

Executive Board

4th June 2018

Affordable Housing Supplementary Planning Guidance - Refresh Carmarthenshire Local Development Plan

Recommendations / key decisions required:

- To consider and approve the refresh to the Affordable Housing Supplementary Planning Guidance.
- To delegate to the Head of Planning authority to correct typographical, cartographical or grammatical errors, and to make amendments in order to enhance accuracy and clarity of meaning prior to its publication.

Reasons:

- To reflect the need to ensure that the requirements and commitments set out within the Adopted Local Development Plan are fully and appropriately delivered.
- To provide additional clarity assisting in the understanding and usability of the SPG.

Relevant scrutiny committee to be consulted: No

Exec Board Decision Required Yes

Council Decision Required No

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr. Mair Stephens

Directorate: Environment

Name of Head of Service:

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Affordable Housing Supplementary Planning Guidance - Refresh Carmarthenshire Local Development Plan

1. Brief Summary of Purpose of Report.

This Report presents a refresh of the Affordable Housing Supplementary Planning Guidance (SPG) prepared to support and elaborate on the policies and provisions of the Adopted Carmarthenshire Local Development Plan (LDP).

It is not the purpose of the refreshed SPG to devolve policy matters from the LDP, nor do any of the changes to the document represent amendments to matters of policy.

The report outlines the key changes and where the refresh will assist in providing greater clarity in the interpretation and implementation of policy.

2. Background

The Carmarthenshire Local Development Plan (LDP) was adopted by Full Council on 10th December 2014 along with 8 thematic and site specific SPG prepared concurrent to the LDP, one of which is the current document relating to Affordable Housing. The LDP is now the statutory development plan for the County (excluding that area contained within the Brecon Beacons National Park). The LDP, as supported through the SPG, is one of the high level strategies which must be prepared and approved for the County, setting out in appropriate land-use terms, the priorities expressed in the Integrated Community Strategy.

In order to ensure the content and provisions of the LDP are being implemented effectively it is necessary to periodically review and assess the effectiveness of an adopted SPG in providing the clarity and interpretation necessary to deliver the policy. This refresh has emerged as part of this assessment and also takes account of matters relating to the implementation of aspects of the Affordable Housing policies contained within the LDP. Some of the key changes are detailed in the section below.

3. Affordable Housing SPG Refresh - Main Changes

The following outlines some of the headline changes to the content of the SPG:

1. To allow the affordable housing target on new residential development to be considered through the percentage of cumulative floor space in addition to the percentage of affordable units on site. This provides enhanced clarity and flexibility in determining the amount of affordable housing required on-site and where appropriate supporting financial contributions. The approach is intended to facilitate an easier decision making process for officers whilst enhancing ease of use for developers and members of the public.
2. To identify the various stages through which phased payments of commuted sums can be made. This includes the potential for phased payments on applications of a single dwelling with the potential deferral of up to 50% at the point of first sale or transfer.
3. To request further information at outline planning application stage if development viability is questioned. This includes details which may otherwise be considered at Reserved Matters.
4. Re-configuration of paragraphs within the SPG to aid the readers' understanding and interpretation of the document.
5. Identify web links to Frequently Asked Questions for commuted sums on sites of less than 5 units. These represent a readily accessible and practicable way of addressing the understanding around the content and application of the policies.

Further clarity and information on the use of legal agreements to support the planning application process. This includes the timing of submitting relevant documents, in addition to what is required as part of determining a planning application.

It is also proposed that the following minor amendments be included in the interests of clarity:

Paragraph 4.7 – Reference to be made to the Simple Lettings Policy and the appropriate contact details.

Paragraph 4.17 – Include a cross reference to the Design Quality Requirements.

Reference is also made to the Frequently Asked Questions page hosted on the Council's website. This will be continually updated and amended to reflect issues or queries as they arise. A further point will be added which provides an opportunity for questions to be posed to Planning Services on matters relating to the planning policies on Affordable Housing.

4. Next Steps

The changes proposed to the SPG are not considered of a nature which effect a change in policy and as are only aimed at improving clarity and interpretation. Consequently the changes do not require a further consultation. Following reporting the refresh of the SPG will be published on the Council's website with the affordable housing web-page updated accordingly to include any additions to the Frequently Asked Questions section.

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Llinos Quelch

Head of Planning

Policy, Crime & Disorder and Equalities YES	Legal YES	Finance YES	ICT NONE	Risk Management Issues NONE	Staffing Implications NONE	Physical Assets NONE
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Policy, Crime & Disorder and Equalities

The provisions of the SPG are compatible with Carmarthenshire County Councils well-being objectives and notably, Objective 5: Increase the availability of rented and affordable homes. It also aligns with the national Well-being Goals set out within the Well-being of Future Generations Act 2015 in relation to the creation of: a More Equal Wales, and a Wales of Cohesive Communities.

The SPG is an elaboration on the policies and provisions of the Local Development Plan. Through land use planning policies, the LDP seeks to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable providing access to local services and facilities and reducing the need to travel.

The integration of sustainability as part of the preparation of the LDP is reflected in the undertaking of a Sustainability Appraisal and Strategic Environmental Assessment reflecting national and international legislative requirements. This iterative approach ensures sustainability is at the heart of the Plan and that it is reflective of the requirements emanating from the Wellbeing and Future Generations Act 2015 and the emerging Carmarthenshire Well-being Plan.

Legal

The provisions in relation to the collection of developer contributions through commuted sums is in accordance with approved practices and legislation including that set out within the Community Infrastructure Regulations. It also reflects that set out within the Policies and proposals identified within the adopted Local Development Plan.

Finance

Financial costs (including production of the refreshed SPG, translation, publicity etc.) are covered through the financial provisions in place for the Planning Division - including reserves.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Llinos Quelch

Head of Planning

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee

N/A

2. Local Member(s)

Members were consulted as part of the preparation of the original SPG.

3. Community / Town Council

Community and Town Councils are a statutory consultee within the LDP process and were consulted as part of the original SPG's preparatory process.

4. Relevant Partners

Statutory consultees, the public, interested parties and key agencies and bodies were consulted as appropriate.

5. Staff Side Representatives and other Organisations

Contributions have been sought from relevant internal consultees to ensure the refreshed SPG reflects the specialist and detailed nature of their subject matter.

Title of Document	Locations that the papers are available for public inspection
Carmarthenshire Local Development Plan	http://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/local-development-plan-2006-2021/
Annual Monitoring Reports	http://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/
Affordable Housing – Planning Web-page	http://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/affordable-housing/