

## CABINET – 11 DECEMBER 2018

### EXTRACT MINUTE

#### 6. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT 2019 AND ADOPTION

The Cabinet considered a report by the Director (RB) (Reference 18/265) in respect of a revised Affordable Housing Supplementary Planning Document. Members were advised that the revised Supplementary Planning Document took into account changes to the formal definition of affordable housing and revised information on viability and the thresholds for affordable provision in accordance with the latest national planning guidance. The report also set out how the new National Described Space Standards would be reflected in Council policy; that is, these were aspirational but the Registered Provider would be given the opportunity to determine if the proposed design met their own standards and requirements. A minor change was also proposed to the criteria for assessing persons who wished to be added to the self-build register. The Council's financial solvency test approved in November 2017 required the developer to demonstrate that s/he could both afford to buy the plot and construct a dwelling, but regulations only required the former criterion, which it was proposed to adopt instead.

**RESOLVED** that the Council be recommended to:

- i) Adopt the revised Affordable Housing Supplementary Planning Document and that the document is thereafter used in the determination of planning applications;
- ii) Amend the criteria for assessing persons who wished to be added to the self-build register as outlined above; and
- iii) Instruct that further research and consultation is carried out into the Discount Sales Market Housing product by Planning and Housing Services and further guidance on this be published as an addendum to the Affordable Housing SPD if necessary.

#### **Reasons**

Since the Affordable Housing Supplementary Planning Document (SPD) was updated and adopted earlier this year the NPPF has been revised. It is important that the SPD is a dynamic document that is updated as and when changes take place to national policy and guidance.