

REPORT

Cllr Noeken : Cabinet Member for Planning & Economic Development

PPG3 Consultation Paper

1. Report Summary

This report examines elements of the government's recently published consultation papers as set out in Appendix A which are concerned with making amendments to Planning Policy Guidance Note 3 (PPG3). The changes relate to the reuse of employment land for housing and measures to increase the supply of affordable homes. Officers are supportive of the changes being proposed in respect of affordable housing, however, would wish to express concern, in general terms, regarding the strengthening of a policy position which would give weight to the disposal of employment land for housing redevelopment

2 Introduction

During the summer, the Office of the Deputy Prime Minister issued consultation papers on proposed changes to PPG3. PPG3 sets out national planning policy in relation to housing, and accordingly adjustments to its content represent an important matter which members should be aware of.

The consultation papers relate to two areas of the planning policy guidance and are entitled as follows.

- a) Supporting the delivery of new housing.
- b) Influencing the size, type and affordability of housing.

Comments in respect of the proposed changes to guidance are sought by the Office of the Deputy Prime Minister by 31st October, 2003 and this report appends formal responses to various issues which officers consider appropriate with regard to conditions in Salisbury District.

3 The Proposals in Summary

a) Supporting the Delivery of New Housing

Appendix A sets out the text of a new paragraph 42a of PPG3 which this consultation paper relates to. The aim of the proposed change is to allow applicants to expect expeditious and sympathetic handling of planning proposals for housing or mixed-use development which concern land allocated for industrial or commercial use in development plans, or redundant industrial or commercial buildings, which are no longer needed for such use. The proposed change complements the current expectation that local authorities should, when revising their plans, review the justification of sites allocated for employment uses and, where appropriate, consider their release for housing.

b) Influencing the Size, Type and Affordability of Housing

The second consultation paper is concerned with improving the supply of affordable housing. Its proposals reiterate the previous guidance set out in circular 6/98 and the importance of up to date housing needs assessments. However there are 5 areas where new measures are proposed.

- i) The role of the Regional Planning and Housing Bodies. -The consultation paper sets out the formal arrangements whereby the Regional Spatial Strategy (RSS) will be expected to be informed by Housing Needs data from across the region. The RSS, being the combined replacement for Regional Planning Guidance and Structure Plans, is therefore intended to have a greater role in stabilising the regional housing market. Leading on from this the Regional Housing Strategy will be expected to base activity and funding on the direction set out in the RSS.
- ii) Scope to reduce the qualifying thresholds for Affordable Housing. - Circular 6/98, with additional content set out in the current PPG3, has been the primary source of guidance in justifying requirements for affordable housing. Since its introduction, Planning Authorities have been able to require developers to provide affordable housing on sites of 1ha or 25 units or more – subject to there being an identified need - and the Local Plan has additionally been able to include a lower threshold of 0.5ha or 15 units in settlements of under 3000 in population.

The amended guidance makes two changes to this existing position. Firstly, it is proposed that the 0.5ha/15 unit threshold should now be applied universally meaning that all sites of this size or greater should be expected to provide an element of affordable housing – subject to need. The second amendment will seek to remove any minimum threshold for affordable housing subject to there being an adopted planning policy. Any policies will be expected to fully justify enhanced affordable housing requirements and demonstrate that housing schemes will not be rendered unviable by the new obligations. Furthermore, policies will need to be framed to ensure that housing supply for general community needs is not restricted.
- iii) Revisions to the ability to define affordable housing tenure. - Guidance in the existing circular 6/98 required that planning policies do not define the type of affordable housing in respect of a particular tenure. This approach was designed to ensure that a range of options could be retained by developers and Local Authorities to address particular types of Housing Need. This emphasis remains, however a relaxation has been allowed for where there is no question as to the type of affordable housing which is required thus enabling housing providers and developers to be clear as to their obligations.
- iv) Affordable housing allocations. - For many years the Rural Exceptions Policy has provided a means for small sites to be developed for local needs affordable housing based on the reduced land values which can be secured. Guidance and Local Plan policies apply a number of conditions which seek to ensure that such housing is well related to the settlement facilities (i.e. Shops, schools, recreation facilities, etc.) and that it is provided to meet the needs of local people or those with strong local connections.

New proposals set out in the consultation paper seek to encourage more exception sites through the allocation of land for this purpose, in effect being more proactive in identifying suitable sites which local people and housing providers can then aspire to develop for their own needs. This approach is designed to assist in rebalancing the mix of people in rural communities, particularly amongst those who have been unable to compete in their own housing market as a result of rising prices and limited supply.
- v) Guidance – The ODPM intends to issue practical guidance to assist planning authorities in the implementation of these new arrangements.

