

Planning & Compulsory Purchase Act 2004

**Town and Country Planning (Local Development)
(England) Regulations 2004**

**Consultation Statement regarding the Draft
Affordable Housing
Supplementary Planning Document**

North East Derbyshire Development Framework

(17th January 2008)

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Consultation on the Draft Affordable Housing Supplementary Planning Document (27th September – 8th November 2007)

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Consultation on the draft Affordable Housing Supplementary Planning Document (27th September – 8th November 2007)

Background

- 1.0 The draft Affordable Housing Supplementary Planning Document provides guidance regarding the delivery of affordable housing. It will offer more clarity to developers and others as to how the Council proposes to interpret and operate existing planning policies.
- 2.0 The North East Derbyshire Local Plan (adopted November 2005) states that the Council will seek to formulate a Supplementary Planning Document to provide developers with more detailed guidance on the means by which it expects affordable housing to be delivered. Policies H6, H7, H8 and H9 of the Local Plan set out the amount of affordable housing that the Council will seek to secure within the District and the criteria that will need to be met.
- 3.0 The intention of this Supplementary Planning Document (SPD) is to provide further information on the way in which the affordable housing policies in the North East Derbyshire Local Plan should be implemented. The SPD aims to establish a clear set of guidance procedures as well as practical advice to all those involved in the provision of affordable housing. It is hoped that it will provide a catalyst to securing more affordable housing in the District.
- 4.0 The Council's Community Strategy (2005 – 2015), reinforced in the Housing Strategy (2006-2009), has an overall objective to support the provision of good quality, sustainable and affordable homes to meet current and future needs and demand, and ensure the neighbourhoods in the area are places where people are happy to live. The Government, in Planning Policy Statement 3: Housing (2006), states its commitment to improving the affordability and supply of housing. For this reason, the need for affordable housing is a material consideration which should be taken into account both in preparing plans and in considering planning applications.
- 5.0 The overall objectives of the document are:
 - To provide a clear framework for developers and others to understand how affordable housing is to be provided in the District.
 - Summarise national, regional and Local Plan policies relating to affordable housing, reflect the aims of the District's Housing Strategy 2006-2009 and outlines the findings of the Housing Needs Survey and the Strategic Housing Market Assessment.
 - Set out ways of providing appropriate levels of affordable housing (including the re-use of empty properties) for those people who cannot access homes on the open market, taking into account housing needs assessments and economic issues relating to sites.
 - Ensure an appropriate mix of different sizes and types of affordable housing is integrated into the District's towns and villages to help create sustainable communities.

- Outline procedures that will be used to secure Section 106 Agreements in relation to affordable housing.
- 6.0 The draft Affordable Housing SPD was prepared taking account of the findings of the previous consultation, as set out in the pre-production consultation statement (September 2007). Report No GBXR/55/07/HF, "Draft Affordable Housing SPD and Associated Sustainability Appraisal Report was considered by Executive at its meeting on 12th September 2007. At that meeting it was resolved to approve the content of the Draft SPD and associated documents and to undertake formal consultation on the Draft documents. The draft was subject to a statutory six-week period of public consultation between 27th September and 8th November 2007.
- 7.0 Letters/emails were sent to all those consulted during the informal consultation in April 2007, except those who indicated that they did not want to be contacted, and anyone subsequently registering an interest. **Appendix A** lists the consultees in detail. It also identifies who was sent a letter or an email (specific consultation bodies by their identified preference, interested parties by the availability of an email address, unless told otherwise). People were encouraged to use the standard representation form for submitting their comments. This form was enclosed with the letters or a link was provided with the email to the Council's website. The specific consultation bodies also received a full copy of the SPD and associated documents. North East Derbyshire District councillors were also informed of the document.
- 8.0 The draft SPD, associated Sustainability Appraisal Report and Habitats Regulations Assessment Screening Report, notice of SPD matters, leaflets and representation forms were also available from the Council Offices at Saltergate Chesterfield, local libraries and Area Housing Offices. This information was also available on the Council's website: www.ne-derbyshire.gov.uk. The consultation was publicised through leaflets, posters and a public notice in the Derbyshire Times. (See **Appendix B** for details). The leaflets and the poster were also sent to the Deposit Venues and Parish Councils.
- 9.0 During this time a total of 11 consultation forms/ responses were received. Comments were varied and are listed in **Appendix C** together with the Council's response.
- 10.0 The representations were reported to the Council's Executive on the 9th January 2008 when it was resolved to approve the officer's comments and responses to each representation, set out in the schedule of representations in Appendix C, as the Council's formal response and to formally adopt the Affordable Housing SPD, taking effect on 17th January 2008.
- 11.0 Of the 11 responses, the majority are positive and support the general principles established by the document. Some representations suggest changes to the document and it has been possible to accommodate most of these in the revised document. The proposed changes to the SPD include more detail in relation to design issues, changes to recommended housing floor space figures, acknowledgement of Derbyshire County

Council's Supporting People Initiative and the procedure for dealing with Section 106 monies.

