

**Consultation Statement for Selby District Council Affordable Housing
Supplementary Planning Document (SPD)**

October 2013

1. Introduction

The purpose of this SPD is to set out the Council's approach to delivering affordable housing in accordance with the Local Plan and national policy. It includes the range of approaches, standards and mechanisms required to deliver affordable housing which meets local needs and contributes to attaining mixed sustainable communities

This statement is the 'Consultation Statement' for the SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. Following the consultation period, as the SPD progresses towards adoption, this statement will be expanded to recognise involvement by outside bodies and public participation during the consultation period.

2. Consultation regulations

The SPD is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.

Regulation 12(b) requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.

This statement is the 'Consultation Statement' for the SPD as required by regulation 12(a). The document also sets out information about the consultation as required by regulation 12(b). Following the consultation period, as the SPD progresses towards adoption, the 'Consultation Statement' will be expanded to recognise involvement by outside bodies and public participation during this consultation period.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in regulation 12. This consultation statement sets out this requirement.

Regulation 14: This regulation relates to the adoption of the SPD. When the Council adopt the SPD it must make the SPD and adoption statement available under regulation 35. The Council should also send a copy of the adoption statement to any person who has asked to be notified of the adoption of the SPD.

Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the area that the Council considers appropriate;
- Publish the document on the Council's website.

3. The Statement of Community Involvement (SCI)

The SCI was adopted in 2007 and was based on the regulations which were enacted at that time. The SCI therefore requires the Council to insert a press notice in to a local newspaper, make the SPD available on line and place copies at the Selby Council offices and local library.

4. Consultation Period Information

Consultation on the SPD was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The SPD, the Consultation Statement and other associated documents have been made available for inspection by the public for a six week period between 4th July 2013 and 16th August 2013.

Copies of the SPD, this consultation statement and a statement setting out how comments can be made (the 'SPD matters') is available (in accordance with Regulation 35): during normal office hours at the Council's planning office and the Access Selby Contact Center.:

In addition:

- Notification letters sent to all contacts in the Council's LDF/Local Plan database.
- Notification letters sent to all Parish Councils within the District.
- A Press Notice was posted in local papers (York Press, Pontefract & Castleford Express, Wetherby News and Selby/Goole Times) in the week commencing 1 July 2013.
- A Press Notice was also sent to 'Deposit Points' for display.
- Documents were made available at the 'Deposit Points' at all four libraries in the District, including Selby, Barlby, Sherburn In Elmet and Tadcaster)
- A press release also included on the Council's 'In Focus' section of the website.

On the Council's website at

http://www.selby.gov.uk/service_main.asp?menuid=&id=1560

Any person may make representations on the SPD. Any such representations must be received by 5pm on the 16th August. The Council will send a copy of the adoption statement to the author of any representation which specifically asks for notification of the adoption of the document. Representations must be sent:

By post to –

Policy and Strategy, Selby District Council, Civic Centre, Doncaster Road, Selby, YO8 9FT

Electronically to - ldf@selby.gov.uk

5. Summary of the issues raised / how these issues were incorporated in to the SPD

During the six week consultation period there were 23 consultation responses in relation to the Affordable Housing SPD; which are set out in Table 1.

Table 1: A list of individuals that responded to the SPD consultation

Number	Consultee	Extent of comments
1	M Mason, Colton Property Development Limited	Various comments
2	Nicholas Pedder, Environment Agency	No comments on SPD and SEA / HRA Screening and Scoping Documents.
3	Natural England	No comment
4	Joanna Chambers , Leeds and Yorkshire Housing Association	Various comments
5	Brian Percival	Comments focused on housing in Tadcaster and surrounding villages.
6	Richard Hollinson, Wakefield Council	No Comment
7	Jane Crowther (Clerk to the Council), Tadcaster Town Council	Express their support for the SPD.
8	Sarah Hall, North Yorkshire Rural Housing Enabler Network	Various comments
9	John King , Natural England	Concur with accompanied SPD HRA – appropriate assessment not required.
10	Brian Foster, Chair, Advisory Council for the Education of Romany and Other travellers (ACERT)	Comment relating to provision of sites for the travelling community in Yorkshire.
11	Rachel Wigginton, Senior Policy Officer, North Yorkshire County Council	Comments relating to viability and extra care housing provision.
12	Steve Wadsworth	Various comments
13	Mark Harrison, The Coal Authority	No comment
14	Abdul A Ravat, Homes and Community Agency	Various comments
15	Mark Jones, Barton Wilmore on behalf of Barratt and David Wilson Homes	Various comments
16	Jennifer Hubbard , Planning Consultant	Various comments
17	Mark Johnson, Johnson Brook on behalf of Redrow Homes	Various comments
18	Ziyad Thomas, McCarthy & Stone Retirement Lifestyles Ltd c/o The Planning Bureau Ltd	Comments related to viability.
19	Craig Barnes, Gladman Developments	Various comments