4. Officer Comment:

a) Supporting the Delivery of New Housing

The first part of this proposal – the review of existing employment allocations - represents a reiteration of a process which is already expected in plan making. However, the second part of the proposal seeks, with immediate effect when the changes are accepted, to give greater weight to the redevelopment of redundant employment sites for housing.

Members will be aware that employment land is a scarce resource in many parts of the district and to arrest further losses the Salisbury District Local Plan (SDLP), through policy E16, seeks to retain appropriate amounts of economic activity on sites presented for redevelopment. Using this policy approach schemes can often be required to retain some employment uses as well as providing residential units. Whilst it is accepted that some sites do warrant redevelopment for environmental and conservation benefits, these proposals may only serve to make speculative proposals for housing development more prevalent in the short term as a result of the conflicts and uncertainty introduced in the amendments to guidance. Officers consider that instead of focusing on the redevelopment of employment sites for housing, incentive should be given to provide appropriate business space within mixed use schemes which can contribute to the government's Sustainable Communities agenda.

b) Influencing the Size, Type and Affordability of Housing

- i) The role of the Regional Planning and Housing Bodies. - The current Structure Plan and Regional Planning Guidance offer no real influence in the delivery of affordable housing aside from containing policy directions which are already enshrined in PPG3. The increasing interest of the Regional Assembly is welcomed by officers if it is able to reinvigorate the systems which provide resources to subsidise social housing following the changes to the LASHG (Local Authority Social Housing Grant) regime in April 2003.

The only concern which warrants expression with these new arrangements relates to whether sufficient financial resources will be focused towards Salisbury District in the Regional Housing Strategy given that conurbations and Principal Urban Areas are likely to be the primary focus of the Spatial Strategy (RSS).

- ii) Scope to reduce the qualifying thresholds for Affordable Housing. - The proposal to reduce the Affordable Housing site size threshold is welcomed. Housing need in the larger settlements, namely Salisbury, Amesbury and Durrington, remains amongst the highest in the district. Hence, supply from smaller sites will provide a wider range of sources to address identified need.

In the same way, proposals to remove a minimum site size threshold provide a considerable opportunity to deliver more affordable homes in rural parts of the district. The provision of affordable units on developments of 5 units or less is already being applied in some districts (e.g. Kennet) although it should be noted that the recently adopted Salisbury Local Plan does already include requirements for affordable housing on sites in the New Forest Heritage Area.

In terms of the Council being able to require affordable homes from smaller sites, the draft proposals require that specific and clearly justified policies should be put in place which will mean a review of the Local Plan (in the form of a LDF) will be required.

- iii) Revisions to the ability to define affordable housing tenure. - The Inspector's Report which informed the current Local Plan took into account guidance in circular 6/98 which required that tenures could not be prescribed for affordable housing on allocated sites. As a result, specific requirements for social rented and shared ownership housing on each site as set out in the draft plan were not carried forward. In light of this guidance, those specific requirements (which

remain valid in the current climate) would have been acceptable and in turn could have provided a clearer basis for developers to understand their obligations on these sites.

Providing that the Council can justify the need for specific tenures in the future, clear definitions in respect of allocated sites can improve and clarify obligations expected of developers. Accordingly, this revision to national guidance is welcomed.

- iv) Affordable Housing Allocations. - Members in rural parts of the district will be aware that housing to meet the needs of local people is a significant issue and that an available solution – Policy H26 (Rural Exceptions) – can be difficult to make use of as a result of the inability to identify suitable sites. Officers consider that this proposed change to PPG3 will provide opportunities for planners and housing officers to identify suitable sites, in partnership with landowners and community leaders (i.e. elected members and parish councils), where a known demand exists for local needs housing.
- v) Guidance – The ODPM has increasingly sought to provide guidance alongside its policy statements to set out in practical terms how measures should be implemented by Local Planning Authorities. The draft framework of guidance proposed in respect of these changes will, if is detailed enough, deliver badly needed best practice advice which will be welcomed to assist in the identification, negotiation and delivery of affordable housing.

Recommendation:

That members note the content of this report and approve the following comments for submission to the Office of the Deputy Prime Minister.

