

Halton Borough Council

Affordable Housing

Supplementary Planning Document

Statement of Consultation

January 2014

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اگر آپ کی پہلی زیان انگریزی نیپس ہے اور آپ بیماری خدمات کے بارے میں معلومات کسی دوسری زیان میں چاہتے ہیں تو براہ راست ہمیں 4200 333 0303 یا ہمیں hd1@halton.gov.uk پر فون کریں یا اسی میں کریں

Operational Director
Policy, Planning and Transportation
Halton Borough Council
Municipal Building
Kingsway
Widnes
WA8 7Q

Introduction

1.1 The purpose of the Affordable Housing Supplementary Planning Document (SPD) is to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. It expands upon policy CS13: Affordable Housing in the adopted Halton Core Strategy Local Plan, providing guidance to prospective applicants. Specifically this SPD aims to:

- Maximise the opportunities available and ensure the smooth delivery of affordable housing to meet Halton's housing needs; and
- Reduce uncertainty, ensure a consistent approach and provide clear guidance for all stakeholders to follow.

1.2 Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Statement of Consultation for a range of planning policy documents, including SPDs. This is a reflection of Government's desire to "strengthen community and stakeholder involvement in the development of local communities".

1.3 This Statement of Consultation summarises the period of public consultation that was carried out on the Affordable Housing SPD, in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012¹. The Regulations state that the Statement of Consultation should include:

- the persons consulted when preparing the SPD
- a summary of the main issues raised in the consultation
- how those issues have been addressed in the SPD.

¹ http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf (Accessed 22.11.13)

2 Public Consultation

2.1 Production of the Affordable Housing SPD began in 2011 in response to the emerging affordable housing policy in the Core Strategy. Following drafting of the document, the Affordable Housing SPD was brought before the Executive Board on 24th May 2012 when approval was granted to undertake a period of public consultation on the content of the SPD. This public consultation was carried out alongside the consultation on the Core Strategy Post Submission Changes for eight weeks between 20th July and 14th September 2012.

2.2 No comments were received during the 8 week public consultation held on the draft Affordable Housing SPD. No comments were received on the higher policy in the Core Strategy (CS13) either.

2.3 Since the 2012 public consultation, necessary changes have been identified to remove potential ambiguity regarding the treatment of developments by or involving Registered Providers in the 'Thresholds' section of the SPD. This is due to the fact that Registered Providers are able to develop private rented housing. In such cases where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the Core Strategy affordable housing requirements will apply. These changes, whilst affecting a minority of potential applications are material and as such, it is necessary to undertake proper public consultation on them.

2.4 In addition, the version of the SPD consulted on previously, included a 'model Section 106 legal agreement'. However, through applying this to the first of our affordable housing negotiations it has become evident that the 'model' legal agreement will need to be refined through practical experience and including a draft in the SPD would quickly become out of date, necessitating a premature review of the SPD. To avoid this situation arising, the model agreement has been omitted from the SPD and instead up-to-date copies will be made available to applicants and on the Halton website.

2.5 The Affordable Housing SPD was brought before the Executive Board on 05th September 2013 when approval was granted to undertake a further 6 week period of public consultation on the content of the SPD. This public consultation was carried out between 11th October and the 22nd November 2013.

2.6 Methods of consultation have included:

- Letters to Statutory Consultees (Specific Consultation Bodies)
- Letters to Non-statutory Consultees (Parties who have registered an interest in the SPD and those who previously responded to the consultation), including:
 - Organisations and individuals who had previously commented on the Affordable Housing policy in the Core Strategy
 - Registered Providers operating in Halton
- Press Notice placed in the Runcorn and Widnes Weekly News (Figure 1)
- Consultation material placed in the Council's deposit locations (Halton Direct Links and Libraries)
- Consultation material placed on the planning pages of the Halton Borough Council website: <http://www3.halton.gov.uk/environmentandplanning/292293/> (Figure 2)

Figure 1: Runcorn and Widnes Weekly News Press Notice - 9th October 2013 Edition

TOWN AND COUNTRY PLANNING

**TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012**

**REGULATION 13: NOTICE OF PUBLIC CONSULTATION ON AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING DOCUMENT.**

On the 05th September 2013, the Council formally approved the Affordable Housing Supplementary Planning Document (SPD) for the purpose of public consultation. The period of public consultation on the Affordable Housing SPD is taking place from 11th October 2013 until 22nd November 2013. This is the second period of public consultation on the SPD and is taking place due to changes made to the SPD since its last public consultation in July – September 2012.

