

TONBRIDGE & MALLING BOROUGH COUNCIL
PLANNING and TRANSPORTATION ADVISORY BOARD

22 October 2007

**Supplementary Report of the Director of Planning Transport and Leisure
and the Director of Health and Housing**

Part 1- Public

**Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken
by the Cabinet Member)**

**1 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)
CONSULTATION DRAFT**

Summary

Further work has been carried-out in preparation for publication in due course. This will require completion in due course and will require to be updated at each stage in the consultation process (in the event that Government guidance, case law or other factors change and will involve the following matters:

1.1 Introduction

- 1.1.1 All definitions used in the body of the document and Annex A will be harmonized with those set out in the relevant Government Guidance (PPS3 – Housing and Delivering Affordable Housing; both DCLG).
- 1.1.2 The definition for Intermediate rent should be that the rent does not exceed 80% of the open market private sector rents, (i.e. the market rents applicable to the area in which the project is located and not general or average market rates). *This is consistent with the Housing Corporation's guidance for intermediate rented housing provided through its new build programme.*
- 1.1.3 Reorder Annexes to ensure that they align with the order that they first appear in the Document. Re-title “Annex I” to avoid any confusion.
- 1.1.4 Insert further bullet point in 1.3
- A number of measures in the Document are financial in nature and will be applied at the time of decision making in accordance with indexation arrangements set out in the Annex X (*a new Annex*).

1.1.5 Insert in **Annex – Design: Reference Sources**

- Commission for Architecture and the Built Environment – design advice
<http://www.cabe.org.uk/Publications.aspx>
- English Partnerships – design advice (and some specifically housing advice)
<http://www.englishpartnerships.co.uk/publications.htm>
- The Housing Corporation – standards and general and design advice
<http://www.housingcorp.gov.uk/server/show/nav.440>
- Department for the Environment and Rural Affairs – rural housing
<http://www.defra.gov.uk/defrasearch/index.jsp?query=rural+housing&search.x=8&search.y=4>
- Department of Communities and Local Government – planning
<http://www.communities.gov.uk/planningandbuilding/>
- Department of Communities and Local Government – housing
<http://www.communities.gov.uk/housing/>
- Natural England – rural housing
<http://www.naturalengland.org.uk/search.asp?cx=010476233810196394646%3Aj3joeevl72k&q=+rural+housing&sa=Search&cof=FORID%3A11#935>
- Action for Communities in Rural Kent
www.ruralkent.org.uk

1.1.6 Insert new **Annex X – Indexation**

House Prices: <http://www.landreg.gov.uk/houseprices/housepriceindex>
HPI (House Price Index)

Provided by: Land Registry

Using Land Registry's data set of completed sales the index includes figures at national, regional, county and London borough level, shows trends, and annual percentage change, (performed monthly).

Earnings: <http://www.statistics.gov.uk/statbase/>

Annual Survey of Hours and Earnings (ASHE)

Provided by: Office for National Statistics

The ASHE volumes contain UK data on earnings for employees by sex and full-time/part-time workers. Further breakdowns include by region; occupation; industry; region by occupation; and age-groups, and it is performed annually

Build Costs: <http://www.bcis.co.uk/ConstructionCosts/>
 BCIS (Building Cost Information Service) online
 Provided by: BCIS (Building Cost Information Service)
 All aspects of residential house build costs

1.1.7 **Annex – typical planning condition**

Within one month of the implementation of this planning permission a scheme shall be submitted to the Local Planning Authority for the provision of affordable housing which meets the requirements of the TMBC Local Development Framework Core Policy CP17 and the Supplementary Planning Document on Affordable Housing. Such scheme shall, if approved, be implemented before XX% *(to be set in light of the circumstances of the particular case)* of the total number market housing units permitted by this consent are constructed and the scheme completed before YY% *(to be set in light of the circumstances of the particular case)* of the said market housing units are occupied.

1.1.8 **Annex – draft S106 Obligation**

Insert the Model S106 clauses with regard to affordable housing and “Affordable Housing Drafting Notes” (both DCLG/Law Society) from DCLG Circular 05/2005 and associated Government guidance.

Additional wording:

The specific terms of any S106 Obligation will relate to the precise nature of the site and the scheme proposed. In accordance with normal TMBC practice there will normally be a “cascade mechanism” within the Obligation.

1.1.9 **Annex – TMBC contacts**

Development Control (Planning)

Telephone 01732 876230, email to planning.applications@tmbc.gov.uk or write to Development Control, Planning Services, TMBC, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ – we will direct your enquiry to the correct officer who will contact you.

Housing (Strategy and Enabling)

Telephone 01732 876214, email to housing.services@tmbc.gov.uk or write to Housing Strategy and Enabling, Housing Services, TMBC, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ.

1.1.10 Cross check final document to ensure that changes in Annexes are reflected in main text and vice versa.

The Director of Planning Transport and Leisure and the Director of Health and Housing confirm that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

contact: Brian Gates

Nil

Steve Humphrey
Director of Planning Transport and Leisure

John Batty
Director of Health and Housing