

REPORT OF EXECUTIVE CABINET

MANAGING HOUSING LAND SUPPLY

1. We considered a report of the Director of Development and Regeneration outlining the reasons for changes to the existing approach to the management of housing land in the Borough and setting out various options for change.
2. The report points out the likely changes to national and regional policies that are likely to allow the annual construction of a greater number of houses in the Borough. In these circumstances, the report advocates the discontinuance of the use of the Windfall Housing Supplementary Planning Guidance that seeks to manage the release of unallocated sites, accepting that the provisions of the Structure Plan will continue to apply to proposed developments of 10 dwellings or more which are referred to the County Council for comment. However, this will allow scope to negotiate greater proportions of affordable/special needs housing in the larger development schemes and support mixed use regeneration schemes. The report argues that there is, in fact, justification for raising the proportion of affordable housing required on sites of one hectare or more, and yielding at least 25 dwellings, from 20% to 30%.
3. A copy of the Director of Development and Regeneration's report which presents the detailed arguments for consideration is enclosed.

Recommendations

4. The Council is recommended:
 - (1) to cease use forthwith of the Windfall Housing Developments Supplementary Planning Guidance in favour of sole reliance upon the application of Structure Plan restrictions in respect of schemes of 10 or more dwellings, subject to the following limitations and safeguards;

“In relation to sites of less than 10 dwellings there would need to be controls over deliberately low densities proposed by applicants to get under the 10 dwelling threshold. A density of less than 30 per hectare (the minimum normally expected by national guidance) would only be acceptable if this was appropriate to the particular site and in keeping with the character of the surrounding area. Sub-divisions of larger sites into less than 10 dwelling parcels applied for separately would also need to be prevented. On large sites involving mixed uses safeguards would need to be imposed where there was a possibility of only the housing element being built.”
 - (2) to seek at least a 30% proportion of affordable or special needs housing on market housing schemes of 25 or more dwellings on sites of 1 hectare or more in size.

COUNCILLOR P MALPAS
Executive Member for Economic Development and Regeneration

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There are no background papers to this report.