- 12.0 No responses were received to the consultation on the SA. The SA Report however, stresses the importance of providing sustainable homes; highlights the impact of development on climate change; and stresses that development should take account of biodiversity, cultural heritage and waste minimisation. Where appropriate, greater emphasis has been given to these issues in the SPD.
- 13.0 The Draft HRA concluded that, subject to additional wording, the SPD will not lead to any adverse effects on the integrity of the four European Sites identified to be within or near the District boundary. The HRA and the SPD have been amended accordingly.
- 14.0 In accordance with both the Council's Statement of Community Involvement and Regulation 19 of The Town and Country Planning (Local Development) (England), the Council will contact in writing all those who made representations to the Draft SPD, enclosing the relevant extract of Appendix C (Schedule of representations and Council's response) and an adoption statement.
- 15.0 The SPD , associated documents, Consultation Statement and Adoption Statement will be made available at the Council Offices on Saltergate Chesterfield, local libraries, Area Housing Offices, and on the Council's website.

Appendix A.
Draft SPD
Consultation List

Interested Parties by letter

Prefix	First Name	Surname	Organisation	Agent- organisation	Agent contact
Mr	Stuart	Wiley			
Mr	J.	Heathcote		W T Parker	Mr. A. Foster
	M	Wright			
Mr	David	Parker		Planning and Development Consultant	Mr.J.Church
Mr	Derek	Hunter			
Mrs	Cynthia Wendy	Stephens			
Mrs	E	Devine			
	R.E.	Taylor			
Mr & Mrs	J	McElvaney		ArchiPlan	Mr.R.J.Ryder
Mr	Martyn	West			
Mr & Mrs		Windle			
Mr	R	Moxam			
Mr	David	Else		T.Jenkins Ltd	Mr.T.Jenkins
Mr & Mrs	L E	Hanlon			
Mr	Paul	Gibbons			
Mrs	Maureen	Green			
Mr	Ian	Clarke			
Ms	J A	Ainsworth			
Mrs	Anne	Adams			
Mr & Mrs		Davies			
Ms	Claire	Collison			
Mr	Jonathan	Edwards			
Mrs	T	Young			
Ms	S	Wilson			
Ms	L	Furness			
Mr & Mrs		Barker			
Mr	Brian	Bailey			
Ms	Diana	Chadwick			
Mrs	Shirley	Little			
Mr	Christopher	Whitmore	Andrew Martin Associates		
Ms	Jennifer	Walters	Barton Willmore Planning		
			Bloor Homes East Midlands		
Mr	Philip	Smith	Chartered Architect		

Interested Parties by letter

Prefix	First Name	Surname	Organisation	Agent- organisation	Agent contact
Mr	Adrian	Rowles	Chesterfield Gospel Trust		
Mr	Peter	Bown	Clifford Bown & Son Ltd.		
Ms		Foggo	David Wilson Homes North Midlands		
			Derbyshire Housing Aid		
			Derwent Living		
Ms	Rachel	Patterson	Devplan UK		
Mr	Tom	Garrud	Diocese of Hallam Trustee		
Mr	John L	Wearing	Dronfield and District Labour Party		
Mr & Mrs		Hardcastle	Dronfield Civic Society		
Ms	Lynne	Blake	Eckington Environment & Tourism Working Party		
Ms	Christine	Holmes	Eckington Focus Tenants and Residents Group		
			Equity Housing Group		
Ms	Amanda	Brudelle	Fusion Online Ltd		
			Guinness Trust		
			Haslam Homes	Antony Aspbury Associates	Mr Mike Downes
Ms	Jane	Chrispin	Holmewood and Heath Community Partnership		
Mr	Alan	Jess	Holmgate Tenants and Residents Group		
			Housing 21		
			Housing Corporation		
Mr	Jon	Cowdell	Housing Corporation East Midlands		
			Kitewood Estates	Development Land & Planning Consultants Ltd	Ms. K.Hulse
			Maximus	NAI Fuller Peiser	Mr Glen Langham
Mrs	J	Booth	Parish Council / Eckington Environment Group		
Mr	Jeremy	Pyatt	RPS Planning		
			Walbrook Housing Association		
			Whelmar Homes Ltd		