The purpose of the Affordable Housing SPD is to provide greater certainty and clarity for all parties involved in the delivery of affordable housing in Halton through the planning system. It expands upon policy CS13: Affordable Housing in the adopted Halton Core Strategy (April 2013), providing guidance to prospective applicants.

During the period of public consultation the Affordable Housing SPD will be available to view on the Council's website (<http://www3.halton.gov.uk/environmentandplanning/planning/292293/>) and in the following deposit locations:

Halton Lea Direct Link*	Halton Lea Library
Runcorn Direct Link*	Runcorn Library
Widnes Direct Link*	Widnes Library
(*During normal opening hours)	Ditton Library (Opening times online at: http://www3.halton.gov.uk/educationandlearning/libraries/)

All representations should be received by **5pm on Friday 22nd November 2013** at **Planning Policy Team, Second Floor, Municipal Building, Kingsway, Widnes, WA8 7QF** or emailed to forward.planning@halton.gov.uk.

Please contact the Planning Policy Team on 0151 511 7663 or 0303 333 4300 ext. 167663, or email forward.planning@halton.gov.uk, if you have any queries regarding the SPD or how to send your representation to the Council.

Mick Noone, Operational Director
(Policy, Planning and Transportation)

URN:001600PR



Figure 2: Affordable Housing SPD webpage - October 2013

- [Council and democracy](#)
- [Education and learning](#)
- [Environment and planning](#)
 - Abandoned vehicles
 - Animal welfare
 - Building control
 - Commercial waste and recycling
 - Conservation
 - Deaths, funerals and cremations
 - Emergencies
 - Environmental health
 - Grants
 - Health and safety
 - Infectious diseases
 - Licences and street trading
 - Rivers, Canals and waterways
 - Parking
 - Parks and Open Spaces
 - Planning
 - Pollution
 - Ports and harbours
 - Private housing
 - Recycling, rubbish and waste
 - Regeneration
 - Regulatory Services
 - Road markings and signage
 - Roads, highways and pavements
 - Street care and cleaning
 - Sustainability
 - Town centre management
 - Urban design
 - Runcorn Town Team
 - Widnes Town Centre
- [Health and social care](#)
- [Housing](#)
- [Jobs and careers](#)
- [Leisure and culture](#)
- [Transport and streets](#)

Quick Links

- Most Popular
- Features
- Bin collection timetable
- Calendar of meetings
- Job Vacancies
- Local traffic report maps
- Minutes and Agendas
- Planning applications
- Public Transport - timetables
- Schools and Colleges
- Silver Jubilee Bridge webcams
- Winter weather information

Local Updates

[Traffic](#) | [Weather](#) | [Webcams](#)


- Silver Jubilee Bridge Roadworks
- Local Traffic report maps
- Roadworks for the North West
- Traffic Alerts for the M62
- Traffic Alerts for the M56

Draft Affordable Housing SPD

Information See Also Contacts Links In this section

Draft Affordable Housing Supplementary Planning Document (SPD)

To supplement the adopted Core Strategy Local Plan Affordable Housing policy (April 2013), the Council has developed an Affordable Housing Supplementary Planning Document (SPD).

The draft SPD was approved for public consultation by the Council's Executive Board on 5th September 2013. This is the second period of public consultation on the SPD and is taking place due to changes made to the SPD since its last public consultation in July – September 2012.

The Core Strategy Affordable Housing policy (CS13) introduces the requirement to provide affordable housing on private residential development sites delivering 10 or more dwellings.

On sites meeting this threshold, 25% of residential units should be provided as affordable dwellings. The draft SPD provides more detailed guidance on how affordable housing should be delivered on site.

Post 2012 Consultation Amendments

Since the 2012 public consultation, necessary changes have been identified to remove potential ambiguity regarding the treatment of developments by or involving Registered Providers in the 'Thresholds' section of the SPD. This is due to the fact that Registered Providers are able to develop private rented housing. In such cases where Registered Provider schemes comprise of, or include 10 or more non-affordable units, the Core Strategy affordable housing requirements will apply. These changes, whilst affecting a minority of potential applications are material and as such, it is necessary to undertake proper public consultation on them.