- i) That the proposed addition of a new para. 42a in PPG3 is inappropriate and not welcomed by the Council. The reasoning for this is
 - a) that this proposal has greater applicability to urban districts where there may be a greater abundance of under utilised employment land.
 - b) that existing measures in para. 42, combined with policies at a local level are sufficient to address the changes of use of employment land for housing.
 - c) that the third criteria used to assess proposals is not stringent enough in that it favours housing uses over employment uses, and
 - d) resultantly there is a danger that this change will trigger a new wave of speculate housing applications on employment sites which still have a role to play in delivering, for example, the ODPM's Sustainable Communities agenda.
- ii) That the Council welcomes the measures set out in the "Influencing the Size, Type and Affordability of Housing "Consultation Paper, particularly in
 - a) widening the scope of qualifying affordable housing sites which can be expected to deliver further provision;
 - b) allowing Local Planning Authorities to allocate sites for local needs housing which will facilitate in creating more balanced rural communities;
 - c) allowing the tenure of affordable housing to be defined where this can be appropriately justified; and
 - d) providing clear practical guidance to all parties in the planning process which can facilitate the more rapid delivery of affordable homes.

Background Papers:

Planning Policy Guidance Note 3 (PPG3 : Housing)
Salisbury District Local Plan (2003)

Implications:

- **Financial:** The proposals will precipitate the need for a future review of the Local Plan, although such a review is required in the normal plan making cycle.
- **Legal:** No comments at this stage
- **Human Rights:** The Structure Plan Review has to undergo a prescribed statutory process, which must be human rights compliant
- **Economic Development :**
- **Personnel:** None
- **Community Safety:** None at this stage
- **Council's Core Values:** Excellent service, thriving economy, fairness & equality, willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.
- **Ward(s) Affected:** All Wards

APPENDIX A : PPG3 CONSULTATION PAPERS

1) SUPPORTING THE DELIVERY OF NEW HOUSING

Existing paragraph 42

Some local planning authorities have allocations of land for employment and other uses, which cannot realistically be taken up in the quantities envisaged over the lifetime of the development plan. Equally, since planning policies may have changed since some of this land was designated for particular land uses, it is possible that the designation is no longer compatible with policy set out in current PPGs. The Government regards this as a wasted resource, especially where such sites include previously-developed land. Local planning authorities should therefore review all their non-housing allocations when reviewing their development plan and consider whether some of this land might better be used for housing or mixed-use developments.

New paragraph 42a

Applicants for planning permission for development that includes housing should be able to expect expeditious and sympathetic handling of planning proposals which concern land allocated for industrial or commercial use in development plans but which is no longer needed for such use, or redundant industrial or commercial buildings. This is particularly the case where local planning authorities have yet to complete the review referred to in paragraph 42 above. Local planning authorities should consider such planning applications favourably unless:

the proposal fails to reflect the policies in this PPG, particularly those relating to a site's suitability for development and the presumption that previously-developed sites (or buildings for re-use or conversion) should be developed before greenfield sites;

the housing development would undermine the planning for housing strategy set out in RPG or the development plan where this is up-to-date, in particular if it would lead to over-provision of new housing where this will exacerbate, or lead to, low demand;

it can be demonstrated, preferably through an up-to-date review of employment land, that there is a realistic prospect of the allocation being taken up for its stated use in the plan period or that its development for housing would undermine regional and local strategies for economic development and regeneration.

2) INFLUENCING THE SIZE, TYPE AND AFFORDABILITY OF HOUSING.

The update will be accompanied by practice guidance and will replace paragraphs 9-20, 71 and Annex B of PPG3 and Circular 6/98 (Planning and Affordable housing) which will be cancelled.

Creating mixed communities - influencing the size, type and affordability of housing

The Government believes that it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle. The planning system has an important role in creating communities with a better mix of housing - in terms of size, type and affordability - than is currently available. Planning for housing policies in regional planning guidance (RPG)¹ and local planning authorities' plans² should be based on an up-to-date understanding of the housing required in communities and aim to widen the range of housing opportunity. The housing requirements of the whole community should be addressed, including those in need of affordable and special needs housing.

Assessing housing needs

Regional planning bodies (RPB) should maintain an up-to-date understanding of the likely housing requirements of their areas, having regard to Government policy to reduce volatility in the housing market and promote macro-economic stability as part of delivering sustainable development. This understanding should inform the preparation and review of the strategic framework for housing, the planning for housing policies and annual rates of provision set out in regional planning guidance. Maintaining this understanding will require RPBs to work closely with their constituent local authorities and housing providers, and in concert with Regional Housing Boards in their development of Regional Housing Strategies (RHS). It is important that there is a common evidence base to inform both the RHS and RPG. The factors to be considered include those set out in paragraph 5³. Additionally, RPBs should consider the condition of, and market for, the existing housing stock and the need to provide wider housing opportunity and choice, taking account of local assessments of housing need.

