

# BRIDGEND COUNTY BOROUGH COUNCIL

## REPORT TO DEVELOPMENT CONTROL COMMITTEE

15<sup>th</sup> November 2012

### REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

#### AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

##### 1. Purpose of Report.

- 1.1 To seek approval to consult on an updated revision of the Affordable Housing Supplementary Planning Guidance (SPG) document.

##### 2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 Ensuring an adequate supply of affordable housing will contribute towards the aims and objectives of the Bridgend Local Development Plan (LDP, 2006-2021). An adopted Affordable Housing SPG will aid the achievement of the following Corporate Improvement Objectives (2011-2013):

- (i) To build safe and inclusive communities supported by an effective physical infrastructure.
- (ii) To develop and support sustainable and affordable housing solutions for those who are homeless or in need.
- (iii) To work in collaboration with partners to combat poverty and provide children with the best start in life.
- (iv) To support our disadvantaged communities by promoting economic growth, physical renewal and sustainability.

##### 3. Background.

- 3.1 The Welsh Government's Technical Advice Note 2 (TAN2, 2006) requires local planning authorities to:  
*"...Include an affordable housing target in the development plan which is based on the housing need identified in the local housing market assessment..."*
- 3.2 The existing adopted Bridgend Unitary Development Plan (2001-2016) is supported by Supplementary Planning Guidance 13: Affordable Housing (2007) which set an affordable housing target based on the findings of a Local Housing Needs Assessment (2006).
- 3.3 As part of the evidence base for the emerging LDP, the Council has prepared a Local Housing Market Assessment (2009, updated in 2012) and an Affordable Housing Viability Study (2010). The findings of these two documents have been used in the preparation of the Deposit LDP and the revised draft of the Affordable Housing SPG found appended to this report.

3.4 The proposed changes to the Council's affordable housing policies and guidance thus reflect the latest available evidence taking full account of current economic conditions and its impact on development viability, the level of affordable housing need in the County Borough and updated national policy guidance.

#### 4. Current situation / proposal.

4.1 The draft Affordable Housing SPG supplements Policy COM5 Affordable Housing of the deposit Bridgend LDP. This revises the affordable housing target to:

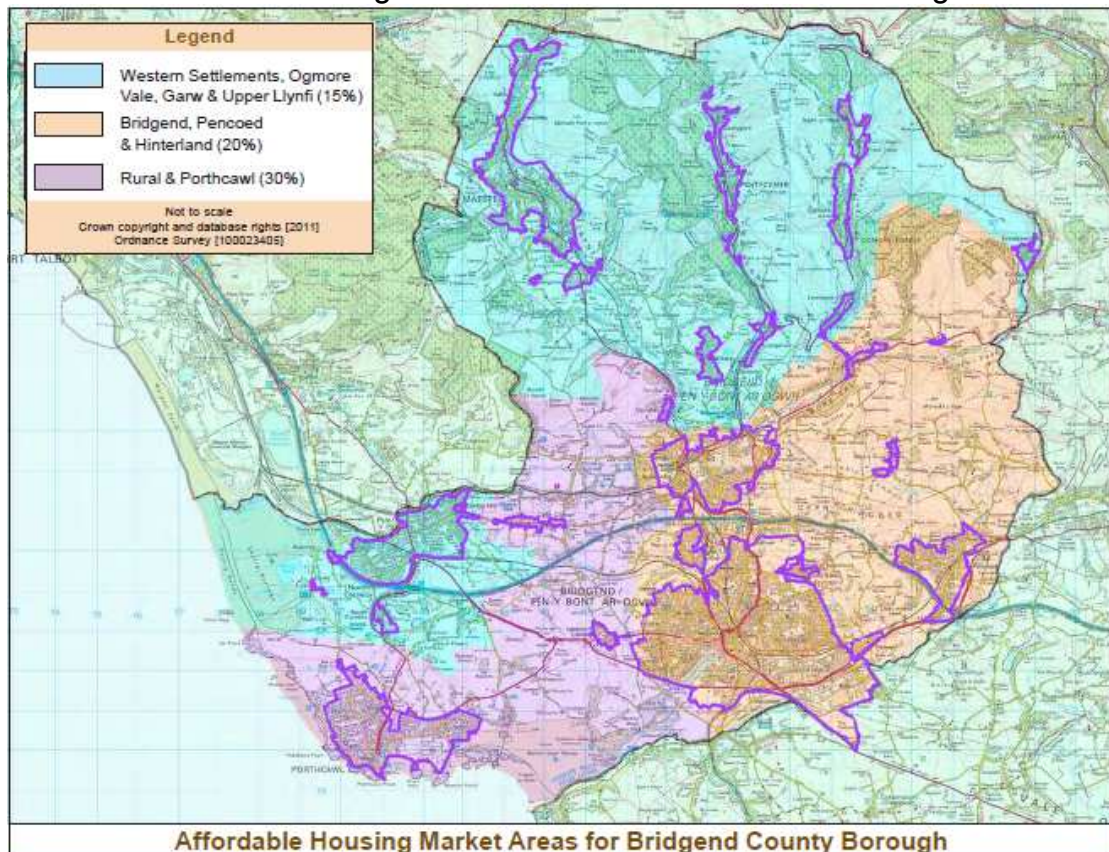
*"...Where a local need is demonstrated, the Council will expect an appropriate element of 'affordable housing' to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size.*

