



**COUNCIL CABINET MEMBERS FOR NEIGHBOURHOOD,  
SOCIAL COHESION AND HOUSING STRATEGY and  
PLANNING AND TRANSPORTATION  
19 JULY 2007**

Report of the Community Commission

**'Affordable Housing, Cohesive Communities' - a review of  
the Council's Supplementary Planning Guidance and  
connected issues on the supply of affordable housing**

**RECOMMENDATION**

1. That the recommendations in the attached report be approved and adopted.

**SUPPORTING INFORMATION**

- 2.1 The siting, design and supply of affordable housing is a prerequisite to creating sustainable, cohesive communities. In 2004, to reflect comments of the (then) Community Regeneration Commission, draft supplementary planning guidance was amended to state that the mixed siting of housing across a new housing development was essential. Members of the successor Community Commission wanted to check whether the policy was happening in practice. The resultant report, attached, suggests a means of calculating how well 'pepper potting' is being achieved and measures the Council might take to:
  - improve the blending in of affordable units with 'market' properties
  - increase the supply of affordable units
- 2.2 Supplementary Planning Guidance, SPG, is used throughout because that was the terminology when it was adopted in 2004. It should be read to import the new phrase 'Supplementary Planning Document', SPD

**For more information contact:** 01322 255596 e-mail [rob.davison@derby.gov.uk](mailto:rob.davison@derby.gov.uk)  
**Background papers:** None  
**List of appendices:** Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial**

1. The review considered the potential tension between maximising capital receipts and the Council's goal of delivering affordable housing.

**Legal**

- 2 Councils are entitled to develop policies relating to their statutory functions, including land use and housing strategy. These are material considerations when planning applications are being decided.

**Personnel**

- 3 None directly arising.

**Equalities impact**

- 4 Any person can be in need of housing, through relationship break down, business failure or an accident meaning the loss of income to pay a mortgage or the need for an adapted home. However, an enduring need for affordable housing tends to be for lower income individuals, and their dependants, who cannot buy or rent at the prices applying where demand exceeds supply in a buoyant market. The Council has various policies to provide affordable housing which can provide quality homes for less affluent residents. It is also recognised through the Local Plan, the SPG on Affordable Housing and in the Draft Affordable Housing Good Practice Guide that sustainable communities are more likely to be achieved when mixed sites of market and affordable housing are blended in design to avoid superficial 'pigeon holing' of residents by housing tenure.

**Corporate Priorities**

- 5 The Community Commission's recommendations will help 'Make us proud of our neighbourhoods'.