Specific Consultees by letter					
prefix	first name	surname	Organisation	agent contact	agent
Ms	Pamela	Roberts	Government Office for the East Midlands		
Mr	G	Clarke	Bolsover District Council		
Mr	Derek	Stafford	Amber Valley Borough Council		
Mr	Peter	White	Derbyshire County Council		
Mr	Peter	Rainford	Sheffield City Council		
Miss	Ann	Plackett	English Heritage		
Ms	Penny	Thorpe	Environment Agency		
			Central Networks plc	Mark Jackson	DTZ Piedad Consulting
Ms	Sue	Byrne	Highways Agency		
Mr	Andrew	Pritchard	East Midlands Regional Assembly		
			Mobile Operators Association	Carolyn Wilson	Mono Consultants Limited
Ms	Cass	Worman	Natural England		
Mrs	R	Bullimore	Balborough Parish Council		
Ms	Denise	Cameron	Clowne Parish Council		
Ms	Linda	McCormick	South Wingfield Parish Council		
Ms	Linda	McCormick	Dethic, Lea and Holloway Parish Council		

NED Parish Councils by letter			
prefix	first name	surname	Organisation
Mrs	S	Atkinson	Ashover Parish Council
Miss	A	Preston	Barlow Parish Council
Mr	Mark	Robinson	Brackenfield Parish Council
Mrs	E	Boswell	Brampton Parish Council
Mrs	A	Marsh	Calow Parish Council
Mrs	D	Kershaw	Clay Cross Parish Council
Mr	Roy	Hunt	Dronfield Town Council
Mr	Peter	Staniforth	Eckington Parish Council
Mr	R	Ackrill	Grassmoor, Hasland & Winsick Parish Council
Mrs	Kay	Steele	Heath & Holmewood Parish Council
Mrs	E	Boswell	Holmesfield Parish Council
Mrs	K	Brailsford	Holymoorside & Walton Parish Council
Mr	Paul	Harding	Killamarsh Parish Council
Mr	P	Goodwin	Morton Parish Council
Ms	Susan	Wood	North Wingfield Parish Council
Mr	D. R	Blore	Pilsley Parish Council
Mr	M N	Johnson	Shirland & Higham Parish Council
Mrs.	M	Gill	Stretton Parish Council
Mr	P	Goodwin	Sutton-cum-Duckmanton Parish Council
Mrs	S	Weeks	Temple Normanton Parish Council
Mr	D J	Massey	Tupton Parish Council

NED Parish Councils by letter

prefix	first name	surname	Organisation
Mrs	P A	Mosley	Unstone Parish Council
Miss	Shelly	Webster	Wessington Parish Council
Mr	Mike	Taylor	Wingerworth Parish Council

Interested Parties by email

Prefix	FirstName	Surname	Organisation	Agent contact	Agent- organisation
Mr & Mrs		Prestwich		Mr. David Parker	W T Parker
Mr	G.P.	McDougall			
Mr	Grant	Evans			
Mr	D M	Corbridge			
Mr	James	Lidget			
Mrs	G	Whittingham			
Mr	P	Seal			
Ms	Katrina	Hulse		Ms. K.Hulse	DLP Consultants
Mr	D	Turner		Mr.R.Fletcher	Ian Baseley Associates
Mr	C	Tuck		Mr.R.Fletcher	Ian Baseley Associates
Mr	A G	Rowland		Mr.R.Fletcher	Ian Baseley Associates
Mrs	Lynne	Booth		Mr.R.Fletcher	Ian Baseley Associates
Cllr.	Kevin	Gillott			
Mr	Derek	Oldman			
Mr & Mrs	P	Heston		Mr. N.Hunt	Wilkins Vardy
Mr		Powell	Ashley Travis Ltd		
Mrs	Helen	Pickering	Ashton Plumbing and Heating		
Mr	Andrew	Hoffman	Aspin Consulting Ltd		
Ms	Sian	Rees	CB Richard Ellis Limited		
Mr	Steve	Lee	CHART LSP		
Dr	Geraint	Coles	Chesterfield Canal Partnership		
Mr	P.	Morris	Citizens Advice Bureau		
			Colin Rae Associates		
			Consortium of lesbian, gay, bisexual & transgendered voluntary community organisations		
Mr	J.R.	Blackwell	Derby Diocesan Board of Finance Ltd		
Ms	Julie	Voller	Derbyshire County Council		
Ms	Alice	de la Rue	Derbyshire Gypsy Liaison		

