

APPENDIX 5

HUNTINGDONSHIRE DISTRICT COUNCIL

Planning and Compulsory Purchase Act 2004

Supplementary Planning Document: Developer Contributions Towards Affordable Housing

Statement of Consultation

Huntingdonshire District Council has prepared a Supplementary Planning Document (SPD) on Developer Contributions Towards Affordable Housing.

Regulation 17(1)(b) of the Town and County Planning (Local Development) (England) Regulations 2004 requires that a statement be made available summarising consultation undertaken during the preparation of the document.

The SPD draws strongly upon the work undertaken by consultants for the District Council for the District Housing Needs Survey. The 2003 Survey involved both an interview survey and self completion postal questionnaires and was designed to cover all tenure groups and all areas within the District to assess the need for additional affordable housing. An Update to this Survey was published in June 2006 which included a survey of local estate and letting agents. The Update takes into account changes in market prices/rents and income levels which have occurred since the original Housing Needs Survey, changes in the supply of affordable housing (relets excluding transfers within the social rented sector), re-basing of household figures to take full account of information from the 2001 Census and also the latest HSSA data and improvements to the methodology used to assess housing need.

Informal discussions were also held with Registered Social Landlords operating within the District on the scope of the SPD.

A first draft of the SPD was the subject of extensive public participation from 25th September 2006 to 6th November 2006. This involved the draft document being sent to a wide range of consultees including planning consultants and agents and registered social landlords. A public notice was published in local newspapers to advise the wider public and copies were placed in all libraries and public access points in the District.

There was a good response to this consultation and a number of changes were made to take them into account. These included:

- Determining the threshold for providing contributions towards Affordable Housing as the net increase in dwellings which takes into account any loss through demolition or conversion.
- Clarification that the policy on site-size thresholds by the artificial subdivision of sites would apply to sites allocated in the Development Plan but that where development is proposed on a "windfall site" the site would be defined as that which would form part of a natural planning unit and is within the applicant's control.

- Amending the text on the size of clusters of Affordable Housing dwellings to note that in some urban situations there may be a case for developing clusters of more than 15 units subject to a very careful approach to layout and a high standard of design in order to achieve integration with the rest of the development.
- A strengthening of the point on viability to take account of the costs on some sites, especially brownfield sites, which may incur additional costs of clearance, decontamination etc., while other sites may incur higher levels of contributions for other infrastructure provision.

The document was also revised to take account of recently published Government guidance, particularly Planning Policy Statement 3 (Housing), dated December 2006.

Given the extent of changes, a second draft was released for public consultation from Friday 15th June to Friday 27th July 2007.

Few additional matters were raised in representations from this second round of consultation. However following the close of representations, there were a number of government announcements pertinent to the document. In particular, the announcement by Go East of the policies saved beyond 27 September 2007 excluded a number of policies that the SPD had been drafted in respect of. Further amendments were therefore made to reflect these changes.

October 2007