

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 21 SEPTEMBER 2017

REPORT BY EXECUTIVE MEMBER FOR HEALTH AND WELLBEING

DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report seeks Members' agreement to produce a new draft Affordable Housing Supplementary Planning Document (SPD), which will sit alongside the East Herts District Plan once adopted.

RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	a new draft Affordable Housing Supplementary Planning Document (SPD) be produced, with the content to be agreed in due course prior to public consultation.
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1.0 Background

- 1.1 There is an ongoing need for affordable housing in East Herts. A significant proportion of this need will be met through the delivery of affordable housing through the planning system.
- 1.2 The emerging East Herts District Plan contains the latest information on affordability and the housing market in East Herts. The location of East Herts on the periphery of London means that affordability of housing is a key issue across the district.
- 1.3 It is proposed that a new Affordable Housing Supplementary Planning Document (SPD) is prepared to provide further guidance on the delivery of affordable housing in East Herts. The SPD will support Policy HOU3: Affordable Housing as set out in the emerging District Plan.

- 1.4 Once adopted, the new Affordable Housing SPD will replace the Council's current Affordable Housing SPD (January 2008). The new SPD will build upon the current SPD (2008), by applying lessons learnt during implementation.
- 2.0 Report
- 2.1 The emerging District Plan is based on the latest available evidence and takes account of current economic conditions, its impact on development viability, and the level of affordable housing need in the District and current national policy.
- 2.2 Draft Policy HOU3: Affordable Housing is a key policy in the emerging District Plan and requires affordable housing to be provided as follows:
- (a) up to 35% on sites proposing 10 or fewer gross additional dwellings, and where the dwellings would have a gross floor space greater than 1,000 square metres;
 - (b) up to 35% on sites proposing 11 to 14 gross additional dwellings;
 - (c) up to 40% on sites proposing 15 or more gross additional dwellings.
- 2.3 The intention is that the SPD will help all parties' involved (such as the Council, developers, landowners and registered providers) deliver affordable housing through new development. The SPD will seek to provide greater clarity and certainty, particularly in terms of:
- When the policy applies;
 - The specification sought;
 - The type/mix required.
- 2.4 The SPD will be prepared in consultation with Legal Services and Development Management in order to make it an effective document for those that will be implementing the policy.
- 2.5 The emerging District Plan has not yet been adopted and is currently being examined by the Secretary of State.

Consequently, if changes to District Plan Policy HOU3 are made as part of the examination, the SPD will reflect these changes.

2.6 With this in mind, it is not anticipated that a final draft of the SPD will be produced before the end of 2017. This would then be presented to the Panel for agreement prior to public consultation.

2.7 The adoption of the Affordable Housing SPD will take place at the same time as the District Plan.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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