

APPENDIX 1

TEXT CHANGES DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Amendments resulting from Representations

From paragraph 1.3:

'...in the context of Policy AH4 of the Huntingdonshire Local Plan Alteration 2002 and updated housing needs assessments...'

The above replaces the following:

~~...in the context of Policies AH1—AH4 of the Huntingdonshire Local Plan Alteration 2002; and Policies P5/4 and P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003....'~~

Policy SAH/1:

'Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.'

7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.

7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.

7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.

7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.

7.6 All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.

7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.'

The above replaces the following:

~~Affordable Housing contributions from developers will be sought on a basis consistent with the saved Policies AH1, AH2, AH3 and AH4 of the Huntingdonshire Local Plan Alteration 2002 and the saved Policy P9/1 of the Cambridgeshire Structure Plan 2003. In the Cambridge Sub-Region within Huntingdonshire a target of 40% or more Affordable Housing will be sought. This is consistent with the Cambridgeshire Structure Plan. In the remainder of the District, which lies within the Peterborough and North Cambridgeshire Sub-Region, the Local Plan Alteration target of 29% will apply.~~

~~7.2 — The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its policies will apply until replaced by those in the Core Strategy of the Local Development Framework. The Local Plan Alteration covers the period until 2006 but its provisions will prevail until the adoption of the Core Strategy. The Cambridgeshire Structure Plan is also part of the Development Plan with its plan period running to 2016. It will remain part of the Development Plan until the adoption of the emerging Regional Spatial Strategy for the East of England (RSS14) and the Huntingdonshire Core Strategy. However, the RSS will include "saved" policies from the Structure and Local Plan, including those referenced above.~~

~~7.3 — The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire. Therefore the current target of 29% on eligible sites as defined in the Local Plan Alteration policy AH4 is justified.~~

~~7.4 — For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with Policy P9/1 of the Cambridgeshire Structure Plan which takes precedence over the Local Plan Alteration because the County Council issued a Statement of General Conformity (January 2006) which says that the Local Plan Alteration is not in conformity on this matter.~~

~~7.5 — For that part of the District in the Peterborough and North Cambridgeshire Sub-Region, the Local Plan Alteration target is the requirement. The latest housing needs surveys demonstrate that these targets are more than justified. A list of parishes in the two sub-regions and an illustrative map is attached as Appendix 2.~~

~~7.6 — Recent evidence gathered since the adoption of the Local Plan Alteration in 2002 demonstrates that a higher level should be sought across the District but this will be a matter for policies in the Core Strategy Development Plan Document of the Local Development Framework.~~

~~7.7 — The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance.¹~~

At the end of paragraph 7.20:

'The Housing Green Paper "Homes for the Future", released in July 2007 announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. The bidding criteria through which affordable home providers will access Government funds was announced in September 2007, with the publication of the Housing Corporation's "Prospectus for its 2008-11 National Affordable Housing Programme (NAHP)". For the first time the Corporation's programme covers a full three year period.'

The above replaces the following:

~~It is clear that these resources alone will be insufficient to enable delivery of Affordable Housing in keeping with need.~~

Paragraph 7.25:

'The policy is intended to give some guidance on the extent to which there is flexibility in the application of affordable housing policies.'

This replaces the existing paragraph 7.25:

~~The supporting text to Policy AH1 of the Huntingdonshire Local Plan Alteration states that Affordable Housing provided through developer contributions will 'normally' be secured via land values. However, the changing circumstances outlined above demonstrate that additional contributions are required in order to achieve the aims of the policy.~~

Consequent Amendments

Last sentence of paragraph 4.3:

'In July 2007 the government released a Housing Green Paper and in October 2007 announced that it would be pursuing a statutory planning charge.'

The above replaces the following:

~~The government proposes that a planning gain supplement will be introduced in 2009.~~

Second sentence in paragraph 4.5:

~~'The draft RSS is at an advanced stage of preparation with Proposed Changes published in December 2006 and further Proposed Changes in October 2007 with final approval expected in 2008.'~~

The above replaces the following:

~~The RSS is at an advanced stage of preparation with Proposed Changes published in December 2006 and with final approval expected later in the Summer of 2007.~~

Delete the last sentence of paragraph 4.5:

~~The Cambridgeshire and Peterborough Structure Plan 2003 and the Huntingdonshire Local Plan Alteration 2002 contain policies for the delivery of Affordable Housing through developer contributions. A number of the policies in the Structure Plan and Local Plan will be saved within the RSS.~~

All reference to the Planning Gain Supplement in Appendix 1 is to be deleted as follows:

