by the Planning and Compulsory Purchase Act 2004. 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) or Local Development Framework (LDF) under the new planning system.

Regional Planning Guidance

8. Regional Planning Guidance for the West Midlands (RPG 11) was issued in June 2004. It reflects national planning guidance reiterating that there is a need to provide more housing that meets the needs of those whose access to and choice of housing is restricted for reasons of affordability. It maintains that local authority housing and planning departments should plan for mixed and balanced communities in accordance with Planning Policy Guidance Note 3 (PPG 3) "Housing" and underlines the importance and need for local authorities to plan for affordable housing needs where they arise.

9. This draft 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.
10. Additionally, the SPD will have beneficial and positive implications for helping to deliver sustainable development, 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 Plan as well as the national planning guidance referred to above.

Finance

11. This SPD will not have any direct implications for Council resources.

Law

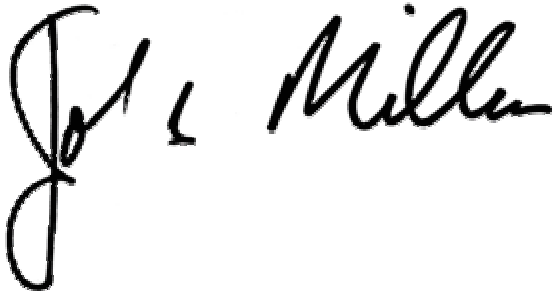
12. National planning guidance in the form of Planning Policy Statements (PPS) and Circulars are a material consideration in determining planning applications and the Council has a duty to ensure that it refers to such guidance as appropriate.

Equality Impact

13. The Supplementary Planning Document on Affordable Housing seeks to supplement Council policy to ensure that housing can be provided for those whose access to, and choice of, accommodation is restricted for reasons of affordability.
14. The SPD seeks to ensure that in applying its affordable housing policy, the Council's decisions remain transparent, reasonable, fair and clear to understand, as well as according with national, regional, and local planning policies, and that the policies are applied in an equitable and even-handed way.

Recommendation

15. It is recommended that the Cabinet approves the draft Supplementary Planning Document (SPD) on Affordable Housing to go forward for public consultation.



.....
John Millar
Director of the Urban Environment

Contact Officer: Robin Whitehouse
Telephone: 01384 81 6810
Email: robin.whitehouse@dudley.gov.uk

List of Appendices:

Draft Dudley MBC Affordable Housing Supplementary Planning Document (SPD). **Available in Members Library or through clicking on the link [Draft affordable housing](#)**

Draft Statement of Community Involvement for the Affordable Housing SPD. **Available in Members Library or through clicking on the link [Affordable Housing SCI](#)**

Draft Sustainability Appraisal for the Affordable Housing SPD. **Available in Members Library or through clicking on the link [Sustainability Appraisal Report](#)**

List of Background Papers:

Planning Policy Statement 1 (PPS 1) (2005) "Delivering Sustainable Development"
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/downloadable/odpm_plan_034815.pdf

Planning Policy Statement Note 12 (PPS 12) (2004) "Local Development Frameworks"
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/downloadable/odpm_plan_030922.pdf

Planning Policy Guidance Note 3 (PPG 3) (with revisions 2005) "Housing"
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/divisionhomepage/036667.hcsp