

Planning Committee

24 June 2022

Agenda item number 11

East Suffolk Affordable Housing SPD for endorsement

Report by Planning Policy Officer

Summary

East Suffolk Council has produced an Affordable Housing Supplementary Planning Document which it has recently adopted. Given that the Broads Authority defers to/has regard to the affordable housing policies of our district councils, it seems prudent to endorse this SPD formally.

Recommendation

To recommend that the Broads Authority endorses the East Suffolk Affordable Housing SPD.

1. Introduction

- 1.1. The Local Plan for the Broads defers to/has regard to some policies of our districts in relation to retail, open space and affordable housing.
- 1.2. East Suffolk Council (ESC) has produced an Affordable Housing SPD. Given that the Broads Authority has regard to/defers to ESC's policy, it is prudent to endorse the SPD. In common with the other district councils, East Suffolk Council is the Housing Authority for the whole district, including that part in the Broads area.
- 1.3. Supplementary Planning Documents (SPD) elaborate on adopted policy and help the implementation of those policies. During their production, they need to be subject to public engagement/consultation on two occasions. They need to be screened for Strategic Environment Assessments (SEA) and Habitats Regulations Assessments (HRA). They are then adopted by the LPA. As the Broads Authority did not produce the SPD it cannot formally adopt it, but as it is of relevance to the Local Plan for the Broads, it is recommended that the Broads Authority endorse the SPD.
- 1.4. The rest of this report has been taken from the ESC committee report.

2. About the SPD

- 2.1. The Affordable Housing SPD supports the implementation of policies relating to affordable housing in the East Suffolk Council/Suffolk Coastal Local Plan and East

Suffolk Council/Waveney Local Plan. The SPD provides guidance on the implementation of planning policies relating to affordable housing including in relation to types of affordable housing, identifying an appropriate mix of affordable housing, the design of affordable housing, legal agreements and carrying out local housing needs assessments.

- 2.2. The Affordable Housing SPD (Appendix 1) provides guidance on a range of topics including in relation to types of affordable housing, identifying an appropriate mix of affordable housing, the design of affordable housing, legal agreements and carrying out local housing needs assessments. The SPD also incorporates model Heads of Terms and Template Clauses for legal agreements relating to affordable housing. Guidance on First Homes and the Vacant Buildings Credit is included in the Affordable Housing SPD.
- 2.3. The Affordable Housing SPD does not create new policies but rather seeks to provide guidance that will help with the implementation of relevant policies in the Suffolk Coastal and Waveney Local Plans.
- 2.4. The Affordable Housing SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 2.5. The Affordable Housing SPD was subject to two rounds of consultation during its preparation, the details of which are contained in the Consultation Statement (Appendix 3). The first was an initial consultation to inform the scope and content of the SPD. The initial consultation was carried out between 9 November and 21 December 2020. In total, 22 individuals and organisations responded to the consultation. Between them they made 194 comments. Virtual roundtable sessions were also held to inform the preparation of the Model Heads of Terms and Template Clauses. The responses received to the initial stage of consultation were used to inform preparation of a draft document which was subsequently subject to a public consultation. Summaries of the consultation responses, and how they were addressed in drafting the SPD, are contained in the Consultation Statement (Appendix 3).
- 2.6. The Draft Affordable Housing SPD consultation ran from 1 November until 13 December 2021. The consultation was advertised on the Council's website, as well as on social media. 4,069 emails and 583 letters were sent out at the start of the consultation to the consultees on the planning policy mailing list which includes town and parish councils, individuals and organisations, including those who were previously contacted or responded to the informal stage of the consultation. In total, 27 individuals and organisations responded to the consultation. Between them they made 111 comments. Changes have been made to address many of the comments received, where appropriate.
- 2.7. Under the Environmental Assessment of Plans and Programmes Regulations 2004, screening was carried out on the draft Affordable Housing SPD to determine whether a full Strategic Environmental Assessment would be required. The screening concluded that this was not required. The final Strategic Environmental Assessment Screening Opinion is appended to this report (Appendix 5).

- 2.8. Habitat Regulations Assessment screening was also undertaken which concluded that implementation of the Affordable Housing SPD would not lead to likely significant effects on protected Habitat sites and that it is therefore not considered necessary to undertake an Appropriate Assessment. The final Habitat Regulations Assessment Screening Statement is appended to this report (Appendix 4).
- 2.9. Adoption of the Affordable Housing SPD will provide up to date guidance to assist with the implementation of the Council's Local Plan policies which relate to affordable housing.

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Date of report: 06 June 2022

Appendix 1: [Affordable Housing SPD \(2022\)](#)

Appendix 2: [Adoption Statement](#)

Appendix 3: [Consultation Statement](#)

Appendix 4: [Habitats Regulations Assessment Screening Report](#)

Appendix 5: [Strategic Environmental Assessment Screening](#)

Appendix 6: [Equality Impact Assessment Screening](#)