

# **WAVERLEY BOROUGH COUNCIL**

## **HOUSING OVERVIEW AND SCRUTINY COMMITTEE**

**26 FEBRUARY 2018**

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**Title:**

**AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT-  
CONSULTATION**

**[Portfolio Holder: Cllr King]**

**[Wards Affected: All]**

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**Summary and purpose:**

The purpose of this report is to seek the Committee's consideration of the draft Affordable Housing Supplementary Planning Document (SPD). This document sets out the Council's proposed approach for securing planning obligations in connection with policies contained in Local Plan Part 1 and makes a recommendation to committee to approve for consultation between 06.05.19 - 17.06.19.

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**How this report relates to the Council's Corporate Priorities:**

This report supports the Council's People / Place / Prosperity priorities by enabling the provision of affordable housing for households in need and the wider social, economic and community benefits of new affordable homes. The provision of affordable housing provides secure, safe and affordable homes for people to thrive and supports the economy.

**Equality and Diversity Implications:**

The draft Affordable Housing SPD supports policy AHN1 of Local Plan Part 1 and seeks to maximise the delivery of affordable housing in Waverley. Affordable housing actively promotes equality by offering security and opportunity to households in housing need, who often experience inequalities associated with living on a low income. Women, people with

disabilities and BME groups are more likely than other groups to access social housing. The development of new affordable housing therefore benefits these groups.

### **Financial Implications:**

The consultation for the SPD will be carried out by existing staff in the Housing Strategy and Enabling team using the Planning Policy consultation system without incurring any extra costs. Therefore, no additional financial resource is sought at this stage.

### **Legal Implications:**

The main legislation on which the SPD is based is the Planning and Compulsory Purchase Act 2004 (as amended), Town and Country Planning (Local Planning) (England) Regulations 2012 and the Community Infrastructure Levy Regulations 2010. There are no legal implications arising out of this report in addition to the normal activities undertaken by the Council's Legal Services team in relation to securing Section 106 Agreements.

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### **Background**

1. A working group of officers from the Housing and Planning Services has drafted the attached draft Affordable Housing SPD.
2. The draft Affordable Housing SPD will be a significant material consideration in the determination of planning applications and appeals. It will support a transparent and efficient planning process and will ensure consistent and fair decision making.

### **Local Plan Context**

3. The Waverley Borough Council [Local Plan Part 1](#); Strategic Policies and Sites (LPP1) was adopted by the Council on 20 February 2018. LPP1 sets out the strategy for development and growth in the Borough to 2032 and includes policies to secure affordable housing. Chapter 9 ('Affordable Housing and Other Housing Needs') includes Policy AHN1; Affordable Housing on Development Sites and Policy AHN2: Rural Exception Sites.
4. Paragraph 9.27 states that 'more detail on the application of Policy AHN1 and Policy AHN2 will be developed through supplementary planning documents which will include details on the approach to calculating financial contributions; up to date information on the type and size of affordable housing required; the cascade

mechanism to be applied to cases where viability is an issue; other matters of detail interpretation/ application of the policies.’

### **Scope and Themes**

5. The draft Affordable Housing SPD has been developed to provide clarity to developers, affordable housing providers, Development Management officers, stakeholders and local residents regarding the basis on which affordable housing will be sought, the forms it will take and the specifications for it.
6. It includes guidance about pre-application discussions, information about affordable tenures and detail about commuted sums and Vacant Buildings Credit. The document provides an overview of the Council’s affordable housing requirements, more specifically:
  - a. Supporting information for the implementation of policies AHN1 and AHN2, including the application of a lower threshold for affordable housing in designated rural areas and rural exception sites
  - b. Guidance on the scope and requirements of legal agreements
  - c. Criteria for affordable housing providers
  - d. An overview of local housing need, as reflected in the West Surrey Strategic Housing Market Assessment
  - e. An outline of affordable housing tenures
  - f. Viability requirements and guidance including viability assessments, commuted sums and the vacant buildings credit
  - g. Template Section 106 Agreement and Nomination Agreement

### **Consultation**

7. The proposed consultation draft of the document is attached for approval. Public consultation on the draft is due to take place from midday on 06.05.19-17.06.19. The consultation will run using the Council’s consultation portal, Inovem. Copies of the document will be available for inspection on the Council website and hard copies at the Burys, Godalming. Interested parties would be able to download the document for free. However, it is proposed that a copying charge be made to anyone, other than statutory consultees, who wishes the Council to provide a hard copy. Letters would be sent to a range of statutory consultees inviting comment.
8. Responses will be passed to the Housing Strategy and Enabling Team for processing, although hard copy and email responses will also be accepted. Officers

will review each response June-August 2019 and provide an amended document for the Executive for recommendation to the Council to adopt in September 2019.

### **Conclusion**

9. The Affordable Housing SPD will be a significant material consideration in the determination of planning applications and appeals. It will support a transparent and efficient planning process and will ensure consistent and fair decision making.
10. Consultation is proposed for May- June 2019 with adoption anticipated for October 2019.

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### **Recommendation**

It is recommended that the members of the Housing Overview and Scrutiny Committee:

1. Note the scope and themes of the draft affordable housing SPD
2. Provide feedback on the draft affordable housing SPD
3. Approve the draft affordable housing SPD for consultation

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### **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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