Local planning authorities' plans should also be based on up-to-date assessments of housing need. Assessments should be drawn up jointly by planning and housing departments working closely with housing providers and assess the range of needs for different types and sizes of housing across all tenures in their area. Local authorities will be responsible for assessing the housing needs of their area but Regional Housing Boards should co-ordinate a programme of housing needs assessments to be undertaken by constituent local authorities and maintain consistency of approach. In order that housing markets are addressed effectively, these assessments may be best conducted at the sub-regional level.

As well as the affordability of housing, assessments should address the housing required by current and anticipated households, including those of specific groups such as key workers, disabled or elderly people, and for particular types and sizes of accommodation. They should consider not only requirements for new housing but ways in which the existing stock might be better utilised.

¹ Within the provisions of the Planning and Compensation Bill, regional spatial strategies and in London, the Spatial Development Strategy.

² Within the provisions of the Planning and Compensation Bill, development plan document.

³ PPG3, paragraph 5 "In planning the provision of new housing, factors to be taken into account should include the Government's latest published household projections, the needs of the regional economy, the capacity of urban areas to accommodate more housing, the environmental implications, and the capacity of the existing or planned infrastructure."

Planning for affordable housing

RPG should identify where the successful delivery of affordable housing is likely to be a key component in implementing the regional planning strategy. RPG should set out how planning at the local level is expected to contribute to meeting identified affordable housing needs, particularly where housing markets function at the sub-regional level. RPG should avoid setting out the detail of policies for affordable housing for inclusion in local plans.

Local planning authorities should include in local plans⁴, policies to deliver affordable housing and in doing so define what is affordable housing. Affordable housing should be defined in terms of the relationship between local income levels and house prices or rents for different types and sizes of housing, and in terms of housing for identified groups such as key workers, and be based on an up-to-date assessment of housing needs.

Affordable housing should not normally be defined by reference to tenure, but only where this would address an identified housing need that otherwise would not be met by other types of affordable housing.

Local planning authorities should include in local plans an assessment of the full range of affordable housing needed in their communities. They should set targets for affordable housing that are achievable and consistent with the delivery of planned future levels of housing provision. In developing these targets, local planning authorities should pay proper attention⁵ to the planning for housing policies set out in RPG, including any sub-regional element.

Local planning authorities should set out in their local plans the steps to be taken to meet their targets for affordable housing by:

- identifying sites on which affordable housing will be expected as part of residential or mixed-use development, taking account of rural as well as urban needs; and

- indicating the amount of affordable housing to be sought from residential or mixed-use developments as a proportion of the overall dwelling provision on a site.

The affordable housing provision sought should not make development unviable. Local planning authorities should work with developers to ensure planning objectives reflect the development potential of sites. This means:

- having regard to the costs of bringing sites to the market, including the implications of competing land uses;

- making realistic assumptions on levels of public subsidy available for affordable housing;

- taking into account the need for proposed development to be attractive to the lenders of private finance; and

- in line with paragraph 6, avoiding prescription of tenure.

⁴ Or UDPs. Within the provisions of the Planning and Compensation Bill, the Local Development Document, setting out the core strategy.

⁵ To be amplified in practice guidance and to reflect changing status from RPG to RSS.

Affordable housing should not normally be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings⁶. Where affordable housing is to be sought on smaller sites this should be justified by local planning authorities in their local plan having regard to:

- the size and type of sites likely to come forward for development derived from an urban housing capacity study, or other assessment;

- the contribution to be made from smaller sites to meeting the target for affordable housing provision.

In particular, plans should demonstrate that seeking affordable housing on smaller sites than set out in paragraph 10 would:

- result in increased supply of affordable housing;

- have no adverse effect on the overall supply and pace of housing development to meet a community's needs.

Delivering affordable housing

Failure by applicants to comply with the policy on affordable housing set out in the development plan could justify the refusal of planning permission. Applicants for planning permission cannot expect local planning authorities to depart from adopted policies which take account of this PPG unless it is demonstrated that the particular physical and environmental constraints of a site, or other plan requirements, would make the provision of affordable housing unviable.

