

**Select Committee for Regeneration, Culture and Adult Education - 5<sup>th</sup> March 2008**

**Report of the Director of the Urban Environment**

**Planning Application Statistics relating to Affordable Housing and Apartment Developments**

**Purpose of Report**

1. To inform the Select Committee on planning application statistics relating to affordable housing and apartment developments.

**Background**

2. The Economic Regeneration Working Group has previously requested that information be submitted on planning applications approved for apartments and other housing along with the percentage of affordable housing contained therein. The statistics have now been incorporated into this report for information for the Select Committee.
3. The affordable housing statistics are for those affordable units negotiated through Section 106 agreements when planning applications are submitted. The Council's Policy on affordable housing is set out within a Supplementary Planning Document (SPD) on Affordable Housing which was adopted in June 2006. The SPD seeks 30% of all dwellings on site to be affordable as part of residential applications of 25 dwellings or more (although this has now been reduced to 15 dwellings or more from this year in line with National Planning Policy Statement 3 (PPS3). The 30% figure is negotiable by developers if special circumstances such as high abnormal development costs can be demonstrated. The 30% level is to reflect the latest Housing Needs and Demand Study which was carried out in 2006.
4. The Affordable Housing SPD defines affordable housing as housing provided by an organisation (Local Authority or a Registered Social Landlord) for social rent or subsidised (shared) home ownership, where a registered social landlord or local authority retains a continuing interest.
5. The information requested is taken from the financial year 2006-07 and is the latest information available on planning applications and affordable housing numbers set out below.

### **Planning Approvals on sites qualifying for affordable housing provision.**

#### **April 2006 - March 2007**

Total no. of housing on applications for sites of 25 dwellings or more	898
<b>Of which</b>	
Total Number of flats / Apartments	538
Total number of affordable dwellings	136 (15%)
Total number of affordable flats / apartments	73

#### **Actual Completions on all sites April 06 – March 07 (including sites with planning permission from previous years)**

Total Completions	780
<b>Of which</b>	
Total Houses	372
Total Apartments / flats	365
Conversions	43
Total Affordable units	96

### **Finance**

6. There are no financial implications arising directly from this report.

### **Law**

7. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Development Plan Documents, Supplementary Planning Documents and National Planning Policy Statements are a material consideration in determining planning applications and the Council has a duty to ensure compliance with such policy and guidance as appropriate unless material considerations indicate otherwise.

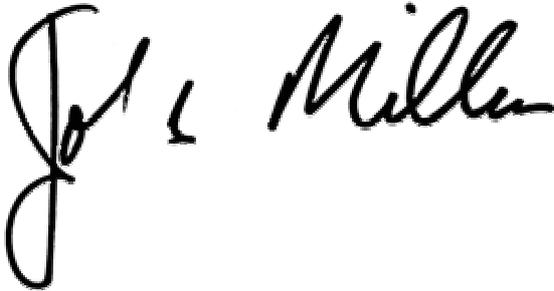
### **Equality Impact**

8. One of the purposes of the SPD is to ensure that future housing development makes efficient and effective use of land, whilst building the type of homes that local people want and need. This is crucial in the development of balanced, sustainable and equitable communities in line with Council and Government priorities and strategies. In creating and maintaining such sustainable communities and development, the Council is seeking to benefit future generations and provide for the long term needs of its residents. In particular this will ensure that young people and children will continue to have choice within the housing market as they become the householders of the future.

## **Recommendation**

9. It is recommended that:-

- The contents of the report be noted



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**John B Millar**  
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## **List of Background Papers**

- Supplementary Planning Document (SPD) for Affordable Housing. (DMBC June 2006)
- Planning Policy Statement 3 (Department for Communities and Local Government, November 2006)  
<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>