



**Report for: Cabinet 14th January 2010
Planning Committee 27th January 2010**

Subject: Affordable Housing Supplementary Planning Document

**Author: Planning Policy Manager (Planning Policy) for Head of
Planning and Environment and Head of Strategy and
Performance**

1.0 Purpose of report

1.1 The purpose of this report is to inform members of the adoption of the Affordable Housing Supplementary Planning Document.

2.0 Background to the Supplementary Planning Document

2.1 The document has been prepared by Gedling Borough Council to help the Council secure affordable housing through the planning system and to provide landowners, developers and Registered Providers of Affordable Housing with new clear detailed advice on the Council's criteria for the provision of affordable housing.

2.2 The main objectives of the Supplementary Planning Document are to:-

- Provide a clear framework for all to understand how affordable housing is to be provided in the district;
- Summarise national, regional and local policies and strategies' relating to Affordable Housing;
- Outline the findings of the Strategic Housing Market Area Assesment and the Affordable Housing Viability Study;
- Ensure an appropriate mix of size and type of affordable housing is integrated throughout built areas to help create sustainable communities;
- Outline the procedures that will be used to secure Section 106 agreements relating to Affordable Housing.

- 2.3 The supplementary planning document has been prepared in accordance with the guidance set out in Planning Policy Statement 12: "Local Development Frameworks" (ODPM, 2004) and "Creating Local Development Frameworks: A Companion Guide to PPS12" (ODPM, 2004). PPS12 describes how the Planning and Compulsory Purchase Act (2004), and the accompanying Town and Country (Local Development) (England) Regulations 2004 (as amended), (the "Regulations"), should be implemented in practice, with respect to the preparation of statutory supplementary planning documents.
- 2.4 A draft supplementary planning document was made available for consultation for a 6week period between 7th August and 18th September 2009 and a total of 55 comments were made. Following the consultation exercise, the comments received were considered and the document amended as appropriate. The final supplementary planning document was formally adopted under executive powers on 3rd December 2009.
- 2.5 In essence, the Supplementary Planning Document contains three key elements which affect the delivery of affordable housing within Gedling Borough.

Threshold - in line with the guidance contained within Planning Policy Statement 3, the Borough Council will seek the provision of affordable housing on sites of 15 dwellings or greater.

Percentage - the Borough Council will require a percentage of all new dwellings to be affordable, as follows:-

- 10% affordable housing in the Newstead and Colwick/Netherfield sub-markets
- 20% affordable housing in the Arnold/Bestwood, Calverton and Carlton sub-markets
- 30% affordable housing in the Arnold/Mapperley, Bestwood St Albans, Gedling rural north and Gedling rural south sub-markets

Commuted sums - whilst affordable housing will normally be delivered on site, under certain circumstances this may be waived in favour of a commuted sum.

- 2.6 A map attached as Appendix 4 to the Supplementary Planning Document identifies the housing sub markets. Planning Policy Statement 3 requires that affordable housing targets should reflect an assessment of the likely economic viability of land for housing within the area. As such, the percentage requirements (10%, 20%, 30% set out above are supported by the Nottingham Core Affordable Housing Viability Study (2009).

- 2.7 The Affordable Housing Supplementary Planning Document is attached as Appendix A and can also be viewed or downloaded from the Councils website (along with the report of responses received to the consultation exercise) <http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel/pe-lp-suppguidance/pe-lp-adoptedspd.htm#pe-lp-affordhse>

3.0 Recommendations

- 3.1 It is RECOMMENDED that members note the contents of this report.