The Government does not accept that different types of housing and tenures make bad neighbours. Where affordable housing is to be provided in accordance with the policy set out in the local plan, there is a presumption that such housing should form part of the proposed development of the site. This presumption should be set aside only in a limited number of circumstances and only where the local planning authority and the developer both consider that, for particular sites where a requirement for an element of affordable housing would be appropriate, it is nonetheless preferable that a financial or other contribution should be made towards the provision of the element of affordable housing on another site. These circumstances should be set out in the local plan and could include where:

- the affordable housing is more effectively secured by bringing existing housing back into active use;

- management of the affordable housing on site cannot be secured effectively; and

- providing the affordable housing elsewhere in the plan area is more likely to widen housing choice and encourage better social mix.

Where local planning authorities intend to use planning conditions or planning obligations to ensure that the affordable housing provided is occupied, initially or in perpetuity only by people falling within particular categories of need, this should be set out in the local plan.

Delivering a better mix of housing

Local planning authorities should plan to meet the housing requirements of the whole community by planning for a mix of housing types and sizes that reflects up-to-date assessments. Local planning authorities should ensure their policies for residential development, including for affordable housing, widen housing choice and encourage better social mix. In determining planning applications, and where there are appropriate local plan policies in place, local authorities should reject developments that conflict with the objective of widening housing choice.

⁷ Applications for planning permission for development, which forms part of a more substantial proposed development, on the same land or adjoining land, should be treated as an application for planning permission for the more substantial development.

Planning for mixed communities in rural areas

The Government is concerned that there should be adequate housing provision in rural areas to meet the needs of local people. Local planning authorities should therefore make sufficient land available either within or adjoining existing villages to enable these local requirements to be met. Particular consideration should be given, in the preparation of local plans, to the contribution to be made from small sites (sites of less than 0.5 hectares or developments of less than 15 dwellings) to meeting the need for affordable housing. Affordable housing provision in rural areas may also be supported by allocating sites solely for affordable housing, on land within or adjoining existing villages, which would not otherwise be released for housing and where this would contribute to the attainment of mixed communities. Where this is the case, the affordable housing provided should meet local needs in perpetuity.

Determining planning applications

Local planning authorities should revise their plans to take account of this PPG. In considering planning applications for development in the interim, before plans can be reviewed, local authorities should have regard to this policy as a material consideration which may supersede the policies in their plan.

DRAFT FRAMEWORK OF PRACTICE GUIDE FOR THE DELIVERY OF AFFORDABLE HOUSING

1. Introduction

The purpose of the practice guide is to accompany the update of planning policy set out above for influencing the size type and affordability of housing with practical advice about what works well and where in the delivery of affordable housing. Its main audience will be regional and local planning authorities, registered social landlords (RSL), developers and landowners and their agents. The practice guide is intended to be relevant in the variety of circumstances found across the country.

2. Principles - creating mixed communities

This section could cover contextual principles and guidance on creating mixed communities.

3. Assessing housing needs

This section could cover the linked issues of housing market assessment and the definition of affordable housing; the role for regional bodies, local authorities and housing providers in assessing needs; and describe the importance of a robust strategic framework. Specifically it could describe:

Defining market areas and assessing needs

How to assess the housing market across all tenures so as to underpin effective development plan policies.

How Regional Housing Boards (RHB) could co-ordinate housing market assessments at local level and Regional Planning Bodies (RPB) could help inform assessments at the local level.

How to define housing market areas (e.g. Travel to Work Area/sub-region).

How to use existing statistics (and what there is available) to help in the process of defining market areas and assessing and measuring need.

How to handle "need" for affordable housing which outstrips overall provision.

Meeting housing need for specific types of household

How to assess potential demand (long and short term) for particular types of households such as key workers.

How to scope opportunities arising in the existing stock as well as those from new provision to meet identified needs.

Defining affordable housing

The range of affordable housing types from social rented housing to intermediate housing (which could include a variety of equity-share and shared ownership models, sub-market rent and discounted market sale).

The role different products have in high demand and low demand areas and in delivering mixed communities.

The role of housing market assessments in framing the local definition of affordable housing.

How affordability can be defined by reference to local circumstances or 'formula' (relationship between incomes and prices) and provide worked examples.

The strict circumstances where specifying tenure may be appropriate, the drawbacks of doing so and how it should be done.

4. Planning for affordable housing

This section would be framed in terms of the 'new' arrangements with guidance on transitional arrangements from the current system. Specifically it could describe:

Responsibilities of each tier of plan making

The responsibilities of RHBs, RPBs and local authorities - and the relationships between their plans and strategies.

