

## **Affordable Housing Supplementary Planning Document Pre-Production Background Paper**

### **Introduction**

There are major housing affordability problems across the district. A significant proportion of the population are unable to afford to buy or rent properties on the open market. The provision of additional affordable housing is a key Council priority and also a major theme in the Community Strategy.

One way of providing new affordable homes is to use planning powers to ensure that a proportion of housing on new development sites is set aside for affordable housing. Local Plan Policy H5 provides the basis for this approach.

The Council intends to produce a supplementary planning document (SPD) to set out in more detail how this policy will be implemented. The SPD will build on the existing Affordable Housing Development Guide (AHDG) that was adopted by the Council in 2006.

It is important that new development is carried out in a way that supports the objective of creating inclusive and sustainable communities, hence the SPD will focus on both delivery in terms of numbers and also quality, for instance in terms of design, layout and affordability.

The SPD will relate only to those developments to which policy H5 would apply. It will not deal with forms of development, for instance rural exception sites. Further guidance will be provided on these forms of development through, for example, the Local Development Framework.

Prior to drafting the SPD the Council wishes to canvass views on the issues that should be covered. The document will then be drafted and made available for consultation later in 2007. Your views would, therefore, be welcome.

### **Proposed Scope of the SPD**

1. Areas covered by existing AHDG, including the model planning agreement.
2. The following additional issues:
  - a. Policy and Strategy Context - The Council's policies on affordable housing on market development sites together with the Corporate, Community and Housing Strategy context will be set out. The SPD will also explain the national and regional policy context by reference to such documents as Planning Policy Statement 3 (Housing) and the Regional Spatial Strategy.

- b. Housing Needs and Affordability– The SPD will set out key issues relating to the need for affordable housing.
- c. Sustainability and design quality. As part of the development of the SPD consideration will be given to any sustainability and design quality issues that it may be desirable to include.
- d. Issues considered important to include as the result of recent guidance, for instance Planning Policy Statement 3 Housing; Draft Planning and Climate Change Supplement to Planning Policy Statement 1 and the Code for Sustainable Homes.
- e. Other issues raised by consultees or identified in the production process and considered desirable to include.

### Proposed Timetable

Pre-Production	January – February 2007
Production	
<ul style="list-style-type: none"> <li>• Preparation of draft document and sustainability appraisal</li> </ul>	February - March 2007
<ul style="list-style-type: none"> <li>• Public consultation</li> </ul>	April - June 2007
<ul style="list-style-type: none"> <li>• Consideration of representations and amendments as necessary</li> </ul>	July - September 2007
Adoption	November 2007

### Pre-Production Consultation

At this stage views are sought on:

1. The issues that should be covered in the SPD.
2. Experiences of working with the current AHDG.
3. Alternative options, within the current planning policy context, to improve the delivery and quality of affordable housing.

The consultation period runs until the 28 February 2007.

### Web Links

- [Affordable Housing Development Document \(2006\)](#)
- [Winchester District Local Plan Review \(2006\)](#)
- [Consultation E-Form](#)