

STRATEGIC PLANNING BOARD - 26 JANUARY 2011

UPDATE TO AGENDA

Interim Planning Policy on Release of Housing Land

Decision Requested

2.1 That Strategic Planning Board recommends:

1. Approval of the housing requirement figure of 1150 net additional dwellings to be delivered annually, to be used pending the adoption of the Local Development Framework Core Strategy;
2. Adoption of the Interim Planning Policy on the Release of Housing Land as set out in Appendix 2 and the update report and agrees that it be used in the determination of planning applications.

Appendix 1

The following additional concern be added at the end of Appendix 1.

Delivering a good choice of quality housing	<p>It will be important for any proposed sites released under this interim policy to deliver a good choice of quality residential development and for sites to support the vision and objectives for Crewe.</p> <p>Recommendation 40: Add the following to the bullet points under section (1)</p> <ul style="list-style-type: none">• <i>Delivers development that improves the supply, choice and quality of housing in Crewe; and</i>• <i>Supports the delivery of the Council's overall vision and objectives for Crewe.</i>
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Interim Planning Statement on Affordable Housing

Decision Requested

- 2.1 That Strategic Planning Board recommends adoption of the Interim Planning Statement on Affordable Housing as set out in Appendix 2 and the update report and agrees that it be used in the determination of planning applications

Appendix 1

The following amendments be made to Appendix 1.

<p>The expression of the target of 30% affordable housing as a target implies that the Council may seek a higher proportion of affordable housing on a particular scheme and that the burden of demonstrating why this is not possible will be placed on developers. The Council should therefore state that the affordable housing requirement will be 30% subject to viability and other considerations.</p>	<p>The targets for affordable housing in the three existing adopted local plans are expressed differently; Congleton as a minimum, Crewe and Nantwich as a maximum and Macclesfield unqualified. In order to achieve consistency and certainty for developers it would preferable that the target in the IPS should be expressed as a minimum target of 30%.</p> <p>Recommendation 3: No Change</p>
<p>All rural exceptions sites should be in sustainable locations</p>	<p>Agreed, rural exceptions sites should not be developed in isolated locations, but should be located close to villages.</p> <p>Recommendation 12: Revise para 4.1 to clarify this:</p> <p><i>“All affordable housing should be located on sites which contribute to the creation of mixed and sustainable urban and rural communities”</i></p>
<p>Improvements to the section on New Build Homebuy are proposed to ensure that it better reflects current Government legislation</p>	<p>Recommendation 13: Revise paragraph 2.4 as follows</p> <p>.....Additional shares can be purchased which will enable a resident to increase their equity share in the property and in many cases buy the final share and own the whole home. However, in 2009 the Government introduced new legislation whereby most of the rural parts of Cheshire East Council became ‘Designated Protected Areas’ whereby new affordable shared ownership dwellings in these areas would be subject to requirement that owners are</p>

	<p>either not able to acquire more than 80% equity in a property or if they acquire 100% equity, it has to be sold back to the RSL to retain as affordable housing in perpetuity.</p> <p><i>When staircasing has taken place the additional payments will be recycled and used for affordable housing in Cheshire East.</i> The Council normally expect all schemes to <i>be transferred to</i> and managed by a RSL although consideration will be given to other suitable providers. In such cases legal restrictions on eligibility and rental levels will be necessary (see Section 5).</p>
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