

# BRIDGEND COUNTY BOROUGH COUNCIL

## REPORT TO DEVELOPMENT CONTROL COMMITTEE

1 MAY 2014

### REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

#### AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

#### 1. Purpose of Report.

- 1.1 To report to committee the outcomes of the consultation exercise on the draft Affordable Housing Supplementary Planning Guidance (SPG) document.
- 1.2 To seek the committee's agreement of the proposed amendments to the draft document and to adopt the amended version as SPG to the Bridgend Local Development Plan.

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

- 2.1 The recommendation to adopt this Supplementary Planning Guidance will assist in the implementation of policies within the adopted Bridgend Local Development Plan; the Council's statutory land-use planning document.

#### 3. Background

- 3.1 On the 15<sup>th</sup> November 2012 the Planning and Development Committee resolved to approve Draft SPG 13 – Affordable Housing as the basis for public consultation; authorised officers to make appropriate arrangements for public consultation; and to await a further report on the outcome of the consultation process.
- 3.2 A 6- week period of public consultation was held between 19<sup>th</sup> December 2013 and 6<sup>th</sup> February 2014. The consultation was advertised in the following ways:
  - Statutory notices placed in the *Glamorgan Gazette* on the 19<sup>th</sup> December 2013;
  - The consultation documents were available for inspection with representation forms at every library in the County Borough and at the Planning Department, Civic Offices, Angel Street.
  - A press release was issued at the start of the consultation;
  - Information on the consultation, including all the documentation, representation forms and the facility to make representations electronically was placed on the Councils website; and
  - A copy of the draft SPG was sent to approximately 550 targeted consultees including Community Councils, planning consultants, house builders, housing associations and other relevant external organisations with details on how to respond.

#### **4. Current Situation**

- 4.1 By the end of the consultation period three individuals and external organisations had submitted comments on the draft SPG. In response the Council has produced a consultation report which is included in Appendix C in the SPG. The consultation report provides the Council's response to the representations received and outlines any changes which have been made to the document as a result. The SPG (as amended) is included as **Appendix 1** to this report. Copies of the full representations can be viewed by Members at the Planning Department.
- 4.2 In summary, the main areas of change in the document arising from the public consultation responses are as follows:
- Greater clarity provided regarding the provision of a percentage of affordable housing rather than a specific number of units on applications for outline consent.
- 4.3 Committee is requested to consider each of the representations received, approve the suggested reasoned response, decisions, and actions and proposed changes to the document, then recommend that Council adopts it for publication.

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

- 5.1 The production of this Supplementary Planning Guidance is required in order to meet the Council's commitments in implementing the Local Development Plan as outlined in the Plan's Monitoring Framework, specifically Policy Target 29.
- 5.2 The SPG will represent a material consideration in the determination of future planning applications.

#### **6. Equality Impact Assessment**

- 6.1 An Equalities Impact Assessment Screening has been undertaken and the proposed recommendation is unlikely to have an impact on equality issues.

#### **7. Financial Implications**

- 7.1 None.

#### **8. Recommendations**

- 8.1 That the Planning and Development Committee:
- 8.1.1 Considers the representations received, endorses the suggested reasoned responses, decisions, and changes to the draft Affordable Housing Supplementary Planning Guidance contained in **Appendix 1**.
- 8.1.2 Recommends that Council adopts SPG13 – Affordable Housing (as amended) as Supplementary Planning Guidance (SPG) to the adopted Bridgend Local Development Plan.

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**1<sup>st</sup> May 2014**

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### **Background documents**

**Appendix 1** Supplementary Planning Guidance 13: Affordable Housing