Interested Parties by email					
Prefix	FirstName	Surname	Organisation	Agent contact	Agent- organisation
			Group		
Ms	Janet	Milnes	Derbyshire Primary Care Trust		
Mr	Roland	Bolton	Development Land and Planning Consultants		
Ms	Diane	Bowyer	DPDS Consulting Group		
Dr	Malcolm	Bell	Dr Malcolm Bell Ltd		
Mr	James	Jesson	Eckington Parish Footpaths and Bridleways Group		
Ms	Chloe	Palmer	Farming and Wildlife Advisory Group		
Ms	Kay	Davies	Fisher German		
Mr	Tim	Sander	Friends of the Earth		
Mr	John	King	Friends of the Peak District		
Mr	Rob	Edmunds	Gladedale (South Yorkshire) Ltd		
			H P Limited Partnership	Mr.J.Church	Planning and Development Consultant
			Habinteg Housing Association Ltd.		
Mr	Phil	Jackson	Hallam Land Management Ltd		
Mr	Paul	Cronk	HBF (Home Builders Federation)		
Rev	David E	Wills	Heath and Holmewood Church		
Mr	Keith	Bennett	Hestia Managed Services		
Mrs	Joanna	Bagnall	High Peak Borough Council		
Mr	Ian	Hewitt	Ian Hewitt Associates		
Mr	Alastair	Willis	Indigo Planning Limited		
			John Grooms Housing		
Mr	Keith	Hill	Keith Hill Planning		
Mrs	Nicola	Worboys	Longhurst Group Ltd		
Mr	Christopher	Dwan	Miller Homes		
Mr	Paul	Tame	National Farmers Union		
Mr	Paul	Stock	North Country Homes Group Limited		
Mr	Lee	Allott	Northern Counties Housing Association		
Mrs	R	Tvrdik	Oaklands		
Ms	Alison	Clamp	Peak District Rural Housing Association / Midlands Rural Housing		
Mr	Haydn	Jones	Pegasus Planning Group		
Mr	Nigel	Harris	Pegasus Planning Group		
			Persimmon Homes	Mr.Jim Lomas	Development Land &

Interested Parties by email					
Prefix	FirstName	Surname	Organisation	Agent contact	Agent- organisation
					Planning Consultants Ltd.
Mr	Peter	Wigglesworth	Peter Wigglesworth Planning LTD		
Mr	Philip	Baringer	Purearth plc		
Mr	Andrew	Galloway	Radleigh Homes		
Mr	Charles	Watson	Rae Watson Development Surveyors		
			Royal Mail Group Property	Michael Jones	Sanderson Weatherall
Ms	Catherine	Money	RPS		
Mr	Simon	Smith	Smith Stuart Reynolds		
	P	Collings	South Staffordshire Council		
Ms	Laura	Ross	Stewart Ross Associates		
Mr	Alasdair	Jones	Stoneleigh Planning		
Ms	Jill	Langley	Sure Start - North East Derbyshire Local Programme		
			Tenant Participation		
			Tesco Stores Ltd.	Ms.Hanna Hague	Development Planning Partnership
Ms	Judi	Scholey	The Development Planning Partnership		
Mr	Alan	Hubbard	The National Trust		
Mr	Alexander	Bateman	The Planning Burea Limited		
Ms	Gemma	Gregory	Three Valleys Project		
Mr	Justin	Reid	UK Coal Mining Ltd		
Ms	Annette	Elliott	United Co-operatives Ltd		
Mr	K	Grayson	WCEC Architects	Mr.R.Fletcher	Ian Baseley Associates

Specific Consultees by email						
prefix	first name	surname	Organisation	Department/Title	agent contact	agent
Ms	Pamela	Roberts	Government Office for the East Midlands	Derbyshire Area Team		
Mr	G	Clarke	Bolsover District Council			
Mr	Richard	Bryant	Chesterfield Borough Council	Forward Planning		
Mr	Mike	Hase	Derbyshire Dales District Council	Planning Policy		
Mr	Derek	Stafford	Amber Valley Borough Council			
Mr	Peter	White	Derbyshire County Council	Environmental Services - Planning		
Mr	Peter	Rainford	Sheffield City Council	Development Services		

Specific Consultees by email

prefix	first name	surname	Organisation	Department/Title	agent contact	agent
Ms	Penny	Thorpe	Environment Agency			
			Central Networks plc		Mark Jackson	DTZ Piedad Consulting
Ms	Natasha	Engel MP	Member of Parliament			
Ms	Sue	Byrne	Highways Agency			
Mr	Phil	Turnidge	Rotherham Metropolitan Borough Council	Planning & Transportation Service		
Mr	Andrew	Pritchard	East Midlands Regional Assembly			
			Mobile Operators Association		Carolyn Wilson	Mono Consultants Limited
Mrs	R	Bullimore	Balborough Parish Council			

Appendix B.
Consultation Publicity

Interested in affordable housing issues? The Council wants to work with local people to deliver more affordable housing in the District. This draft document sets out the Council's approach.