~~Consultation on a Planning Gain Supplement~~

~~The Government has responded to Kate Barker's independent review of housing supply in a consultation paper suggesting the introduction of a Planning gain Supplement (PGS).~~

~~To help finance vital infrastructure and support growing communities, Kate Barker recommended that the Government should capture a portion of the land value uplift arising from the planning process.~~

~~The proposed PGS could reduce the scope of the planning obligations to matters affecting the environment of the development site and the provision of affordable housing. It would take into account the up-lifted value of the land and the viability of development to ensure that essential housing development would not be discouraged. However, it is unlikely to be introduced before 2009.~~

First paragraph about the Regional Spatial Strategy:

~~'The East of England Regional Assembly (EERA) produced the draft East of England Plan which has been the subject of an Examination in Public. Subsequently the Secretary of State produced Proposed Changes in December 2006 and Further Proposed Changes in October 2007 which were published by the Government Office for the East of England. When adopted in 2008 it will replace RPG 6.'~~

The above replaces the following:

~~The East of England Regional Assembly (EERA) produced the East of England Plan which been the subject of an Examination in Public and subsequently the Proposed Changes were published by the Secretary of State in November 2006. When adopted in 2007, it will replace RPG 6.'~~

All reference to the Cambridgeshire and Peterborough Structure Plan 2003 in Appendix 1 is to be deleted as follows:

The Cambridgeshire & Peterborough Structure Plan 2003

The need for a greater provision of affordable housing in its area is recognised in the Structure Plan. It notes that in the Cambridge Sub-Region, house prices have been rising faster than incomes, making it impossible for some to compete on the open market for housing, and creating serious recruitment problems for business. It expects housing development to make a contribution to affordable housing provision, with Local Plans including overall targets and individual targets for affordable provision to be negotiated on a site-by-site basis, in accordance with PPG3 and Circular 6/98 'Planning and Affordable Housing'. It acknowledges that the targets set will vary according to the local level of need.

Affordable housing is defined as housing for rent, discounted low cost market housing and shared equity housing, and that such housing provided for sale or for rent below the prevailing market level may be achieved by a contribution from the developer, landowner or other body. However, it should be noted that this definition of Affordable Housing has now been superseded by that in PPS3. Local planning authorities are to assess the types of housing needed within their areas, which may include housing for people with special needs such as the elderly or disabled.

The Structure Plan recognises that a large proportion of newly formed households, forecast over the plan period, will comprise one and two persons and therefore, local planning authorities are to make every effort to provide for a higher proportion of one and two bedroom dwellings in affordable and open market categories, thus helping to securing a better mix and choice of housing types and more varied urban forms, at higher densities.

P9/1 requires 40% or more of the new housing in the Cambridge Sub-Region to be affordable with Local Plans setting site thresholds according to local circumstances. Employment developments will also be expected to contribute towards affordable housing through developer contributions.

It is proposed that the relevant policies from the Structure Plan will be saved into RSS14 when it is adopted. The saved policies will be identified in an appendix to the RSS.

Reference to the policies which have not been saved in the Huntingdonshire Local Plan Alteration 2002 in Appendix 1 is to be deleted as follows:

~~Policy AH1 defines affordable housing as that which is affordable to those householders who cannot either rent or purchase on the open market. The supporting text recognises that the 1997 District-wide Housing Needs Survey (HNS) identifies social rented housing (provided through Registered Social Landlords or RSLs) as being the highest priority need.~~

~~Policy AH2 provides the mechanism to ensure that affordable housing is available at a meaningful discount below the cost on the open market for equivalent properties.~~

~~Policy AH3, based on the findings of the 1997 HNS, sets the target for affordable housing of at least 1,500 affordable homes between 1997 and 2006.~~

Policy AH4 sets the target that 29% of all dwellings should be affordable, on sites of 25 dwellings or more (or 1 ha regardless of the number of dwellings) in settlements larger than 3,000 population, while in settlements of 3,000 or less on all sites regardless of size, subject to the financial viability of the scheme.

As with the Structure Plan, saved policies from this Local Plan Alteration will be identified in an appendix to the RSS.

There is an error in paragraph 7.33 which refers to phasing principles in Policy 6 which should be Policy SAH/9:

'The Council will also require the phasing of the two developments to be linked, consistent with the principles established in Policy SAH/9.'

The above replaces the following:

~~The Council will also require the phasing of the two developments to be linked, consistent with the principles established in Policy 6.~~

There is an error in paragraph 7.34 which refers to paragraph 7.30 instead of paragraph 7.32:

'The justification may be similar to 7.32 above.'

The above replaces the following:

~~The justification may be similar to 7.30 above.~~