

ITEM

MEETING	Joint Planning Policy Committee
DATE	16 November 2018
NAME	Supplementary Planning Guidance
PURPOSE	Consider the draft consultation Supplementary Planning Guidance on Affordable Housing included in Appendix 1 for a decision to publish it for public consultation
RECOMMENDATION	Approve the publication of the Supplementary Planning Guidance on Affordable Housing included in Appendix 1 for public consultation
AUTHOR	Team Leader (Housing and Communities) (Policy), Gwynedd and Anglesey Joint Planning Policy Unit

1. Background

- 1.1 The Planning Authorities have committed to prepare a range of Supplementary Planning Guidance to support the Joint Local Development Plan. This report presents a draft consultation version of the Affordable Housing Guidance in Appendix 1 and information about next steps and timetable.

2. Purpose of Supplementary Planning Guidance

- 2.1 Supplementary planning guidance are prepared in order to provide more detail about specific policies in the Joint Local Development Plan. Supplementary Planning Guidance help to ensure that policies are better understood, are implemented more effectively and implemented in a consistent manner.
- 2.2 In preparing the new Guidance it is important to keep in mind that Guidance must be consistent with the Joint Local Development Plan and national planning policy. Any Guidance should not include new policies.
- 2.3 Based on the above, only the Plan's policies and proposals have special status (priority) when making decisions on planning applications. However, after they have been adopted, and provided they have been subject to public consultation and have been adopted by the Authorities, the Guidance will be used as a material consideration in decision-making regarding relevant planning applications.

3 The process so far

- 3.1 So far, the process of preparing the Affordable Housing Supplementary Planning Guidance in Appendix 1 has included:
- i. Consideration of existing policies in the Local Development Plan;
 - ii. Review of existing supplementary planning guidance about Affordable Housing;

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- iii. Discussions with a variety of officers, which include development management, housing, legal officers, within both Authorities and considered their responses about draft versions of the Guidance;
- iv. First draft of the Guidance considered by the Joint Local Development Plan Panel on 17 July 2018
- v. Consideration was given to comments made by the Joint Local Development Plan Panel

4. Changes incorporated in the Draft Consultation Version of the Affordable Housing Supplementary Planning Guidance included in Appendix 1 to this report

4.1 When the first Draft version of the Affordable Housing SPG was presented to the Joint Planning Policy Panel a few sections were still to be completed due to ongoing internal discussions and the draft copy contained a summary of the content for these sections. Below is a summary of these sections, which are now completed within the Draft Consultation SPG included in Appendix 1 to this report:

- Chapter 2 – The National Policy Guidance section has been summarised with the original version now contained within Appendix 1 of the SPG;
- 3.7 Rural Enterprise Dwellings – Have outlined, in line with National Policy, circumstances whereby such dwellings could become affordable housing. Also outlines a methodology to deal with applications for the removal of a rural enterprise dwelling condition to provide an open market dwelling. The Guidance sets out a requirement for a commuted sum payment towards affordable housing provision where such dwellings do not provide an affordable unit when the relevant discount is applied i.e. due to the size of the dwelling;
- 3.8 Extensions to Affordable Housing – Explain that certain permitted development rights have been removed (i.e. extensions whereby planning permission is not normally required) to ensure that we can ensure they remain as affordable housing. Note that when an application is required for a development that would normally be allowed under permitted development there will be no planning fee for such applications;
- 7.6 Spending Commuted Sum / Pro-rata Payments – Outlines that all monies raised will be retained for affordable housing provision with a preference for spending any monies raised in the same area subject to suitable schemes being available;
- 7.8 Exception Sites – Provided clarification over the scale of a proposal and should be justified based upon a level of need from the settlement it is located within. It also outlines the exceptional circumstances if a proposal serves a wider area and states the scale should reflect the need for the area it serves. Justification will be required to show that the proposal could not be delivered on a site within the development boundary including an assessment of houses for sale in the area.
- 7.9 Controlling Occupancy / Mechanism for Perpetuity – Outlines the use of a condition for outline approvals and the use of a planning obligation (Section 106 Agreement) for detailed applications or those providing a commuted sum;
- Appendix 3 – Have included a summary from the Anglesey 2016 and Draft Gwynedd (2018) Local Housing Market Assessments (LHMA);
- Appendix 7 – A list of useful contact details is provided;
- Appendix 8 – A pro-forma to be used for individuals to show their local connection to justify their suitability for an affordable house for local need;
- Appendix 9 – A Glossary of Terms has been introduced within the SPG.

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- 4.2 In addition to the changes described above to fill the above mentioned Gaps, further discussions with development management, housing and legal officers highlighted the need for additional changes. These additional changes are summarised below:
- 2.2.1 Draft Gwynedd Housing Strategy 2018-23 – Referred to the emerging Strategy rather than the old 2013-17 Strategy.
 - 3.3.5 Affordability in relation to purchasing housing – Following further discussions with both Council’s Housing Services, the deposit level for calculating the anticipated affordable price in the different Lower Super Output Areas (LSOA) will now be based upon median house price in the area rather than based upon the household income;
 - 3.9 Removal of Affordable Housing Condition / Agreement – Some older dwellings granted planning permission as affordable housing did not restrict their size. This means that at a future re- sale stage, even with a discount level, that there is a risk that they would not provide affordable dwellings. We have therefore introduced a section that outlines the justification required to satisfy the Council that these type of properties do not provide affordable dwellings and that a commuted sum for affordable housing provision would be sought based on the difference between the discounted level and open market value;
 - 4.1 Evidence over the need for Affordable Housing – Additional section in paragraph 4.1.7 which outlines the matters to be agreed with the Council for undertaking a local survey;
 - 5.3 Determining the Affordable Units provided outright / Contribution – An additional sentence in paragraph 5.3.3 outlining that the Council seek redacted copies of any sensitive information provided;
 - 7.2 On-Site provision – An additional sentence in paragraph 7.2.2 stating that any additional affordable dwelling provided should reflect the identified need for the locality;
 - Chapter 8 Affordable Housing Eligibility of Occupiers – Have included a table to provide greater clarity over the local connection requirements for different type of affordable developments in different settlement based upon their categorisation in the settlement hierarchy.
- 4.3 There are additional minor word changes in additional parts of the SPG. All of the changes outlined in paragraph 4.1 and paragraph 4.2 above are included within the final version contained in Appendix 1 .

5. Next steps and timetable

- 5.1 The next table identifies the next steps and an indicative timetable for carrying out the actions. The final timetable will depend on the number of comments received during the public consultation period and the issues raised in those observations. A report will be presented to the meeting of the Joint Local Development Panel after the end of the public consultation period to provide an update, including a final timetable.

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Table 1: next steps and timetable

Actions	Indicative timetable
Public consultation	Week beginning 3 December 2018 – week beginning 21 January 2019 - seven weeks
Consider the comments and identify required proposed changes	January – February 2019
Public consultation report and revised draft Supplementary Planning Guidance: Affordable Housing– Joint Local Development Plan Panel	March 2019
Public consultation report and final draft copy of the Supplementary Planning Guidance – Joint Planning Policy Committee for adoption	April 2019
Publish the adopted Supplementary Planning Guidance and the consultation report on the Councils’ websites and apply them as material planning consideration.	April 2019

6. Recommendation

- 6.1 That the Joint Planning Policy Committee approves the consultation draft Supplementary Planning Guidance on Affordable Housing included in Appendix 1 for public consultation.