What would be expected and could be contained in Regional Spatial Strategies (RSS).

What would be expected and could be contained in Local Development Documents (LDD). The role of supplementary planning guidance (SPG) and its relationship with plan policy, and the ways in which the SPG could be prepared through co-ordination within an authority and through wider consultation.

Targets, thresholds and site specific requirements

How to set an overall target for affordable housing provision (and the breakdown between individual areas/settlements) in the context of total housing need and maintaining housing supply at planned rates of delivery.

How to set thresholds taking into account: the overall target, the profile of size of sites likely to come forward in the plan period, viability and the ability to deal with the flow of sites above the threshold.

How to set the amount of affordable housing sought on (identified and windfall) sites above the threshold, how to deal with cumulative applications on adjoining sites below the threshold and low density applications which fall below the numeric threshold.

Development economics

Local authorities and developers working in partnership.

The factors which influence development economics: the sources of scheme revenue and the costs to the scheme.

How local authorities and providers can utilise public funding, including the role of Total Cost Indicators in determining revenue to the developer, the different input of subsidy required for rent / Low Cost Home Ownership (LCHO) and working with the funding regime (the annual bid cycle, move to three year programmes).

How to optimise flexibility with limited or nil reliance on public subsidy, what the alternative options are (e.g. LCHO or smaller amount of social rent), use of cascade mechanisms, what can be achieved through land value and alternative funding sources.

How to address the implications of difficult to develop sites, alternative use values, developing large sites with long time scales, and competing calls on S106 funding.

How to ensure the affordable housing provision sought does not make development unviable.

5. Delivering affordable housing

This section could consider the components of successful delivery. Specifically it could describe:
Role Of Financial Contributions

The circumstances in which it may be appropriate to seek a financial contribution.

How they could be used.

How they should be calculated and accounted for.

Arrangements for spending within a specified time-scale.

Securing long term occupancy

In what circumstances it may be appropriate to secure long term occupancy.

Describe the mechanisms for doing so, including with an RSL, where the provider is a developer or landowner and the use of planning conditions or obligations.

How to manage re-sales of LCHO and discounted market housing.

Preparation of planning conditions and S106 agreements

The role of planning conditions and S106 agreements.

What they can cover.

Ways in which they can be negotiated between parties.

Their relationship to the planning application process.

Standard conditions/clauses/S106 and how they can be used.

Handling large sites with long-term delivery programmes.

Ways to improve the efficiency of preparing agreements.

6. Delivering a better mix of housing

This section could describe:

How an appropriate mix of size, type and affordability can be achieved on large developments.

How affordable housing development can be integrated into existing communities.

Working with RSLs.

7. Planning for mixed communities in rural areas

This section could describe:

How to establish local need.

How to bring forward sites.

The role and use of small sites.

When to allocate sites solely for affordable housing.

How to handle the differing needs of villages and market towns.

Issues specific to National Parks and other areas of restraint.

8. Implementation of policy in different situations

This section could include practice guidance on particular issues likely to arise in specific markets. Specifically it could describe:

Affordable housing and regeneration areas/failing housing markets

How to set priorities and assess local need.

The role of affordable housing as part of a wider regeneration package.

How to cost up the implications of affordable housing provision.

Affordable housing and high demand areas

How to assess the range of need for affordable housing.

How to handle limited supply with high demand.

How to provide affordable housing within existing communities.

9. Considering planning applications

This section could include the components of successful and timely delivery through the planning process. Specifically it could describe:

The information needed to accompany planning applications.

How to integrate the application of planning policy for affordable housing, with other obligations being sought in line with plan policies.

Ways to achieve more efficient collaborative working, including within local authorities and with other services.

The importance of good design and appropriate density.

How to maintain timeliness in performance.

How to record affordable housing proposals and approvals.

10. Managing the process

This section could describe:

Decision making

The importance of clear and realistic targets.

How to develop a corporate approach.

Managing the relationship with other local authority strategies and programmes.

Mechanisms for sub-regional working.

Mechanisms to speed up decision making within the local authority.

Ways in which to secure appropriate and effective member involvement.

Ways in which to involve key stakeholders.

Monitoring and review

This section could describe:

The role of RPBs in monitoring the implementation of the RSS and the need to prepare an annual report on implementation of the RSS.

The role of local planning authorities in providing information for the RPB for the RSS annual report and the need to prepare their own annual report on the implementation of the LDD.

The scope of monitoring.