DRAFT 'AFFORDABLE HOUSING' SUPPLEMENTARY PLANNING DOCUMENT

North East Derbyshire Development Framework
September 2007

Have a look and tell us what you think!

You can view the draft Supplementary Planning Document and pick up a comments form at:

- The Council Offices on Saltergate, Chesterfield
- Libraries: Chesterfield Central, Clay Cross, Dronfield, Eckington, Holmewood, Killamarsh, Wingerworth and the Mobile service during normal library opening hours.
- District Council Area Housing Offices: Clay Cross, Dronfield, Eckington, Killamarsh and North Wingfield
- Council's Website:
www.ne-derbyshire.gov.uk

Please send your completed comments form to:

The LDF Team, Forward Planning, North East Derbyshire District Council, Council House, Saltergate, Chesterfield, Derbyshire, S40 1LF

By Email:

LDFteam@ne-derbyshire.gov.uk

By Fax: 01246 217446

If you would like more information about the Supplementary Planning Document, please write or email us at the above address or telephone 01246 217694

All comments should be received by 5pm on 8th November 2007

Want to know about delivering affordable housing?

DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

North East Derbyshire Development Framework
September 2007

Have a look and tell us what you think!

You can view the draft Supplementary Planning Document and pick up a comments form at: **Please send your completed comments form to:**

- The Council Offices on Saltergate, Chesterfield
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- District Council Area Housing Offices: Clay Cross, Dronfield, Eckington, Killamarsh and North Wingfield
- Council's Website:
www.ne-derbyshire.gov.uk

The LDF Team, Forward Planning, North East Derbyshire District Council, Council House, Saltergate, Chesterfield, Derbyshire, S40 1LF

By Email:

LDFteam@ne-derbyshire.gov.uk

By Fax: 01246 217446

If you would like more information about the Supplementary Planning Document, please write or email us at the above address or telephone 01246 217694

All comments should be received by 5pm on Thursday November 8th 2007

North East Derbyshire Development Framework



Draft Affordable Housing Supplementary Planning Document (SPD)

September 2007
Representation Form

Ref:
(For official use only)

Notes are provided throughout this form to help you complete the relevant sections. If you need further advice please contact the LDF Team using the contact details given below.

Please take the opportunity to read the full document before filling in this short form and returning it to: **The LDF Team, Forward Planning, North East Derbyshire District Council, Council House, Saltergate, Chesterfield, Derbyshire, S40 1LF** or by email to ldfteam@ne-derbyshire.gov.uk to be received no later than 5pm on Thursday 8 November 2007.

Please note that all comments received will be available for public inspection.

1. Personal Details		2. Agents Details (if applicable)	
Title	<input type="text"/>		<input type="text"/>
First Name	<input type="text"/>		<input type="text"/>
Last Name	<input type="text"/>		<input type="text"/>
Job Title (where relevant)	<input type="text"/>		<input type="text"/>
Organisation (where relevant)	<input type="text"/>		<input type="text"/>
Address Line 1	<input type="text"/>		<input type="text"/>
Line 2	<input type="text"/>		<input type="text"/>
Line 3	<input type="text"/>		<input type="text"/>
Line 4	<input type="text"/>		<input type="text"/>
Post Code	<input type="text"/>		<input type="text"/>
Telephone Number	<input type="text"/>		<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>		<input type="text"/>

Notes: Please ensure that you provide us with your contact details so we can let you know the Council's response to your comments and keep you informed about the adoption of the Supplementary Planning Document

The next part of this form provides you with space to comment on the Draft Supplementary Planning Document (SPD). To help you think about some of the issues that might be relevant when completing this form, we have posed some issues that you may wish to consider. They include:

- the format of the SPD
- the amount of detail
- whether anything is missing
- whether the sections are set out clearly
- the SPD's overall objectives
- relevant national, regional and local policy documents
- the circumstances where affordable housing may be required
- calculation of developer contributions
- assessing financial viability of schemes
- matters to include in the Section 106 Legal Agreement
- calculating the range, type and mix of affordable housing
- integrating affordable housing into the design and layout of new development

Please do not feel that you are restricted to addressing only the issues suggested.

Notes: Where your comments relate to a particular paragraph in the document, please state this clearly in the column provided.

Notes: Please clearly identify each separate comment.

3. Your Comments:

Paragraph No (where relevant)	Your comments should state clearly the grounds on which they are made. Where relevant please explain what changes we can make to the document to meet your concerns.

Continue.....

