

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

7 OCTOBER 2015

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

1. Purpose of Report.

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

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The adoption of 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 3rd September 2015 the Development Control Committee resolved to consider the representations received during public consultation, endorse the suggested reasoned responses, decisions, and changes to the draft Affordable Housing Supplementary Planning Guidance contained in Appendix 1 and to recommend that Council adopts SPG13 – Affordable Housing as Supplementary Planning Guidance to the adopted Bridgend Local Development Plan.
- 3.2 A 6-week period of public consultation was held between 19th December 2013 and 6th February 2014. The consultation was advertised in the following ways:
 - Statutory notices placed in the *Glamorgan Gazette* on the 19th 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 Council's 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 E in the SPG. This provides the Council's response to the representations received and outlines any changes which have been made to the document as a result. Given the lapse in time since the draft document was published for consultation, the SPG also includes a small number of factual updates. 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 and due to factual updates 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.
 - Greater clarity provided regarding the process of negotiating commuted sums.
 - Updated information relating to the Welsh Government's Acceptable Cost Guidance Figures in Appendix B.
- 4.3 Council is requested to consider each of the representations received, approve the suggested reasoned response, decisions, and actions and proposed changes to the document, and adopt 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 Council:
- 8.1.1 Considers the representations received and endorses the suggested reasoned responses, decisions, and changes to the draft Affordable Housing Supplementary Planning Guidance contained in **Appendix 1**.

8.1.2 Adopts SPG13 – Affordable Housing (as amended) as Supplementary Planning Guidance (SPG) to the adopted Bridgend Local Development Plan.

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Background documents

Appendix 1 Supplementary Planning Guidance 13: Affordable Housing
Bridgend Local Development Plan