



Leicester  
City Council

**WARDS AFFECTED**  
All

**FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:**

**OSMB  
Cabinet**

**Thursday 17<sup>th</sup> March 2011  
Monday 21<sup>st</sup> March 2011**

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**Affordable Housing Supplementary Planning Document**

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**Report of the Strategic Director –Development, Culture and Regeneration**

**1. Purpose of Report**

- 1.1. This report seeks Cabinet approval to adopt an Affordable Housing Supplementary Planning Document (SPD) following a consultation period undertaken on a draft document.

**2. Recommendation**

- 2.1. Cabinet is requested to formally adopt the Affordable Housing SPD.

**3. Summary**

- 3.1. Council officers have engaged with the housing development industry and other stakeholders to produce an Affordable Housing Supplementary Planning Document (SPD). This will provide supplementary guidance to the adopted Core Strategy to aid applicants and developers who are seeking to secure development where an element of affordable housing is required. In particular it will help to ensure that the type, form and size of affordable housing secured better meets the identified need in the City.
- 3.2. A period of public consultation on a draft SPD was held in November and December 2010. A small number of changes have been made as a result of this consultation, and Cabinet approval is now sought to adopt the SPD.

**4. Report**

- 4.1 Supplementary Planning Documents (SPDs) form part of the Council's Local Development Framework. They are used to set out in more detail policies contained in other Local Development Framework documents - particularly the Core Strategy, which was adopted by the Council in November 2010.
- 4.2 Since early 2010 officers from Planning, Housing Development and Property Services have been working on the preparation of an Affordable Housing Supplementary Planning Document (SPD). The broad principles of our approach to securing affordable housing - including setting a threshold of 15 dwellings and having varied targets across the City - are

set out in the Core Strategy (Policy CS7). However the SPD allows us to set this out in more detail and clarify our approach to aid applicants and developers who are seeking to secure development where an element of affordable housing is required. This will help to ensure that the type, form and size of affordable housing secured better meets the identified need in the City. The SPD also supports the implementation of the Council's adopted Affordable Housing Strategy.

- 4.3 Officers have actively engaged with the housing development sector in the preparation of the SPD. 6 developers and 6 Housing Associations, all active in the City, acted as a 'Developer Panel', attending workshops and being consulted on an initial draft version of the SPD in the summer of 2010.
- 4.4 In addition, a 4 week formal public consultation period was held between 5<sup>th</sup> November and 3<sup>rd</sup> December 2010. We invited comments from nearly 100 organisations, including statutory bodies, developers, agents, Housing Associations, and other local interest groups. A Public Notice was placed in the Leicester Mercury newspaper to advertise the consultation. The SPD was also made available on the Council website and in Customer Service Centres for members of the public to access and comment on, and was taken to the Planning and Development Control Committee meeting on 9<sup>th</sup> November 2010.
- 4.5 Three written sets of comments were received on the formal consultation draft. These representations, along with our responses to them, can be seen in Appendix 2, along with a few additional minor changes to update the document/clarify points. Appendix 1 contains the final version of the SPD, incorporating the consultation changes, which Cabinet are requested to approve.
- 4.6 Since the publication of the consultation draft version of the SPD, the Coalition Government has proposed to make a number of changes to affordable housing policy, including to the definition of affordable housing. A small number of additions have therefore been made to the document to recognise these proposals and the relevance of the SPD will continue to be monitored, and the document reviewed over time if necessary.

## **5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS**

### **5.1. Financial Implications**

There are no direct financial implications of this report.

*Martin Judson, Financial Services*

### **5.2. Legal Implications**

Once adopted, the SPD will be a material consideration in the determination of planning applications

*Dina Nathwani, Legal Services*

### **5.3. Climate Change Implications**

This report does not contain any significant climate change implications and therefore should not have a detrimental effect on the Council's climate change targets.

*Helen Lansdown, Senior Environmental Consultant - Sustainable Procurement*

**6. Other Implications**

<b>OTHER IMPLICATIONS</b>	<b>YES/ NO</b>	<b>Paragraph/References Within Supporting information</b>
Equal Opportunities	No	Para 4.2 - The SPD will help to secure the type, form and size of affordable housing required to meet the identified need in the City
Policy	Yes	Para 4.2 – The SPD supports the implementation of Policy CS7 of the City Council’s adopted Core Strategy
Sustainable and Environmental	No	
Crime and Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	Yes	Para 4.2 - The SPD will help to secure the type, form and size of affordable housing required to meet the identified need in the City
Corporate Parenting	No	
Health Inequalities Impact	No	

**7. Background Papers – Local Government Act 1972**

7.1. None

**7.2. Consultations**

7.3. We have actively engaged with the housing development industry through a number of workshops. 6 developers and 6 RSLs acted as a “developer panel” providing their expert opinions on our initial draft document.

7.4. In addition a 4 week formal public consultation period was held between 5<sup>th</sup> November and 3<sup>rd</sup> December 2010. We invited comments from nearly 100 organisations, including statutory bodies, developers, agents, Housing Associations, and other local interest groups. A Public Notice was placed in the Leicester Mercury newspaper to advertise the consultation. The SPD was also made available on the Council website and in Customer Service Centres for members of the public to access and comment on, and was taken to the Planning and Development Control Committee meeting on 9<sup>th</sup> November 2010.

**7.5. Report Author**

Ian Jordan  
Senior Planner – Planning Policy and Design  
Extension 297232

<b>Key Decision</b>	Yes
<b>Reason</b>	Is significant in terms of its effect on communities living or working in an area comprising more than one ward
<b>Appeared in Forward Plan</b>	Yes
<b>Executive or Council Decision</b>	Executive (Cabinet)