

REPORT TO: CABINET

DATE: 14 OCTOBER 2021

TITLE: AFFORDABLE AND SPECIALIST HOUSING
SUPPLEMENTARY PLANNING DOCUMENT 2021
– FINAL FOR ADOPTION

PORTFOLIO HOLDER: COUNCILLOR MICHAEL HARDWARE,
PORTFOLIO HOLDER FOR STRATEGIC
GROWTH

LEAD OFFICER: ANDREW BRAMIDGE, DIRECTOR OF
STRATEGIC GROWTH AND REGENERATION
(01279) 446410

CONTRIBUTING OFFICERS: COLIN ENDEAN, SENIOR PLANNING OFFICER
(01279) 446563

ALISON FOX, REGENERATION PROJECTS
MANAGER (01279) 446407

PAUL MACBRIDE, FORWARD PLANNING
MANAGER (01279) 446258

This is not a Key Decision
It is on the Forward Plan as Decision Number I012708
Call-in Procedures may apply
This decision will affect no ward specifically.

RECOMMENDED that:

- A** Consultation responses be noted and that the proposed changes to the Affordable and Specialist Housing Supplementary Planning Document 2021 as a consequence of consultation be accepted
- B** The Affordable and Specialist Housing Supplementary Planning Document 2021 as set out in the Appendix A to this report be approved for formal adoption.

REASON FOR DECISION

- A** To enable the Affordable and Specialist Housing Supplementary Planning Document to be formally adopted under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- B** To meet the legal requirements of developing and adopting a Supplementary Planning Document.

BACKGROUND

1. The Harlow Local Development Plan was adopted by the Council on 10 December 2020. The Local Plan sets out a long-term vision for Harlow, identifying land where development will be acceptable and where it will be unacceptable.
2. The Plan contains policies for the provision of Affordable Housing; Accessible and Adaptable Housing; and Self-Build and Custom-build Housing.
3. Whilst the policies in the plan in themselves give significant detail of the Council's requirements, the additional guidance contained in a Supplementary Planning Document (SPD) will expand on the adopted plan, to give additional guidance to developers when making planning applications for housing developments, to officers when making recommendations, and councillors when making decisions.
4. The SPD was approved for public consultation by Cabinet on the 25 February 2021. Formal public consultation was postponed until after the local government elections. Consultation commenced on 25 May 2021 on the draft SPD for a period of six weeks finishing on 30 June 2021. The period of consultation was extended to six weeks rather than four to take into account Covid-19 restrictions at the time.

THE CONSULTATION

5. As required by the Regulations and the Council's Statement of Community Involvement (SCI) consultees were consulted by email; or post where no email address was provided. The consultation was also advertised via the Council's website and a newspaper circulating in the area.
6. In addition to those consulted under the regulations, SCI groups and individuals were consulted that had a special interest in the policy areas, or had expressed a wish to be kept informed on any Local Plan related consultations. A list of those consulted is contained in the Consultation Statement appended to this report. A Consultation Statement is a statutory requirement of the regulations. The Consultation Statement is set out at Appendix B to this report.

ISSUES RAISED

7. During the consultation 19 representations were received, made by 6 respondents. Of the representations, the majority were generally in support of the SPD or supported particular elements, other representations made constructive suggestions for amendments to elements within the SPD. One representation from another Council requested advice on evidence for self-build housing.
8. The main issues raised through the consultation included:
 - The HGGT should not be able to influence decisions within Harlow

- Bungalows should be included in house type.
- More detail needed on typical family incomes
- To be more prescriptive in terms of monies provided in lieu of affordable housing
- Unlikely to have major effects on the natural environment.
- Increase in private specialist schemes for elderly people, signpost to ECC for advice
- Additional references to strengthen the principles of accessible and inclusive design.
- To reference the new government initiative of “First Homes”
- To reference the scale of the forecast increase in elderly people
- Amplify how specialist accommodation can be incorporated in development proposals

9. A summary of the consultation representations is set out in a schedule in the appended Consultation Statement. This schedule outlines the comments by consultation groups, the Council’s response to these issues and any consequential changes to the SPD.

NEXT STEPS

10. The Regulations require that upon adoption the local planning authority must make the document available for public inspection along with an adoption statement. This will be at the Civic Centre, public libraries and on the Council’s web site.
11. Following Cabinet resolution to adopt the SPD will become a material consideration in the determination of planning applications and will also inform pre-application discussions on relevant developments. The document has been prepared in accordance with Regulations 8 & 11 to 16 of the Town and Country Planning (Local Planning) (England) regulations 2012.
12. This SPD will replace the Affordable Housing Supplementary Planning Document that was adopted in March 2007.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

As contained within the report.

Author: Andrew Bramidge, Director of Strategic Growth and Regeneration

Finance (Includes ICT, and Property and Facilities)

None specific.

Author: Simon Freeman, Deputy to the Chief Executive and Director of Finance

Housing

As contained in the report.

Author: Andrew Murray, Director of Housing

Community Wellbeing

The affordable housing SPD will provide a framework to ensure the maximum level of suitable affordable housing in developments throughout the town.

Author: Jane Greer, Director of Communities and Environment

Governance (Includes HR)

As contained in the report.

Author: Simon Hill, Director of Governance and Corporate Support

Appendices

Appendix A - Modified Affordable and Specialist Housing Supplementary Planning Document 2021

Appendix B - Consultation Statement

Background Papers

Harlow Local Development Plan - Adopted December 2020

Glossary of terms/abbreviations used

SPD – Supplementary Planning Document

SCI – Statement of Community Involvement