Paragraph No (where relevant)	Your comments should state clearly the grounds on which they are made. Where relevant please explain what changes we can make to the document to meet your concerns.

(Continue on a separate sheet/expand box if necessary)

Note: To help us monitor the effectiveness of our consultation methods and assess if we are reaching all parts of the community it would be helpful if you could complete the following questions. Please insert a ✓ where appropriate.

4. Monitoring

How/where did you hear about the Supplementary Planning Document?

Direct Mail/letter	<input type="checkbox"/>	Email	<input type="checkbox"/>	Council's Site	Web	<input type="checkbox"/>
Council Offices	<input type="checkbox"/>	Poster	<input type="checkbox"/>	Leaflet		<input type="checkbox"/>
Neighbourhood Partnership	<input type="checkbox"/>	Word of Mouth	<input type="checkbox"/>			

5. Respondent Profile

Sex:	Male	<input type="checkbox"/>	Female	<input type="checkbox"/>
Age Group:	Under 25	<input type="checkbox"/>	45-54	<input type="checkbox"/>
	25-34	<input type="checkbox"/>	55-64	<input type="checkbox"/>
	35-44	<input type="checkbox"/>	Over 65	<input type="checkbox"/>
Ethnic Group:	White	<input type="checkbox"/>	Black or Black British	<input type="checkbox"/>
	Asian or Asian British	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
	Other Ethnic Group	<input type="checkbox"/>		
	(please specify)			

Note: As part of our commitment to keeping you informed and providing feedback, we will notify you of the Council's response to your comments. Please ensure that you have completed your contact details at Parts 1 & 2 of this form. Where an Agent's details are given, we will direct all subsequent correspondence to the agent, unless told otherwise.

6. Feedback

Do you wish to be kept informed of the adoption of the Supplementary Planning Document? Yes/No

Would you like us to keep your contact details so we can inform you about consultation on other Planning Policy documents in the future? Yes/No*

If at any time you would like us to remove your contact details from our mailing list, please notify us in writing or by e-mail.

Signature:	<input type="text"/>	Date:	<input type="text"/>
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Thank you for taking the time to complete this form, your views are important to us. Please ensure that you submit this form so that it is received by the Council by 5pm on Thursday 8 November (see Page 1 for address details).

DERBYSHIRE TIMES ADVERT-DRAFT AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING DOCUMENT

27th SEP 2007

North East Derbyshire District Council
 Planning & Compulsory Purchase Act 2004
 Notice of Supplementary Planning Document Matters
 North East Derbyshire Development Framework
 Draft Affordable Housing Supplementary Planning Document (September 2007)

North East Derbyshire District Council has prepared a draft of the above document. As part of the process of developing this document the Council is actively seeking comments on the draft document. Details of what the document covers, when and how representations should be made and where the document can be viewed are set out below.

Notice of the Draft Affordable Housing Supplementary Planning Document matters

Title of the SPD	Draft Affordable Housing Supplementary Planning Document Meeting the need for affordable housing in North East Derbyshire
Subject matter & area covered by the SPD	<p>The Supplementary Planning Document provides guidance regarding the delivery of new affordable housing. It is accompanied by a related Sustainability Appraisal Report, which details the likely environmental, social and economic effects of the Supplementary Planning Document.</p> <p>The geographical extent of the coverage of the Supplementary Planning Document coincides with the local planning authority area of North East Derbyshire. This covers the whole of the District with the exception of the western fringe of the District, which falls within the Peak District National Park.</p>
The period within which representations on the proposals matters can be made:	Six weeks from Thursday 27th September to 5.00pm Thursday 8th November 2007
The address to which representations should be sent. (The Council encourages the use of a standard comments form for all representation; forms are available from the locations listed below).	<p>By Post or by hand to: The LDF Team, Forward Planning, North East Derbyshire District Council, Council House, Sattergate, Chesterfield, Derbyshire, S40 1LF</p> <p>By Email: LDFteam@ne-derbyshire.gov.uk</p> <p>By Fax: 01246 217446</p> <p>Forms can also be completed online: www.ne-derbyshire.gov.uk</p>
Any representations made may be accompanied by a request to be notified at a specific address of the adoption of the Affordable Housing Supplementary Planning Document.	
The places and times at which documents can be inspected:	
<p>Copies of the Draft Supplementary Planning Document (together with supporting background documents) are available for public inspection at:</p> <ul style="list-style-type: none"> • Council House, Sattergate, Chesterfield, Derbyshire S40 1LF (Monday to Thursday from 8.30am to 5pm and Fridays from 8.30am to 4.30pm); • District Council Area Housing Offices at Clay Cross, Dronfield, Eckington, Killamarsh and North Wingfield (Monday to Thursday from 8.30am to 5pm and Fridays from 8.30am to 4.30pm); and • The following libraries: Chesterfield Central, Clay Cross, Dronfield, Eckington, Holmewood, Killamarsh, Wingerworth and the Mobile service during normal library opening hours. <p>• Council's Website: www.ne-derbyshire.gov.uk</p>	
Further information is available from the LDF Team, tel: 01246 217694	

