

Consultation Statement for Supplementary Planning
Document 8 - Provision of Affordable Housing and the
Need for Viability Evidence

July 2013

Stockton on Tees Borough Council

1. Introduction

Supplementary Planning Document 8

- 1.1. The SPD will provide guidance on how Local Plan policies relating to affordable housing will be applied and how their requirements can be met, and will be a material consideration when determining applications for planning permission within the Borough. It is part of an on-going phased review of the existing Planning Obligations SPD, which will be replaced by a series of topic specific SPDs as required.
- 1.2. It gives guidance and clarification on the requirements for affordable housing provision set out in the Borough's Core Strategy, in particular Core Strategy Policy 8 (CS8) Housing Mix and Affordable Housing and Core Strategy Policy 11 (CS11) Planning Obligations, as well as making reference to the emerging Regeneration and Environment Local Development Document. It also provides guidance on the robust justification needed if a developer wishes to vary from the Council's affordable housing requirements on viability grounds.
- 1.3. 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

- 2.1. 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

- 2.2. 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 statement to be made available during the consultation period.
- 2.3. Regulation 12(b) also 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.
- 2.4. 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

- 2.5. 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

- 2.6. 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

- 2.7. 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.

The Statement of Community Involvement (SCI)

- 2.8. The SCI was adopted in 2006 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.

3. Pre-consultation engagement

- 3.1. The Provision of Affordable Housing and the Need for Viability Evidence gives clarification and guidance on how Core Strategy Policy CS8 will be applied.
- 3.2. The elements of CS8 relating to affordable housing provision underwent extensive public consultation as it progressed towards adoption. This included:
 - Preferred Options (Autumn 2007)
 - Publication Draft (Autumn 2008)
 - Submission Draft (Spring 2009)
 - Post Submission consultation focused on affordable housing (summer 2009)
 - Examination in Public, including a session dedicated to affordable housing provision (autumn 2009)
 - Post examination consultation on changes to the affordable housing policy (winter 2010)
- 3.3. Details of the representations received can be found in the Consultation Statement relating to the Core Strategy, available at www.stockton.gov.uk/corestrategy. This also sets out the Council's response to the representations made and how they were taken into account as the Core Strategy progressed towards adoption.

4. Consultation Period Information

4.1. 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 22nd July 2013 and 2nd September 2013.

4.2. 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 at:

Stockton Customer Services Centre
Stockton Central Library
Church Road
Stockton on Tees
TS18 1TU

- at the following libraries within the Borough:

- Billingham Library, Bedale Avenue, Billingham, TS23 1AJ.
- Egglecliffe Library, Butterfield Drive, Egglecliffe, TS16 0EL
- Fairfield Library, Fairfield Road, Fairfield, Stockton-on-Tees, TS19 7AJ
- Ingleby Barwick Library, Blair Avenue, Ingleby Barwick, TS17 5BL
- Norton Library, 87 High Street, Norton, Stockton-on-Tees, TS20 1AE
- Ragworth Neighbourhood Centre Library, St. Johns Way, Stockton-on-Tees, TS19 OFB
- Roseberry Library, The Causeway, Billingham, TS23 2LB
- Roseworth Library, Redhill Road, Roseworth, Stockton-on-Tees, TS19 9BX
- Thornaby Library, Westbury Street, Thornaby, TS17 6PG
- Thornaby Central Library, The Pavilion, Thornaby Town Centre, Thornaby-on-Tees, TS17 9EW
- Yarm Library, 41 High Street, Yarm, TS15 9BH

- On the Council's website at www.stockton.gov.uk/spd.

4.3. Any person may make representations on the SPD. Any such representations must be received by 5pm on the 2nd September 2013. 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 -

Spatial Planning Team
Planning Services
Stockton on Tees Borough Council
Municipal Buildings
Church Road
TS18 1LD

Electronically to - spatialplans@stockton.gov.uk