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**To: Communities and Neighbourhoods Scrutiny Board (4)**

**Date: 15<sup>th</sup> December 2021**

**Subject: Consultation on Supplementary Planning Documents – i) Affordable Housing, ii) Energy iii) Open Space**

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### **1 Purpose of the Note**

- 1.1 To inform the Communities and Neighbourhoods Scrutiny Board (4) of the draft supplementary planning documents (SPD's) on Affordable Housing, Energy and Open Space

### **2 Recommendations**

- 2.1 The Communities and Neighbourhoods Scrutiny Board (4) are recommended to:
  - 1) Consider the presentation at Appendix 1
  - 2) Consider the draft SPD's at Appendix 2,3 and 4
  - 3) Identify any comments on the draft documents which will be considered as part of the consultation responses.

### **3 Background and Information**

- 3.1 SPD's add further detail to the policies in the development plan but cannot introduce new policy. SPD's provide additional guidance for development and are capable of being a material consideration when making decisions on planning applications.
- 3.2 Responses to the consultation will be analysed and taken account of when considering amendments which may be required. The proposed final version will be reported to Cabinet for adoption, at which point it will replace the previous version.
- 3.3 There are currently three SPD's open to consultation

### **4 Affordable Housing**

- 4.1 Delivering sufficient affordable homes over the Plan period to 2031 is a key objective of the adopted Coventry Local Plan. The aim of the Affordable Housing SPD is to facilitate the delivery of affordable homes as set out in the plan and in

compliance with the most up to date national policy as set out in the National Planning Policy Framework.

- 4.2 The additional guidance provided within the SPD sets out the different types of affordable housing as defined by Government and provides the detail on how these should be delivered. This includes setting out the process in agreeing affordable housing delivery, affordability types and tenures, dwelling design, management structures and Section 106 Agreements for securing delivery.

## **5 Energy**

- 5.1 Providing further guidance on building standards as they relate to carbon reduction and climate change over the Plan period to 2031 is a key commitment set out in Policy EM2 (Building Standards) of the adopted Coventry Local Plan. The aim of the Energy SPD is to provide technical guidance on energy standards and requirements to improve the environmental sustainability of new development in the city.
- 5.2 The additional guidance provided within the SPD aims to provide clear information for applicants about policy requirements and expectations, clearly set out what detail the council expects developers to provide to assist the decision – making process and to encourage developers to promote excellence and best practice in sustainable development.

## **6 Open Space**

- 6.1 The purpose of the Open Space SPD is to set out the Council's approach towards the provision of public open space in new residential development. It supplements Policy GE1 of the adopted Local Plan, which states that: "new development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation".
- 6.2 The additional guidance provided within the SPD aims to provide clear information for applicants about policy requirements: which developments will trigger a requirement for open space provision, how much open space should be provided, what kind of open space is needed, and clear expectations in terms of design and delivery.

## **7 Health Inequalities Impact**

- 7.1 The proposals in the draft SPD's will contribute to the Marmot principle of
  - Create and develop healthy and sustainable places and communities.
- 7.2 Scrutiny Co-ordination Committee as part of their consideration of an item on the Marmot Principles and health inequalities requested that the Communities and Neighbourhoods Scrutiny Board (4) contributed to the consultation on the Open Spaces SPD in recognition of the fact that access to good quality green space can have a positive impact on the health and wellbeing of communities.

- 7.3 The impact of increasing accessibility to parks and green spaces, particularly in deprived areas, could encourage more people to access green and open spaces, who would therefore benefit from increased physical and mental well-being.
- 7.4 Each of the SPD's have also had a full Equalities Impact Assessment (EIA) completed on them which includes health inequalities and Strategic Environmental Assessments (SEA).
- 7.5 None of the SPD's are considered to have any significant environmental effects.
- 7.6 The full EIA's and SEA's can be viewed here: [Link to EIA's and SEA's](#)

Appendix 1 – Presentation

Appendix 2 – draft Affordable Housing Supplementary Planning Document

Appendix 3 – draft Energy Supplementary Planning Document

Appendix 4 – draft Open Spaces Supplementary Planning Document

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