

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

7 February 2007

WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK - AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING GUIDANCE

REPORT OF THE CHIEF EXECUTIVE

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RECENT REFERENCES:

CAB 1264 - Affordable Housing Development Guidelines, 31 May 2006

CAB 1389 - Local Development Scheme 2007, 17 January 2007

EXECUTIVE SUMMARY:

Local Plan Policy H5 provides the Council with the policy framework to negotiate new affordable housing in association with certain market housing development. In May 2006 the Council adopted its Affordable Housing Development Guide. This sets out in detail the Council's affordable housing objectives and how it aims to achieve them.

In order to increase the weight that can be attached to the guidance as a material planning consideration it is necessary to develop the Guide into a formal Supplementary Planning Document.

RECOMMENDATIONS:

- 1 That the report be noted.
- 2 That the current Affordable Housing Development Guide be used to form the basis for the Supplementary Planning Document.

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DETAIL:

- 1.1 Enabling affordable housing is amongst the Council's key priorities.
- 1.2 One of the principal ways of ways of doing this is through the application of Local Plan Policy H5 which requires, on suitable sites, a proportion of housing to be set aside as affordable housing. This is achieved through negotiation with land owners and developers.
- 1.3 In May 2006 the Council adopted its Affordable Housing Development Guide (AHDG). This has been widely commended by a range of bodies including registered social landlords, developers and the Audit Commission. This sets out in detail how Policy H5 will be implemented. In order to increase the weight that can be attached to the guidance as a material planning consideration it is necessary to develop it into a formal Supplementary Planning Document (SPD). The intention to produce the SPD is included within the Local Development Scheme 2007 that was approved at January Cabinet for submission to the Government Office for the South East.
- 1.4 It is proposed that the SPD builds on the AHDG taking account of experiences in implementation and any changes in circumstances since its adoption. The proposed scope of the SPD together with a timetable for production and issues for pre-production consultation are set out in Appendix A.

OTHER CONSIDERATIONS:

2 CORPORATE STRATEGY (RELEVANCE TO):

- 2.1 The guidance will help achieve the Council's goal of having a population that live in decent and affordable homes, and the *Home and Jobs* priority of providing housing to meet the needs of the whole community.
- 2.2 The guidance will support the objectives of the draft Corporate Strategy (namely *Economic Prosperity, High Quality Environment and Safe and Strong Communities*, by contributing towards ensuring an adequate supply of housing to meet local needs and support the local economy, and by enabling affordable housing).

3 RESOURCE IMPLICATIONS:

- 3.1 Other than the costs of SPD production, which will be met from within existing budgets, there are no direct resource implications as a result of this paper. However, on occasions the Council does assist directly in the funding of affordable housing development. This guidance will limit the levels of this assistance needed by helping control the values of affordable housing land. Enabling affordable housing also limits the need to accommodate households in other forms of accommodation, for instance temporary accommodation, which are a cost to the Council.

BACKGROUND DOCUMENTS:

Winchester District Local Plan Review (2006)

Winchester City Council Affordable Housing Development Guide (2006)

APPENDICES:

Appendix A Pre-Production Background Paper