

## ITEM NO: A05

<b>DECISION-MAKER:</b>	CABINET		
<b>SUBJECT:</b>	FAMILY HOUSING SUPPLEMENTARY PLANNING DOCUMENT		
<b>DATE OF DECISION:</b>	29 JUNE 2009		
<b>REPORT OF:</b>	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT		
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### STATEMENT OF CONFIDENTIALITY

N/A

### SUMMARY

The provision of larger homes suitable for families across the city is a high priority for the Council. The current administration adopted a policy to increase the provision of family housing in the city in early 2007.

To deliver additional family homes the Council has included a policy in the emerging Core Strategy (a key statutory planning document) and has also prepared a Supplementary Planning Document (SPD) on Family Housing. This SPD will provide additional guidance and more up to date evidence to be used in the application of Policy H12 of the Local Plan Review (the current statutory plan). It will be used as a basis for negotiation about the content and design of schemes with a residential element whilst the Core Strategy is going through the necessary procedural stages towards adoption.

This report is seeking adoption of the draft Supplementary Planning Document, subject to any changes members wish to make as a result of comments received through the formal six week consultation process. The draft SPD is attached as Appendix 2.

In accordance with statutory requirements the draft document has undergone a formal consultation for six weeks (March – May 09). During this last consultation period comments were received from six organisations. A summary of the main issues raised in the representations and how these main issues have been addressed in the SPD is attached as Appendix 1. No significant changes are proposed to the content of the SPD in response to the comments received. It is recommended, however, that an exemption be introduced for specialist housing schemes entirely comprised of accommodation specifically for senior citizens, supported accommodation for people with disabilities and purpose built student accommodation.

## **RECOMMENDATIONS:**

- (i) To endorse the consultation statement prepared in accordance with Regulation 18 (4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended June 2008 (attached as Appendix 1).
- (ii) To adopt the draft Supplementary Planning Document (SPD) on Family Housing (Appendix 2) in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended June 2008.

## **REASONS FOR REPORT RECOMMENDATIONS**

1. To deliver more family homes.

## **CONSULTATION**

2. Legal Services, Democratic Services, Financial Services, Head of Organisational Development, Property and Procurement Services and Head of Housing Solutions.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

3. The Statutory processes require the Council to consider the responses and make amendments if appropriate.

## **DETAIL**

4. The current administration adopted a policy to increase the provision of family housing in the city in early 2007.

During 2007 an SPD linked to the emerging Core Strategy was produced, with a view to the early implementation of this policy. This was issued for informal public consultation in 2008. However, the City Council, on the advice of GOSE, subsequently had to reprogramme the production of the Core Strategy. This delayed the effective date of adoption of the draft Family Housing SPD until early 2010.

A decision was therefore taken to produce a revised SPD, linked to policy H12 of the Local Plan Review, as this could be adopted in advance of the Core Strategy. This will provide interim support for the introduction of a stronger position on family housing, in advance of the adoption of the Core Strategy.

The process and timetable for the production of the revised SPD is as follows:

- Cabinet agreed scope of SPD – 24<sup>th</sup> November 2008.
- Draft SPD approved by Head of Planning & Sustainability following consultation with the Cabinet member for Environment & Transport for the purposes of initial consultation – December 2008.
- Initial stakeholder consultation on draft SPD and Scoping report for Sustainability Appraisal from 18<sup>th</sup> December 2008 to 22<sup>nd</sup> January 2009

- 16<sup>th</sup> March 2009 - Cabinet considered comments received during initial consultation and resolved to carry out formal consultation under Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended June 2008.
  - Formal consultation (4- 6 weeks) April – mid May
  - Cabinet will consider representations, make amendments if required and resolve to adopt – 29<sup>th</sup> June 2009.
5. As part of the formal consultation thirty organisations were sent a copy of the document and invited to comment. These organisations included residents associations, registered social landlords and developers. In addition a local advertisement was placed in the Daily Echo to inform interested parties that the document was available for inspection and the document, together with supporting information, was placed on the Council's website. Six organisations responded. Two organisations expressed support for the SPD. One housing developer asked that elderly persons housing schemes be exempt from the requirement and it is recommended that changes be made to reflect this. The three other respondents were property developers and they raised concerns about the impact of the policy on the deliverability and viability of housing sites. Appendix 1 summarises the main issues raised in the representations and includes officer responses as to how the issues have been addressed in the attached draft SPD.
6. As a result, no significant amendments are being proposed to the SPD.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

7. There are no capital implications.

### **Revenue**

8. The revenue implications will include costs of production of the final Document. This is expected to amount to less than £5000 and will be met from within existing Planning Policy budgets.

### **Property**

9. There are no property implications.

### **Other**

10. None

## **LEGAL IMPLICATIONS**

### **Statutory power to undertake proposals in the report:**

11. The proposals in this report are consistent with the Council's powers and responsibilities under the Town and Country Planning (Local Development) (England) Regulations 2004 to make Supplementary Planning Documents in accordance with the regulations.

**Other Legal Implications:**

- 12. The Council's strategic planning functions must be exercised having regard to s.17 Crime & Disorder Act 1998 (exercise of functions having regard to the need for the reduction of crime & disorder) and the provisions of the Human Rights Act 1998. In so far as any planning policy may amount to a fetter or restriction on the private use or development of land, it is considered that the proposed SPD is necessary and proportionate having regard to the need to control development for the benefit and needs of the wider community.

**POLICY FRAMEWORK IMPLICATIONS**

- 13. The Core Strategy is one of the documents that comprise the statutory development plan for the city.

**SUPPORTING DOCUMENTATION**

**Appendices**

1.	Consultation statement prepared in accordance with Regulation 18 (4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended June 2008.
2.	Draft SPD on Family Housing

**Documents In Members' Rooms**

1.	None
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**Background Documents**

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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**Background documents available for inspection at:** N/A

**FORWARD PLAN No:** ET03510      **KEY DECISION?** Yes

<b>WARDS/COMMUNITIES AFFECTED:</b>	All
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