**Appendix C.
Schedule of Representations
to SPD Document and
Council's Response**

Schedule of Responses to consultation on Draft Affordable Housing SPD

Respondent	Respondent's Comment	Officer Response	Recommendation
Steve Bolton East Midlands Regional Assembly	EMRA is now using the Draft Regional Plan to assess conformity; references to the contents of the RSS (in particular Policy 15 relating to Affordable Housing) are welcomed. The draft SPD has taken the findings of the Strategic Housing Market Assessment into account. Reference to the Housing Corporation's standards in relation to reducing CO2 emissions is noted and monitoring on the basis of energy use is suggested. The document is considered to be in general conformity with regional spatial objectives.	Comments noted. There is currently a national core indicator to record energy by type of installation. The Council will consider a specific indicator for housing development through the Annual Monitoring Report (AMR).	No change to text of the SPD.
Leigh Mee Government Office for East Midlands	Note that the definition of affordable housing in the Local Plan refers to Circular 6/98, which has now been superseded by PPS3. Acknowledge that Section 2 of the draft SPD explains the change in definition.	Section 2 of the SPD addresses this issue.	No change to text of the SPD.
Ian Goldstraw, DCC (Environmental Services)	Paragraph 3.17 of the SPD should be revised to recognise that the saved period of the Structure Plan ended on 27 September 2007. The SPD provides comprehensive guidelines for the provision of affordable housing. In particular the following is supported:-	Comments noted These guidelines reflect the policies in the adopted Local Plan.	Reference to Structure Plan Policy 6 deleted from text of SPD. No change to the text of the SPD.

Respondent	Respondent's Comment	Officer Response	Recommendation
	<ul style="list-style-type: none"> • 40% threshold in both main and smaller settlements • Priority for on-site provision • Use of exception site policy in rural areas • Affordable housing required for sites of 15 or more dwellings, including windfall sites, where planning permission is renewed and deliberate subdivision of sites will not be tolerated • Design should be to the same standard as open market housing. <p>More detail could be included in relation to the sizes, types and tenures that are required in specific settlements. Details could be derived from the Housing Needs Survey.</p>	<p>The Housing Needs Survey (2002) does not include this level of detail. Table 5.3 of the adopted Local Plan includes the total number of affordable houses needed in each Parish as evidenced by the Needs Survey, although these figures are now out of date. The Council is about to commission further survey work relating to the specific needs of young people, BME groups, the elderly and those with complex needs. The particular needs of parishes will be discussed with the Housing Strategy Team as applications for development come forward.</p> <p>Noted</p>	<p>No change to the text of the SPD.</p>

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	No comment on the SA report.		
Ann Plackett, English Heritage	No comment	Noted	None
Chris Smith, Natural England	<p>Natural England notes and welcomes that North East Derbyshire have incorporated our earlier comments into the draft SPD and accompanying documents.</p> <p>Natural England notes that the draft HRA Screening Report for the SPD concluded that, subject to additional wording, the SPD will not lead to adverse effects on the integrity of the 4 European Sites identified to be within or sited near the District's boundary.</p>	<p>These changes made were in response to the Scoping Stage rather than in response to this consultation.</p> <p>Comments noted. Additional wording, as agreed with Natural England, to be included in SPD.</p>	<p>Change text of SPD at end of paragraph 8.6 as follows:- 'Any application that may affect a European Site will be subject to Habitats Regulations Assessment under Regulation 48 of the Conservation (Natural Habitats, &c.) Regulations 1994 (SI 2716).'</p>
Alan Hubbard The National Trust	<p>Paragraph 3.17 Remove reference to Derbyshire Structure Plan as Policy 6 is not included in the list of saved policies.</p> <p>Paragraph 14.4 Support references to sustainable construction. Should include reference to the importance of the management of waste and recycling.</p>	<p>Agreed</p> <p>Agreed</p>	<p>Reference to Structure Plan deleted from text of SPD.</p> <p>Add to text of paragraph 14.4 of SPD as follows:- 'Providers of new homes should also give consideration to the management of waste, in</p>

