

# AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

## STATEMENT OF CONSULTATION

### 1. INTRODUCTION

- 1.1 The Affordable Housing Supplementary Planning Document (SPD) has been prepared to expand upon and clarify the Council's requirements in respect of the provision of affordable housing in new housing developments. It seeks to expand upon and provide detail to existing planning policy in this subject area, specifically policy H/7 of the Unitary Development Plan. The SPD sets what level of provision we would expect in new developments which meet the threshold, what the cost to the developers will be and under what circumstances it would be acceptable for developers to make a financial contribution to off-site provision.
- 1.2 In order to ensure that appropriate public consultation takes place, SPDs are required to be accompanied by a statement setting out how the Local Planning Authority will comply with the Council's Statement of Community Involvement (SCI). This document details the public consultation that will take place to meet these requirements.
- 1.3 The new planning system introduced during 2004 includes new requirements (e.g. community involvement and the need to undertake a Sustainability Appraisal) governing the preparation of SPDs which replace the old style Supplementary Planning Guidance documents (SPG). Whilst not having 'development plan' status, SPDs will be afforded greater weight in the development control process than SPGs.
- 1.4 This document sets out the public participation procedures to be undertaken by the Council for the Affordable Housing SPD. It accords with regulation 17 of the Town and Country Planning (Local Development) (England regulations 2004).
- 1.5 Using the guidelines of the new government regulations and PPS 12, the public consultation draft SPD has been prepared through a process of consultation.

### 2. CONSULTATION CARRIED OUT TO DATE

#### 2.1 Early consultation

Officers from the strategic planning team and the Strategic Housing service worked together to consider the scope and content of the SPD. Following this a procedure of early consultation was undertaken which included;

- An early draft of the SPD which included a series of questions relating to the main issues was distributed to a number of officers in the Council, specifically those whose work relates to the issues under discussion.
- This initial draft document was then refined following comments received and was then distributed more widely on 21<sup>st</sup> September 2007, to all members of the Council as well as external bodies such as housebuilders and housing associations and other key stakeholders. Those consulted were given until the 22<sup>nd</sup> October 2007 to make comments on this first draft. The letter also included an invitation to an informal discussion event to discuss the issues relating to this SPD.
- A discussion event for members was held on Thursday 3<sup>rd</sup> October 2007 which consisted of an introductory presentation followed by an open discussion focusing on the key question in respect of the proposed document. This meeting was attended by twelve members.
- A discussion event for housebuilders, housing associations, relevant council officers and other key stakeholders was held on Thursday 11<sup>th</sup> October 2007. This was attended by 14 people including 5 housebuilders/agents and 2 housing associations.
- It was felt that both of these events were very useful in providing feedback on the draft SPD.

These activities helped to identify the format and content of the draft SPD.

## **2.2 The Sustainability Appraisal (SA) process**

The first part of the SA process involved collecting background information for inclusion in the Scoping Report which enabled the scope of the SA to be determined. It was also a consultation document which allowed organisations and individuals to comment on the proposed scope of the SA. Consultation responses received helped to ensure that the draft SA was comprehensive and robust enough to support the SPD during later stages of full public consultation and examination.

Paper copies of the draft Scoping Report were sent out on the 14<sup>th</sup> August 2007 and recipients given a period of five weeks, until 18<sup>th</sup> September, to make comments. Government requires that three specific bodies (as required by the Strategic Environmental Assessment Directive) were consulted at this stage – Natural England, English Heritage and the Environment Agency. Although not statutorily required, the following bodies were also consulted:

- Government Office for the North West
- The North West Regional Assembly
- Greater Manchester Ecology Unit
- Greater Manchester Chamber of Commerce
- Rochdale Civic Society
- Rochdale Local Strategic Partnership
- Home Builders Federation

Consultation responses have been received, recorded and incorporated into the Scoping Report as required. A draft SA has been completed for this SPD and will be subject to public consultation as part of the SPD consultation exercise commencing on 17<sup>th</sup> December 2007.