*The Council will seek the following affordable housing Market Area targets\*:*

- 30% affordable housing in Porthcawl and Rural;
- 20% affordable housing in Bridgend, Pencoed and Hinterland;
- 15% affordable housing in the Western Settlements, Ogmore, Garw and Upper Llynfi Valleys.

*Such affordable housing will be implemented through the use of appropriate planning conditions and/or obligations/agreements and/or through contractual agreements between the Council, developers and Registered Social Landlords..."*

\*The affordable housing Market Areas are show in the following Plan.



- 4.2 The main purpose of the SPG is to provide advice to developers on the circumstances in which the Council will expect the provision of an element of affordable housing on proposed residential developments.
- 4.3 In summary the SPG provides:
- The Council's affordable housing target in relation to the LDP evidence base and local need.
  - A process for consideration of development proposals where the financial viability of providing affordable housing may be an issue.
  - The Council's preferred methodology for the provision of affordable housing including the circumstances in which off site provision or payment of a commuted sum may be considered an acceptable alternative to on site provision.
  - A mechanism for calculating a suitable commuted sum and examples of projects/initiatives that could be funded by such contributions.
  - Encouragement for developers to engage in pre application discussions with the Council to discuss in more detail the impact of the SPG on their development proposals.
  - Up to date Acceptable Cost Guidance figures published by the Welsh Government.
- 4.4 The SPG, when adopted, will enable developers to take account, at an early stage in the development process before land negotiations have taken place, of the levels of affordable housing that are needed in the Borough and the mechanisms in place to aid its delivery.
- 4.5 As the draft SPG is supplementary to the Policies of the LDP, its adoption will follow the formal adoption of the LDP. Until such time, SPG13: Affordable Housing will continue to provide guidance on how the Council expects affordable housing to be delivered as part of new residential developments within the County Borough in accordance with the Bridgend UDP.

## **5. Effect upon Policy Framework & Procedure Rules.**

- 5.1 The draft Affordable Housing SPG will expand upon the land-use planning policy framework contained within the LDP giving the public and developers certainty of the Council's expectations for the provision of affordable housing through the planning system.
- 5.2 Once the LDP has been adopted the Affordable Housing SPG will become a material consideration in the determination of planning applications received by the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 (as amended). Any Section 106 agreement that is completed will legally bind the parties who are subject to the agreement.

## **6. Equality Impact Assessment**

- 6.1 An Equality Impact Assessment Screening has been undertaken and the proposed recommendations are unlikely to have an impact on equality issues.

## **7. Financial Implications.**

7.1 None.

**8. Recommendation.**

8.1 That the Development Control Committee:

8.1.1 Approves Draft Supplementary Planning Guidance – Affordable Housing (**Appendix 1**) as the basis for public consultation;

8.1.2 Authorizes officers to make appropriate arrangements for public consultation; and await a further report on the outcome of the consultation process.

**LOUISE FRADD**  
**CORPORATE DIRECTOR – COMMUNITIES**  
**9<sup>th</sup> November 2012**

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**Background documents**

**Appendix 1** Draft Affordable Housing Supplementary Planning Guidance Document