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			particular opportunities for recycling.'
Alan Boucker, Leicester Housing Association	<p>P28, paragraph 12.9 It might be more cost effective and deliverable if the developer had to provide the affordable housing rather than the registered social landlord.</p> <p>P30, paragraph 13.2 Size standards should accord with latest Housing Corporation standards.</p> <p>14.1 The stipulation that affordable housing should not be distinguishable from market housing should be enforced.</p>	<p>Section 10 of the SPD does recognise that a developer might provide affordable housing directly. The approach set out in paragraph 12.9 of the SPD, that involves the transfer of land to an RSL, is an alternative method of provision. Cross reference between the two sections will make this clear.</p> <p>Comments accepted</p> <p>Noted. Paragraph 14.3 addresses this site design principle; ensuring it takes place is an implementation issue.</p>	<p>Change text of SPD at beginning of paragraph 12.9 as follows:- 'Whilst the procedure set out in Section 10 is likely to be the swiftest and most cost effective way of providing new affordable housing'..... Change text of SPD to include amended figures in paragraph 13.2 as follows:- '2 person 45-50 sqm 2 person 57-67 sqm 3 person 67-75 sqm 4 person 82-85 sqm'</p> <p>No change to text of SPD.</p>

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	14.2 Housing Corporation's Scheme Development Standards have been superseded.	Comments accepted	Change text of SPD at paragraph 14.2 by replacing reference to 'Scheme Development' by 'Design & Quality'.
Cllr J Booth NEDDC	40% affordable housing target should be applied to all consents, including current permissions. Needs of elderly people should be assessed. A supply of affordable bungalows might encourage elderly people to free up their homes for younger people.	The target can only be applied when applications are submitted –Section 11 of the SPD addresses this issue. The needs of the parish/ward will be assessed in liaison with the Housing Strategy Team as proposals come forward. Should a shortfall in elderly persons' accommodation be identified, developers will	Change to text of SPD at 3 rd paragraph of Section 11 as follows:- ' <u>Sites where planning permission has previously been granted.</u> The Local Plan targets will also be applied to applications for development where planning permission has previously been granted.' No change to text of SPD

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	<p>Developers should not be allowed to deliberately avoid affordable housing threshold.</p> <p>Use of brown field sites for speculative housing should be restricted where a need for affordable housing exists.</p>	<p>be advised to make suitable provision. Paragraphs 13.6-13.8 of the SPD address the issue of dwelling mix, including provision for the elderly.</p> <p>Paragraph Section 11 of the SPD addresses this issue.</p> <p>Current policies do not enable the Council to restrict speculative development in the manner suggested. All sites (including brown field) of 15 dwellings and above will be required to provide an element of affordable housing unless the developer can prove exceptional constraints through a Viability Assessment.</p>	<p>No change to text of SPD</p> <p>No change to text of SPD</p>
June Haslam Housing Strategy NEDDC	Page 9, paragraph 3.16 Amend description of Rural Housing Scheme.	Comments accepted	Change text of SPD at paragraph 3.16 as follows:- 'The Council has introduced a Rural Housing Scheme for the eight parishes along the western fringes of the District'.....'The Housing Association is able to draw down funds to refurbish the houses to meet the

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	P.32, paragraph 14.2 Housing Corporation's Scheme Development Standards have now been replaced by Design and Quality Standards	Comments accepted	<p>decent homes standard. Also, due to the fact that residents of housing association properties in settlements of less than 3,000 people are not entitled to acquire their homes, the retention of these homes in the social sector is assured.</p> <p>Amend text of SPD at paragraph 14.2 by replacing reference to Scheme Development Standard by Design and Quality Standard.</p>
Barry Oliver Finance and Assets NEDDC	Amend P. 24, paragraph 9.5 to better reflect the financial arrangements for securing developer contributions.	Comments accepted	P. 24, paragraph 9.5 amend as follows:- 'All sums received will be deposited into the Council's bank account and will be separately identified as Housing Strategy/Section 106 Contribution. This will ensure that the funds are administered by the

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			Council's Housing Strategy Team, who will keep a record of the income received and the expenditure against that income.'
Late representations			
Colin Selbie DCC (Adult Social Services)	<p>SPD should refer to the working relationship between the Council and the Supporting People Partnership that promotes supported housing arrangements for vulnerable people. Particular reference should be made to</p> <ul style="list-style-type: none"> • 'move-on' strategies being developed by Supporting People services. • supported housing bids 	Comments agreed	<p>Insert new paragraph 12.10 as follows: '<u>The Involvement of Derbyshire Supporting People</u> This Council will continue to work in partnership with Derbyshire County Council to secure living accommodation for vulnerable people. This could include the development of 'move-on' strategies and the submission of applications for bids for supported housing.'</p>

END OF CONSULTATION STATEMENT