## **2.3 PUBLIC CONSULTATION**

In accordance with the Council's Statement of Community Involvement, public consultation will include direct notification to consultees, key local stakeholders and other interested parties. Publicity will also be provided through the local press.

On publication of the draft SPD a public consultation exercise will be undertaken to raise awareness and interest. In accordance with Regulation 17, a public notice will be published in a local newspaper which clearly states the duration of the public consultation period and the places and times at which the SPD can be inspected.

Public consultation is scheduled to commence on 17<sup>th</sup> December and end on 28<sup>th</sup> January 2008 by which date all comments must be received. The following consultation methods will be used:

- The draft SPD will be available on the Council's website [Rochdale.gov.uk/council and democracy/consultations.aspx](http://Rochdale.gov.uk/council%20and%20democracy/consultations.aspx) . Comments may be made online;
- Hard copies of documents will be available for inspection at Council offices, libraries and community centres as detailed in Appendix 1;
- Letters will be sent to all parties Rochdale Council considers to have an interest in the SPD including statutory consultees, general consultees, local voluntary and community interests. The letter will include details of the role of the SPD and how and where to view the draft SPD and associated documents including the draft SA and make comment;
- A public notice will be placed in the Rochdale Observer, Heywood Advertiser and Middleton Guardian newspapers. A press release will also be issued prior to commencement of public consultation.
- Paper or electronic copies of the SPD or associated documents are available on request (see contact details below).

- Those who wish to view this in large print or in Braille or for translation into Bengali or Urdu should contact the office below to arrange this.

On completion of the consultation exercise, the SPD will be revised as required to reflect responses. It will be submitted to Cabinet in March 2008 for adoption.

### **3. ADVICE AND ASSISTANCE**

For further advice or information relating to this document please contact:

Strategic Planning Team  
Planning and Regulation Service  
Rochdale Metropolitan Borough Council  
PO Box 32  
Telegraph House  
Baillie Street  
Rochdale  
OL16 1JH

Telephone: 01706 924371

Email: [strategic.planning@rochdale.gov.uk](mailto:strategic.planning@rochdale.gov.uk)

Website: [www.rochdale.gov.uk/council and democracy/consultations.aspx](http://www.rochdale.gov.uk/council_and_democracy/consultations.aspx)

## **APPENDIX 1**

### **Venues for public inspection of Affordable Housing SPD (subject to normal opening hours)**

#### **Council Information Points:**

Planning and Regulation Reception, Floor 1, Telegraph House, Rochdale  
Rochdale Information Centre, Floor 2, Municipal Offices, Smith Street, Rochdale  
Heywood Information Centre, 44-46 Market Street, Heywood  
Middleton Information Centre, Sadler Street, Middleton  
Milnrow Information Centre, 82 Dale Street, Milnrow  
Littleborough Information Centre, Council Offices, Harehill Park, Littleborough  
Kirkholt Information Centre, 46, The Strand, Kirkholt, Rochdale.

#### **Libraries**

Wheatsheaf Library, Baillie Street, Rochdale  
Balderstone Library, Balderstone Park, Rochdale  
Belfield Library, Belfield Community School, Samson Street, Rochdale  
Castleton Library, 881 Manchester Road, Rochdale  
Smallbridge Library, Stevenson Square, Rochdale  
Spotland Library, Ings Lane, Rochdale

Heywood Library, Church Street, Heywood  
Darnhill Library, Argyle Parade, Heywood  
Norden Library, Edenfield Road, Rochdale

Middleton Library, Long Street, Middleton  
Alkrington Library, Kirkway  
Langley Library, Windermere Road, Middleton

Littleborough Library, Hare Hill Park, Littleborough  
Milnrow Library, Newhey Road, Milnrow  
Smithybridge Library, 121/3 Smithybridge Road, Littleborough  
Wardle Library, 448 Birch Road, Wardle, Rochdale