

**LOCAL DEVELOPMENT SCHEME (4th AMENDMENT):  
SUPPLEMENTARY PLANNING DOCUMENTS ON DEVELOPER  
CONTRIBUTION TOWARDS AFFORDABLE HOUSING**

**(Report by Planning Policy Manager)**

**1 INTRODUCTION**

- 1.1 This report proposes changes to the Local Development Scheme (LDS) in respect of two Supplementary Planning Documents (SPDs) for Affordable Housing 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 2<sup>nd</sup> February 2006 Cabinet approved changes to the LDS that replaces the proposed Planning Contributions DPD with two SPDs relating to: Developer Contributions towards Affordable Housing, and; Planning Contributions.

**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 the timing of the SPD relating to Developer Contributions Towards Affordable Housing. An update of the Housing Needs study has been produced but it is not in its final state. This has delayed the production of the SPD planned to go out for consultation in March 2006. The changes to the consultation period are reflected in the amended table found in Annex 1.
- 3.3 The Affordable Housing SPD 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. But it is equally important to ensure that the findings of the up dated Needs Study are incorporated within the SPD. This Document can come forward in advance of the policies that are being developed in the Core Strategy of the Local Development Framework which is not programmed to be adopted until March-April 2007.

- 3.4 This SPD will 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. At this time a Revised Developer Contributions to Affordable Housing SPD will need to be produced to give guidance on the new Core Strategy Policies, including the proposed reference within those policies for a cascade mechanism, and the second amendment to the LDS describing this document is also set out in Annex 1.

#### **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)

Amendments to the LDS (February 2006, March 2006)

Planning Policy Statement 12: Local Development Frameworks ODPM

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

**Proposed Changes to Hunts District Council LDS.**

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Table 1 Production Programme

*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:

June 2006

Submission to Secretary of State:

Not required.

Adoption:

October 2006.

*Insert new LDD as follows:*

Document Title:

Revised Developer Contributions Towards Affordable Housing SPD

Role and content:

Provides supplementary guidance on requirements for developer contributions on affordable and social housing in association with new development within the District.

Chain of conformity:

To be consistent with Policies H6 and H7 of the Core Strategy of the Local Development Framework

Participation on Preferred Options:

July 2007

Submission to Secretary of State:

Not required.

Adoption:

December 2007.

**DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SPD**

| <b>Overview</b>                      |  |
|--------------------------------------|--|
| 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  |

| <b>Proposed timetable</b>         |               |
|-----------------------------------|---------------|
| Survey work commences             | November 2005 |
| Public participation on draft SPD | June 2006     |
| Adoption                          | October 2006  |

| <b>How will it be produced?</b>     |  |
|-------------------------------------|--|
| 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 |

| <b>Monitoring &amp; review</b>   |  |
|--|--|
| Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring report. |  |

**REVISED DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SPD**

| <b>Overview</b>                      |  |
|--------------------------------------|--|
| Is this a Development Plan Document? | No   |
| What is it for?                      | Provides supplementary guidance 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 Policies H6 and H7 of the Core Strategy of the Local Development Framework   |
| Is SEA required?                     | Yes  |

| <b>Proposed timetable</b>         |               |
|-----------------------------------|---------------|
| Survey work commences             | March 2007    |
| Public participation on draft SPD | July 2007     |
| Adoption                          | December 2007 |

| <b>How will it be produced?</b>     |  |
|-------------------------------------|--|
| 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  |
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| <b>Monitoring &amp; review</b>   |  |
|--|--|
| Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring report. |  |

