

Planning for Affordable Housing

Madhu Satsangi

University of Stirling



Outline

- Developing the Local Plan
- Local housing strategies and local housing needs assessment
- Emerging good practice
- The new planning framework



Developing the Local Plan: The Ideal

- The objective is to enable the completion of *quality* dwellings and the creation of *sustainable, mixed, residential* environments
- Local plans should set out detailed policies and specific proposals for the development and use of land to guide day-to-day decisions
- Local plans should provide a stable and consistent framework for making investment decisions with confidence
- Local plans should be developed corporately and in consultation with partners and the public



Developing the Local Plan: The Ideal

- Structure Plan identifies housing land requirement over 12 year horizon
- *Including* land for affordable housing
- Local Plan converts into site-specific allocations for 5 year plan period
- Housing land requirement assessed through simple balance-sheet approach
- Need for affordable housing a material consideration in deciding planning applications



Planning for Affordable Housing

- In principle, planning's links to affordable housing provision are:
 - Identifying requirements
 - Ensuring sufficient land is available
 - Identifying delivery vehicles
 - public subsidy
 - s75



Local housing strategies and local housing needs assessment

- Need for affordable housing assessed through LHS
- LHS responsibility follows Housing (Scotland) Act of 2001
- Strategies to have 5 year horizon and should be corporate and based on partnership and community participation
- Include standard delivery plan (targeted on meeting SHQS) and action plan
- LAs and partners directed to both LHSA and LHNA



Local housing strategies and local housing needs assessment

- Ideally, LHS is consistent with + informs the development plan(s)
- Good practice in Partnership working and strategy process : East Lothian Council rated ‘excellent’, ‘very good’ for Angus, City of Edinburgh, Fife, Moray, Orkney Islands, Perth + Kinross, Renfrewshire + S. Lanarkshire



Local housing strategies and local housing needs assessment

- What hinders fully effective working?
 - LHS process still new?
 - Inconsistent timescales?
 - Development plans out of date?
 - ‘Needs’ seen as aspirational
 - s75 difficulties
 - Planning a restraining rather than facilitating factor



The new planning framework

- Single tier of development plans outwith 4 of the city-regions: is this right for rural Scotland?
- Streamlining of consultation procedures: what happened to community planning?
- Improve s75 procedures: positive
- Ensure up-to-date plans: positive
- Delivery statements and targets: important
- Culture change: positive
- *What about infrastructure and truly effective land?*

