

REPORT OF THE HEAD OF PARK DIRECTION

SUBJECT: AFFORDABLE HOUSING UPDATE

Purpose of Report

1. To provide members with an update on implementation of the Affordable Housing Scrutiny Committee conclusions.

Current Position

1. As Members were advised in October 2013 the most substantive area of work is the commission of consultants to assist in improving the delivery of affordable housing in the National Park.
2. The aim of the commission is to seek out opportunities to improve delivery. The main outputs will be:
 - A revised supplementary planning guidance on affordable housing for the National Park ready for public consultation.
 - The product of a revised viability appraisal of sites allocated in the Authority's Local Development Plan communicated to landowners and relevant developers.
 - To provide a report on expected current residual values being operated in Wales' planning authority areas and National Parks in England.
 - Identified opportunities to streamline the planning application process where proposals include an element of affordable housing.
 - To put in place partnership arrangements and an appropriate delivery vehicle to implement proposals on sites allocated in the Local Development Plan that are owned by Pembrokeshire County Council.
 - In light of the above findings provide a report of findings on the implications for the Local Development Plan.
3. The commission is on target for completion as programmed (end of March 2014). The workshop on affordable housing delivery (which was part of the commission) was well attended by stakeholders. The main aim of the workshop was to engage and encourage developers and landowners to bring forward sites for development that are allocated in the Local Development Plan which include affordable housing. Telephone interviews have also been undertaken with interested parties.

4. The attached table provides an update on progress on all the various conclusions of the Scrutiny Committee.

Recommendation

That members note progress made on taking forward actions from the Scrutiny Review Committee.

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Recommendations of the Scrutiny Committee agreed at the National Park Authority Meeting of the 23rd October 2013

Recommendations	PCNPA Action	Nathaniel Lichfield Action	Commentary
<p>1 That a Communications Plan is drafted:</p> <ul style="list-style-type: none"> to explain to, and educate, third parties on the Authority's stance in respect of our policies on, and approach to, affordable housing in order to counter some of the misunderstood views held about us; to engage with landowners, developers and contractors to help and explain what is required, as the perception and lack of understanding is seen as a barrier to some to even consider participation, and to actively encourage developers and landowners to bring forward sites for development, which include affordable housing. 	<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>Workshop for key stakeholders took place on 16th January 2013. Strong attendance. Workshop proposed for Members on completion of current Study (post March 2014).</p> <p>Follow up communication with individual landowners etc.</p> <p>Communications commenting on approach taken. Also day to day pre-application negotiations continue.</p>
<p>2 That representations should be made to Welsh Government at the earliest opportunity about the need for partial review procedures to be put in place as soon as possible – particularly the importance of including legislation in the forthcoming Planning Reform Bill to permit such partial review.</p>	<p><input checked="" type="checkbox"/></p>		<p>Scrutiny Committee Report has been passed to the Minister Carl Sargeant. Also meeting has taken place with Officers of this Authority and Welsh Government to discuss likely approach to forthcoming review of the Local Development Plan.</p>
<p>3 That officers be authorised to initiate the necessary preparatory work leading up to the review of the Local Development Plan and, as part of the preparation for that review, consideration should be given to varying the percentage of affordable housing required in the Local Development Plan's allocations.</p>		<p><input checked="" type="checkbox"/></p>	<p>Part of the Nathaniel Lichfield Commission. Meeting of Officers of the Authority and Welsh Government on the 19th November 2014 to consider way forward with future review of the Plan.</p>
<p>4 That officers should routinely report on the ways in which they have encouraged/initiated discussion and negotiation on agreeing affordable housing proportions or contributions.</p>	<p><input checked="" type="checkbox"/></p>		<p>Development Management exploring ways in which Ffynnon can identify applications where negotiation on</p>

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			applications has taken place.
5 That the Authority should debate the issue of maintaining targets for dealing with applications within a given time period against it being acceptable to miss such targets if, in doing so, it is likely that an agreed way of delivering affordable housing as part of a development application can be achieved.	<input checked="" type="checkbox"/>		To be progressed.
6 That a paper is drawn up incorporating the relevant findings in this report in order to form the basis of an engagement with Welsh Government to seek support and, where necessary, changes in policy to enhance and improve the delivery of affordable housing in the National Parks and other rural areas.	<input checked="" type="checkbox"/>		Scrutiny Committee Report has been passed to the Minister Carl Sargeant.
7 That the Authority explores opportunities to work in partnership with Pembrokeshire County Council to release some of their land for development purposes.	<input checked="" type="checkbox"/>		Officers have met with Pembrokeshire County Council Officers and correspondence is being exchanged. Pembrokeshire County Council interested in bringing sites forward at Tenby.
8 Practical examples of good design should be included in a revised Supplementary Planning Guidance.		<input checked="" type="checkbox"/>	PCNPA Officers to advise Nathaniel Lichfield on examples for inclusion.
9 That the Authority actively engages with the finance sector either direct, through government or linked agencies (e.g. Finance Wales) to work towards a better understanding of the need for financing of affordable housing and an agreed means of providing for it.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Staff at PCNPA undertaking further viability training being organised by Newport BC. The recommendations of the Welsh Local Government Association 'Securing Mortgage Access' document are being taken forward by Nathaniel Lichfield – Supplementary Planning Guidance edits.