

## BABERGH DISTRICT COUNCIL

<b>From: Head of Economy</b>	<b>Report Number: P34</b>
<b>To: Strategy Committee</b>	<b>Date of meeting: 7 July 2014</b>

### **RURAL HOUSING POLICY AND CORE STRATEGY POLICY CS11 – SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

#### **1. Purpose of Report**

- 1.1 To consider the responses to consultation on the draft supplementary planning document (SPD) on rural housing policy and CS11, to approve amendments to the document and to approve adoption of the SPD subject to completion of the statutory procedures.

#### **2. Recommendations**

2.1 That this report and Appendix 1 (Summary of consultation responses) form the basis of the Public Consultation Statement.

2.2 That the proposed Rural Housing Policy and Core Strategy Policy CS11 – Supplementary Planning Document (SPD) – Appendix 2 to the report be adopted subject to:-

- the inclusion of any further amendments identified at the meeting as a result of either (a) further consultation responses reported in accordance with paragraph 8.3 of the report or (b) Members' deliberations at the meeting;

and

- the Corporate Manager – Spatial Planning Policy being authorised in consultation with the Chairman of the Strategy Committee to finalise the SPD for publication in accordance with the relevant statutory procedures.

Further that the Corporate Manager be authorised to make such other minor amendments and corrections to the SPD as he considers necessary.

The Committee is able to resolve these matters.

#### **3. Financial Implications**

- 3.1 The costs of the preparation of the SPD and consultation will be met from existing budgets.

#### **4. Risk Management**

- 4.1 This report is not linked with any of the Council's Corporate / Significant Business Risks.

#### **5. Consultations**

- 5.1 The consultation arrangements are set out in paras. 8.3 and 8.4 below.

## **6. Equality Analysis**

- 6.1 The effect of Policy CS11 and the SPD will be to increase the supply of both market and affordable housing in rural areas and improve accessibility to housing for all. It is not considered that there are any equality implications.

## **7. Shared Service / Partnership Implications**

- 7.1 This issue is specific to Babergh DC as planning authority and there are no shared service/partnership implications.

## **8. Key Information**

- 8.1 Policy CS11 of the Core Strategy sets out a new and more flexible approach to housing provision in rural areas. It provides for proposals for development for Core Villages to be approved together with sites elsewhere where they satisfactorily address matters set out in the policy and score positively against criteria set out in Policy CS15. It also provides for development in hinterland villages to be approved where it meets certain criteria. Proposals are now coming forward for consideration under Policy CS11 and further guidance on the interpretation and application of the policy is considered necessary. This is intended to assist developers and landowners in identifying the types of site that may be considered under this policy and setting out the supporting information that will be required by the Council for a proposal to be considered. It is also intended to provide guidance to Parish Councils, local communities and the general public on how the Council will assess proposals submitted under this policy.
- 8.2 The SPD supports Strategic Priority 2 Housing - Shape, influence and provide the leadership to achieve the right mix and supply of housing.
- 8.3 The draft SPD was published for consultation on 21 May 2014 with a closing date for responses of 24 June 2014. All relevant people and organisations on the Council's LDF database were consulted. The consultation period was subsequently extended to 1 July 2014 for statutory consultees. This report includes all responses received at the time of writing (25 June 2014). An update on any additional responses received will be provided at the meeting.
- 8.4 The consultation took the form of a questionnaire asking respondents to comment on 8 specific points in the draft SPD. Respondents were also given the opportunity to make general comments on the SPD. A summary of the responses received to date in response to each question is attached at Appendix 1.
- 8.5 Following the consultation a number of amendments to the SPD are considered appropriate. An amended SPD with the proposed amendments highlighted is attached at Appendix 2.
- 8.6 It is proposed to adopt the revised guidance note as a supplementary planning document. This will give the document weight as a material planning consideration when planning applications are considered. The procedures for adoption are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. These require that before a local planning authority adopts a SPD it must prepare a statement setting out:
- The persons the local planning authority consulted when preparing the SPD

- A summary of the main issues raised by those persons
- How those issues have been addressed in the SPD.

The regulations require that this statement and the proposed SPD be placed on deposit for a minimum of 4 weeks for representations to be made.

- 8.7 It is therefore proposed that Appendix 1 should form the basis of the Public Consultation Statement and that Appendix 2 should be the proposed SPD.
- 8.8 The guidance will be kept under review as it is tested in practice and amendments may be required in future in the light of this experience.

## 9. Appendices

Title	Location
1. Summary of consultation responses	Attached
2. Proposed SPD (Draft brief plus recommended amendments)	Attached

## 10. Background Documents

- 10.1 None.

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