

## Planning Contributions and Affordable Housing Supplementary Planning Document (SPD)

The SPD provides guidance on interpreting parts of the existing development plan policy in respect of S106 Planning Obligations, including affordable housing. It is proposed to carry out an interim update of the SPD in order to:

- Apply recent changes to the National Planning Policy.
- Incorporate the Government requirement for First Homes into the existing affordable housing requirements set out in the Local Plan and Neighbourhood Plans.
- Make changes in line with the updated CIL Regulations and Planning Practice Guidance (including the removal of pooling restrictions and restrictions on use of s106).
- Simplify the SPD and remove snags from the 2017 document.
- Increase contributions in line with inflation, and make it clear that contributions will be updated in line with inflation in the future.
- Seek contributions for residential development on the basis of dwelling floorspace rather than number of bedrooms.

<b>Wards affected:</b>	All Wards
<b>Consultees:</b>	Internal consultation May 2022 Wider public consultation of the draft document is proposed later in 2022.
<b>Means of Consultation:</b>	Set out by the Local Planning Regulations 2012
<b>Documents to be considered:</b>	There are currently no documents published. All documents will normally be published at least five clear working days before the meeting. Where documents are not available five clear working days before the meeting, the documents will be published at the same time as they are made available to the decision maker.
<b>Responsible Cabinet Member and Officer:</b>	Cabinet Member for Infrastructure, Environment and Culture (Councillor Mike Morey)  Kevin Mowat
<b>Link to targeted actions:</b>	Tackling climate change

<b>Reason for inclusion in the Forward Plan:</b>	Policy Framework
<b>Decision Maker:</b>	Cabinet Cabinet
<b>Intended Decision Date:</b>	12 Jul 2022 Before 21 Jul 2022
<b>If you want to make representations contact:</b>	Craig Davies: craig.davies@Torbay.gov.uk David Pickhaver: david.pickhaver@torbay.gov.uk

