

Meeting:	Cabinet
Date:	16 February 2006
Subject:	Affordable Housing Supplementary Planning Document (SPD)
Responsible Officer:	Group Manager – Planning and Development
Contact Officer:	Daniel Wells
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public

### **Section 1: Summary**

The Affordable Housing Provision (H5) and Affordable Housing Target (H6) policies in the adopted Harrow Unitary Development Plan (HUDP) are key policies. The production of supplementary information is considered important in ensuring that the implementation of the policies is effective. An Affordable Housing Supplementary Planning Document (SPD) has been prepared in line with the timetable in the Local Development Scheme (LDS). This report informs members of progress that has been made in developing this SPD. Any changes agreed to the draft SPD will be incorporated into the document, which will be subject to a four-week formal statutory consultation from 24<sup>th</sup> February 2006.

### **Decision Required**

- That recommendations (i) and (ii) of the Strategic Planning Advisory Panel held on 14<sup>th</sup> February 2006 and as attached at Appendix 2 be approved.

### **Reasons for report**

- SPAP has no executive powers to make decisions, so the recommendations are being put forward to Cabinet for approval.
- The Affordable Housing SPD is an important document in the Local Development Framework (LDF), and its production timetable is included in the LDS approved on 23 June 2005.

### **Benefits**

- Producing the Affordable Housing SPD should help ensure that the Council's objectives in applying affordable housing policies H5 and H6 in the adopted HUDP are achieved.

### **Cost of Proposals**

- The cost of producing the SPD and associated Sustainability Appraisal (SA) will be met within the approved Departmental budget.

### **Risks**

- Delay in meeting the LDS timetable milestones may lead to a reduction in the Planning Delivery Grant (PDG).

### **Implications if recommendations rejected**

- Failure to provide supplementary planning guidance to developers may prejudice achievement of the Council's objectives in securing affordable housing as provided for in policies H5 and H6 in the adopted HUDP. This will also lead to a failure to meet the approved LDS timetable, and in turn a likely reduction in the PDG.

## **Section 2: Report**

### Brief History and Options considered

The policies in the adopted HUDP relating to affordable housing were developed within the context of the emerging London Plan. In preparing the SPD to provide helpful information to landowners, developers and Registered Social Landlords, it is essential to make reference to other recent published and draft guidance produced by the government and the Mayor. These include the Consultation paper on the new Planning Policy Statement 3 (PPS 3), the Mayor's Housing Supplementary Planning Guidance (SPG), the 2004 London Housing Capacity Study and the draft Alterations to London Plan Housing Provision Targets. The performance of the policies was included in the Annual Monitoring Report 2005. Due consideration has been given to several options. However, the LDS agreed by Cabinet identified production of an SPD as being the most appropriate option in Harrow.

### Content of SPD

Detailed consideration has been given to the advice that could most beneficially be included in the SPD. This has been informed by informal community involvement, most notably from Registered Social Landlords and developers. The content thus covers:

- Detailed explanations of the policies H5 and H6

- Information on the Council's expectations in terms of the design of affordable housing, especially in relation to higher density developments
- Information on the procedures the Council will use in dealing with developments that include affordable housing and contact details etc
- Information on the Council's procedures for calculation a reasonable proportion of affordable housing, including the use of financial appraisals
- Detailed definitions of social housing and the various types of Intermediate housing, including financial information
- Stipulation of the Council's preference for on-site provision of affordable housing, while describing procedures for the rare instances of off-site provision and cash-in-lieu payments
- Targets indicating:
  - the mix of units by bedroom numbers in affordable units
  - minimum space standards for social housing
  - sub-categories of affordability and percentage targets for each of those sub-categories

#### Consultation

See attached SPAP report

#### Financial Implications

Costs will be met from existing budgets within Planning.

#### Legal Implications

See attached SPAP report

#### Equalities Impact

See attached SPAP report

#### 2.7 Section 17 Crime and Disorder Act 1998 Considerations

None.

### **Section 3: Supporting Information/ Background Documents**

Appendix 1 - Report considered by the Strategic Planning Advisory Panel on 14th February 2006 (circulated in the Cabinet Supporting Documents pack).

Appendix 2 – Recommendations of the Strategic Planning Advisory Panel meeting held on 14th February 2006 (to be circulated separately)