

**LOCAL DEVELOPMENT SCHEME (2nd AMENDMENT):
SUPPLEMENTARY PLANNING GUIDANCE ON
A) PLANNING CONTRIBUTIONS
B) AFFORDABLE HOUSING**

(Report by Planning Policy Manager)

1 INTRODUCTION

- 1.1 This report proposes two changes to the Local Development Scheme (LDS) in respect of Supplementary Planning Documents for a) Affordable Housing and b) Planning Contributions and seeks Cabinet's approval for the revised LDS to be submitted to GO-East for the Secretary of State.

2 THE CURRENT LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme (LDS) is a requirement of the Planning and Compulsory Purchase Act 2004. It sets out the range of statutory planning documents which the Council will produce under the new system. As well as informing the community and other stakeholders of what to expect, the LDS is designed to assist with project management.
- 2.2 At its meeting on 17 March 2005 Cabinet approved the first Local Development Scheme (LDS) for Huntingdonshire for submission to the Government. In April Go-East confirmed it had no objections to the scheme. A first amendment to the LDS was agreed by Cabinet at its meeting on 1st September 2005 to allow the preparation and adoption of Supplementary Planning document (SPD) on Wind Power. This amendment was also agreed by GO-East.

3 PROPOSED AMENDMENTS TO THE SCHEME

- 3.1 It was recognised when the first LDS was produced that regular reviews would be required because of the many factors that can affect the need and timetable for producing planning documents (the principal risks are listed at paragraph 5.4 of the LDS).
- 3.2 The current proposed amendments relate to Planning Contributions, which in the September 2005 version of the LDS, is put forward as a Development Plan Document (DPD). It is proposed to replace this with two Supplementary Planning Documents (SPD). One would deal with Developer Contributions towards Affordable Housing, and the second one with other Planning Contributions for social and physical infrastructure such as open space and community facilities.

- 3.3 SPD is a material planning consideration and, although it does not carry the full weight of DPD, the advantage is that the process is much quicker as only one period of consultation is required and there is no independent examination for soundness. This is particularly important for the Affordable Housing SPD, which is urgently needed to clarify and strengthen the Council's negotiating position with developers on a number of major sites which are currently coming forward. It can come forward in advance of the policies which are being developed in the Core Strategy of the Local Development Framework but which is not programmed to be adopted until March-April 2007. As SPD, it will need to further explain and clarify the Affordable Housing policies which are currently Development Plan policies in the Huntingdonshire Local Plan Alteration 2002. It will therefore be very much an interim policy document and will need to be revised when the Core Strategy policies on Affordable Housing are adopted as the new Development Plan.
- 3.4 The need to set out the Council's policies on Affordable Housing is considered the more urgent of the two SPDs and has therefore been programmed as the first to be the subject of consultation. The Planning Contributions requires more evidence gathering, including work on open space requirements which is being commissioned from consultants as required by PPG17, and therefore is programmed slightly later.
- 3.5 Informal discussions with GO-East suggest that they would have no objections to the proposed changes to the LDS. In view of this a consultation draft of the Affordable Housing SPD will be brought to Cabinet shortly.

4 RECOMMENDATION

- 4.1 It is recommended that Cabinet agrees the proposed amendments to the Local Development Scheme attached in annex 1 for submission to the Secretary of State.

Background Papers:

Report and minutes, Cabinet, (17 March 2005)

Huntingdonshire Local Development Scheme, (September 2005)

Planning Policy Statement 12: Local Development Frameworks ODPM

CONTACT OFFICER - enquiries about this report to Richard Probyn, Planning Policy Manager on 01480 388430.

Suggested Changes to Hunts District Council LDS.

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Table 1 Production Programme

Planning Contributions DPD – amend as follows:

Document Title:

Delete Planning Contributions DPD and replace with Planning Contributions SPD.

Role & content:

Replace text with, “Details the district-wide specific standards for social and physical infrastructure that may be required in association with new development, including open space but excluding Affordable Housing which is the subject of a separate SPD.”

Chain of conformity:

Consistent with Huntingdonshire Local Plan Alteration 2002 “saved” Policies OB1 –2.

Participation on Preferred Options:

September 2006

Submission to Secretary of State:

Delete “November 2006” replace with “Not required”.

Adoption:

Delete “July 2007”, replace with “April 2007”.

Insert new LDD as follows:

Document Title:

Developer Contributions Towards Affordable Housing SPD

Role and content:

Provides supplementary guidance on an interim basis on the Council’s requirements for developer contributions on affordable and social housing in association with new development within the District.

Chain of conformity:

Consistent with “saved” Policies AH1-4 of the Huntingdonshire Local Plan Alteration 2002.

Participation on Preferred Options:

March 2006

Submission to Secretary of State:

Not required.

Adoption:

July 2006.

Replace as follows:

PLANNING CONTRIBUTIONS SPD

Overview	
Is this a Development Plan Document?	No
What is it for?	Details the district-wide specific standards for social and physical infrastructure that may be required in association with new development, including open space but excluding Affordable Housing which is the subject of a separate SPD
What area will it cover?	All of Huntingdonshire
What documents will it conform with?	Consistent with saved Policies OB1 and OB2 of the Huntingdonshire Local Plan alteration 2002
Is SEA required?	Yes

Proposed timetable	
Survey work commences	November 2005
Public participation on draft SPD	September 2006
Adoption	April 2007

How will it be produced?	
Organisational lead	Head of Planning Services/Executive Member for Planning Strategy
Who will produce the document?	The Development Plans Section of the District Council (some aspects advised by consultants)
Who will approve it?	The Council's Cabinet
How will the community be involved?	Opportunities to comment on the draft SPD in accordance with the basic requirements set out in the Regulations

Monitoring & review	
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring report.	

DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SPD

Overview	
Is this a Development Plan Document?	No
What is it for?	Provides supplementary guidance on an interim basis on the Council's requirements for developer contributions on affordable and social housing in association with new development within the District
What area will it cover?	All of Huntingdonshire
What documents will it conform with?	Consistent with "saved" Policies AH1-4 of the Huntingdonshire Local Plan Alteration 2002.
Is SEA required?	Yes

Proposed timetable	
Survey work commences	November 2005
Public participation on draft SPD	March 2006
Adoption	July 2006

How will it be produced?	
Organisational lead	Head of Planning Services/Executive Member for Planning Strategy
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