



**Prosperous Communities
Committee**

17th July 2018

Revocation of West Lindsey District Council's Supplementary Planning Guidance for Off Site Contributions For Affordable Housing Adopted March 2006 (2010 Tariff Update)

Report by:

Chief Operating Officer

Contact Officer:

Rachael Hughes

01427 676 548

rachael.hughes@west-lindsey.gov.uk

Purpose / Summary:

To seek approval to revoke West Lindsey District Council's Supplementary Planning Guidance for Off Site Contributions For Affordable Housing Adopted March 2006 (2010 Tariff Update)

RECOMMENDATIONS:

That Members:

1. Revoke the West Lindsey District Council's Supplementary Planning Guidance for Off Site Contributions For Affordable Housing Adopted March 2006 (2010 Tariff Update)

IMPLICATIONS

Legal: n/a

Financial : FIN/75/19

There are no financial implications associated with this report.

Staffing : This function will be administered using existing planning resource

Equality and Diversity including Human Rights : n/a

Risk Assessment : See report

Climate Related Risks and Opportunities : none

Title and Location of any Background Papers used in the preparation of this report:

Link to the adopted Central Lincolnshire Supplementary Planning Document
<https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/> (click on infrastructure and viability tab & see Developer Contributions SPD)

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

1.0 Introduction

- 1.1 The Supplementary Planning Guidance for Off Site Contributions For Affordable Housing has been used by the Council as a guide for developers on the provision of Affordable Housing for over 10years. As such the guidance is out dated and doesn't reflect the current planning policy position.

2.0 Supplementary Planning Documents - Developer Contributions

- 2.1 The Central Lincolnshire Local Plan 2012 – 2036 was adopted in April 2017 by the Central Lincolnshire Joint Planning Committee. One of the requirements following the adoption of the Local Plan was the development of a Central Lincolnshire Guide on Developer Contributions in the form of an Supplementary Planning Document (SPD) <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/> (click on infrastructure and viability tab & see Developer Contributions SPD)
- 2.2 Supplementary Planning Documents should build upon and provide more detailed advice or guidance on the policies in the Local Plan but should not add unnecessarily to the financial burdens on development
- 2.3 The new SPD provides guidance on the interpretation of a number of planning policies within the Local Plan including Education, Highways and Public Open Space.
- 2.4 There is also a section which provides up to date guidance on Affordable Housing, including recommended space standards for affordable units, guidance on likely tenure mix and triggers and phasing for delivery. The guidance also sets out in more detail when the Local Authority's will accept an off site contributions in lieu of on site provision of an affordable unit, known as commuted sums.
- 2.5 The new Supplementary Planning Document for Developer Contributions was formally adopted by the Central Lincolnshire Joint Planning Committee on 25th June 2018. Thus superseding the previous Affordable Housing SPG from 2006.

3.0 Conclusion

- 3.1 To avoid future confusion over current planning policy guidance it is necessary for West Lindsey District Council to formally revoke the Affordable Housing SPG.