

Cabinet Report



13 January 2020

ADOPTION OF AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT 2020

Name of Cabinet Member	Councillor Martin Gowans Cabinet member for Planning and Transport
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Exempt / confidential / not for publication	No
Council Plan reference	Commitment 2.1
Wards affected	All wards

Executive summary

The Council's current Affordable Housing Supplementary Planning Document (SPD) 2013 was rendered out of date upon adoption of Plan:MK in March 2019. As such, new guidance is needed within an updated Affordable Housing SPD to support applicants and decision takers when considering the provision of affordable housing within applicable schemes. This report seeks the adoption of a new Affordable Housing Supplementary Planning Document (Annex A) which has been informed by two rounds of statutory public consultation which occurred in 2018 and 2019.

1. Decision/s to be made

That the Affordable Housing Supplementary Planning Document (SPD) be adopted.

2. Why is the decision needed?

The Affordable Housing SPD has been prepared to support the implementation of Policy HN2 within Plan:MK. Once adopted, the Affordable Housing SPD will supersede the Affordable Housing SPD adopted in 2013, and will be a material

consideration in the determination of planning applications submitted to the Council.

Policy HN2 is the central plank of Plan:MK governing the provision of affordable housing within new development in the borough up to 2031. Following the Examination in Public of Plan:MK, the Inspector found the plan to be sound and capable of adoption (subject to modifications). Plan:MK was subsequently adopted by Council on 20 March 2019. Policy HN2 of Plan:MK requires 31% affordable housing on schemes of 11 or more homes. It also sets out how the 31% should be split across Affordable Rent, Social Rent and Shared Ownership tenures. The Affordable Housing SPD offers further guidance to applicants and decision takers on how Policy HN2 should be complied with.

The Council consulted twice on a draft Affordable Housing SPD document during March - April 2018 and May – July 2019. The first round of consultation included a stakeholder workshop which involved a range of actors involved in the planning and delivery of affordable housing in Milton Keynes. In total, 39 respondents commented via the 2018 consultation on the SPD.

A second round of consultation in 2019 was deemed necessary as Policy HN2 in Plan:MK and the National Planning Policy Framework had changed in certain respects which meant the SPD had to be revised. 20 respondents commented during the 2019 consultation. A summary of the comments made during the 2019 consultation, and the Council’s response to them (including where changes to the SPD are being made) is provided at Annex B to this report.

3. Implications of the decision

Financial	Y	Human rights, equalities, diversity	N
Legal	Y	Policies or Council Plan	Y
Communication	Y	Procurement	N
Energy Efficiency	N	Workforce	N

a) Financial implications

Having up to date guidance for applicants and decision takers considering planning applications will help the Council secure the levels of affordable housing required. This will aid the Council in discharging its housing duties without further recourse to public budgets. Adoption of the SPD is not anticipated to reduce the amount of money received from development.

b) Legal implications

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the statutory requirements for the adoption of Supplementary Planning Documents. If adopted, in line with statutory requirements, the SPD will be a material consideration for the determination of planning applications. In line with the regulations, if adopted, the Council is

required to make the SPD and an adoption statement available for a period of at least three months in electronic and hard copy form.

c) Communication

As noted above, once adopted the SPD and an adoption statement need to be made available on the Council's website and at the Council premises and other places deemed appropriate in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

d) Council Plan

Adoption of the Affordable Housing SPD will help to fulfil commitment 2.1 of the Council Plan with regard to supporting the implementation of Plan:MK.

4. Alternatives

Cabinet could decide to not adopt the SPD. This is not recommended as the Affordable Housing SPD is required to provide up to date guidance on how Policy HN2 of Plan:MK should be interpreted and complied with. It will ensure timely and robust decisions are made on planning applications and support the delivery affordable housing in Milton Keynes.

5. Timetable for implementation

If adopted, the Affordable Housing SPD and accompanying adoption statement will be made available electronically and in hard copy form as soon as is reasonably practicable.

List of Annexes

Annex A – Affordable Housing SPD 2020

Annex B – Detailed summary of representations made between May-July 2019, and the Council's response

List of background papers

None