20	Russell Hall, Taylor Wimpey	Various comments
21	B N Bartle, Bartle Ltd	Various comments
22	Ian Smith, English Heritage	No comment
23	Mark Newby, Yew Tree Associates	Various comments

Table 2 below set out the main comments raised and how they were taken on board in the SPD. A lot of the comments raised related to the affordable housing target set by Selby District Council. This has been set through the Local Plan Core Strategy, which was adopted on the 22nd October 2013. Therefore comments that related to the affordable housing target, rather than the delivery of the policy have not been included in the below summary. Table 2 provides a summary of the main comments received, it does not set out individual detailed comments comment have not been included.

Table 2: Consultation Comments and SDC response

Summarised Comment	Response
NPPF: there were a number of comments about references to NPPF throughout the document.	The proposed amendments and references to NPPF have been reflected in the final SPD
Affordable Rent: there were a number of comments about the need for the document to reflect Affordable Rent, as a new tenure option. This included improving the reference to Affordable Rent throughout the SPD, including Transfer Prices for affordable rent at 80% of market value (based on HCA Affordable Housing Programme information).	The SPD has been updated to include reference to Affordable Rent.
Space Standards and Design Requirements: There were a number of comments about design standards. These included the requirement for affordable units to meet the HCA Design and Quality Standards, as these standards related to schemes directly funded by the HCA. The section was identified as needing to be referenced back to exact requirements in the Core Strategy.	Reference to the HCA space standards were remove. Space standards are included in the transfer value table (table 1), but these are just for guidance and demonstrate the size of unit that the transfer values are based on. The transfer values are based on data provided by seven Registered Providers operating in Selby District.
Transfer Prices: There were a range of queries about the transfer prices used. In some cases these related to the use of the term Affordable Rented rather than Social Rent. A number of respondents noted that the Transfer Prices were too	The transfer values (table 1) have been provided for guidance and developers can provide their own transfer values for schemes of 10 dwellings or more. An average transfer value has been

<p>low, and that Transfer prices should be included for Shared Ownership, Social Rented and Affordable Rent. In addition, a number of respondents noted that transfer prices should not be set out in the SPD, but should be left to the discretion of RSLs and developers to negotiate.</p>	<p>used, based on data from seven Registered providers – and split into different affordable housing tenures, including Affordable Rent and Social Rent.</p>
<p>Commuted Sum Calculation (over 10 units): A number of respondents noted that the market uplift calculation used for commuted sum is too complicated and also unfair as it means the costs of affordable housing are higher if they are provided as a commuted sum contributions.</p>	<p>The approach to calculating a commuted sum for affordable housing has had a legal review and is considered to be a legal approach. The approach set out in the Core Strategy is for affordable housing to be provided on site. If a commuted sum is provided then SDC will need to locate and purchase land for affordable housing. In addition SDC want to make on site provision more attractive as this is the policy compliant option.</p>
<p>Validation Requirements: There were a number of comments about validation requirements being different to the North Yorkshire validation requirements.</p>	<p>The requirements included in the SPD are now identical to the North Yorkshire Planning Application Validation Checklist.</p>
<p>Perpetuity: Two respondents highlighted the use of the term perpetuity stating that this was not an NPPF requirement. The Core Strategy states <i>‘An appropriate agreement will be secured at the time of granting planning permission to secure the long-term future of affordable housing’</i>.</p>	<p>The SPD has been linked to the definition in the Core Strategy.</p>
<p>Rural Exception Sites: Respondents requested more information on when it would be acceptable for a Rural Exception Site to include an element of Market Housing and there was a comment about whether there was a requirement to allocate sites for Rural Exception Sites.</p>	<p>This will be at SDC discretion on a site by site basis. Rural exception sites will be allocated through the forthcoming Sites and Policies Local Plan.</p>
<p>Viability: There were a number of comments in relation to viability, including who should pay the valuer fees, whether they could be capped and that the Valuer should be independent. In addition a number of comments were raised about the wording of this section, to highlight that developers and landowners require a competitive return.</p>	<p>The viability text has been amended to reflect the comments received. The developer will be eligible to pay the valuers fees, but text has been included on how these fees could be kept to a minimum.</p>