In addition, the version of the SPD consulted on previously, included a 'model Section 106 legal agreement'. It has become evident that the 'model' legal agreement will need to be refined through practical experience and including a draft in the SPD would quickly become out of date, necessitating a premature review of the SPD. To avoid this situation arising, the model agreement has been omitted from the SPD and the Council will instead make up-to-date copies available to applicants and on our website.

Public Consultation

A six week public consultation on the draft SPD is taking place from Friday 11th October to Friday 22nd November 2013.

Draft Affordable Housing SPD (October 2013)

Press Notice

Paper copies of the SPD are available to inspect at the Council's deposit locations around the Borough. These are:

- Halton Lea Direct Link, Halton Lea Shopping Centre, Runcorn
- Runcorn Direct Link, Granville Street, Runcorn
- Widnes Direct Link, Brook Street, Widnes

In this section

- Unitary Development Plan
- Major developments
- Planning appeals
- Planning enforcement
- Planning Policy
- Planning policy timetable
- Planning Application Forms
- Development Management
- listed Buildings and Conservation Areas
- Halton's Planning Policy Framework
- Advertisements and Signage
- Core Strategy Previous Stages
- Supplementary Planning Documents
- Design of Residential Development SPD
- Hot Food Takeaway SPD
- Monitoring Documents
- Draft Affordable Housing SPD
- Joint Merseyside Waste Local Plan (Waste Local Plan)
- Planning Policy Evidence Base
- Halton Core Strategy Local Plan
- Viewing planning applications online

Do It Online

- Log in
- Card & Support for you
- Pay for it
- Obrix Login
- Apply for it
- Library Catalogue
- Report it
- Request it
- Book it
- See it
- Hear it

Council Websites



Partnerships



- 2.7 Two representations were received during the 6 week consultation period. One from Peel Holdings and the other from Cheshire Wildlife Trust. The comments received and the resultant changes to the SPD are detailed in Section 3 below.
- 2.8 The Affordable Housing SPD is being recommended for approval at the Executive Board meeting on 9th January 2014. If approved for adoption the SPD will follow the procedures for adoption as set out in the Town and Country Planning (Local Planning) 2012 (England) Regulations. It is intended that this would be implemented immediately following approval of adoption.

3 Summary of Representations received following the Public Consultation (11th October - 22nd November 2013)

Respondent	Comment Received	HBC Comment	Change Included
Peel Holdings (Land and Property) Ltd	<p>Paragraph 9.4 “Affordable units should not be grouped together in a single cluster but evenly distributed, or ‘pepper potted’ across the entire site. If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than <u>6</u> dwellings”</p> <p>Should be amended to allow clusters of up to 12 dwellings as 6 is too small and can present significant financial and operational constraints on delivery of affordable housing.</p>	<p>The policy as drafted is intended to allow for a degree of flexibility in the location and clustering of affordable units on different sized developments.</p> <p>No specific evidence or examples have been provided to support the assertion that the proposed cluster size “can be a significant financial and operational constraint on the delivery of affordable housing” making it more difficult to assess the need for a change.</p> <p>Need to strike a balance between the concerns raised in the objection and the policy aim of ensuring affordable units are not recognised as being isolated from or within the rest of the site.</p> <p>Looking at the number of clusters that would result from different size limits on differing housing site sizes (at 25% of units) it is considered that a change to <u>8 dwellings</u> would address the respondents concerns whilst supporting the aims of the policy.</p>	<p>Amend paragraph 9.4 to read;</p> <p><i>“If a cluster of affordable housing is proposed this should be proportionate to the size of the development, but in any case should not normally be larger than <u>8</u> dwellings.</i></p>
Cheshire Wildlife Trust	Welcome the suggestion that, for all affordable units, developers will be encouraged to meet Levels 4-6 of the Code for Sustainable Homes because this includes (among other requirements) enhancement of the biodiversity value of the site based on surveys carried out by a suitably qualified ecologist.	Support noted and welcomed.	No change required.