

Appendix 3: Schedule of changes to the Housing Affordability SPD

The following table sets out the changes made to the consultation draft and are listed in document order.

Document reference	Change	Reason
Introduction	Addition of opening context paragraphs	To provide context of the housing market
Paragraph 1.1	Rewording to clarify status of IPS	To reflect latest position in relation to draft IPS
Paragraphs 1.2 & 1.3	Minor wording changes including reference to existing Affordable Housing SPD that this new SPD works in parallel with	For clarity
Paragraph 1.4 bullet 5	Change from 'require' to 'seek'	To align with later changes on First Homes in section 4
New paragraphs 1.6 to 1.16	In the Draft SPD, Section 4 'the current housing context' has been moved into section 1	To provide greater context at the start of the document
Table 2 Affordable Housing completions 2015-22	Correction to AH completions in 2020/21	Factual correction
Section 2	New paragraphs 2.1 & 2.2	To provide detail on why an SPD is required
Figure 1	Adjustment to some wording of stages	For clarity and to ensure the correct chronology of process
New paragraphs 3.5 & 3.6	Additional content to highlight possible restrictions on grant funded housing and that additional AH over and above policy requirement can be delivered in certain ways	For clarity and to avoid ambiguity
Old Section 5	In the Draft SPD, section 5 has now been moved to Appendix 3, with old paragraph 5.3 being deleted	To avoid confusion within the SPD and paragraph 5.3 not necessary as relates to future policy
Old Section 6, New Section 4	Title of section changed	For clarity
Old Section 6, New Section 4	Multiple changes from Policy SPD to SPD Guidance	To reflect the fact that the document is guidance on how the LPA will implement existing policy
Old paragraph 6.1 New paragraph 4.1	Rewording from policies to guidance	To reflect the fact that the document is guidance on how the LPA will implement existing policy
Old paragraph 6.2 New paragraph 4.2	Minor rewording and addition of reference to definition of 'qualifying sites'	For clarity and consistency

Guidance AH1 (previously Policy AH1)	<p>Rewording of guidance including:</p> <ul style="list-style-type: none"> • Change of title to a question; • Encourage rather than expect pre-app; • Reordering to move old bullet (ii) to top of guidance • Removal of paragraph under bullet (e) as duplication of bullet (c) and guidance wording • Removal of second paragraph under bullet (e) as duplication of paragraph 4.5 	For clarity and to remove duplication of supporting information
New paragraph 4.4	Split of previous paragraph and addition of reference to engagement with RPs to inform AH mix	To highlight that applicants can speak to RPs about AH throughout the planning process
Old paragraph 6.4 New Paragraph 4.5	Change of date referenced	To provide up to date position
Old paragraph 6.5 New paragraph 4.6	Rewording to reflect the decision to undertake a local housing needs survey rests with the TP&CCs, and to refer to developers funding the completion of surveys (with agreement) and that regular updates are recommended.	For clarity and to set guidelines for completion.
Old paragraph 6.6 New paragraph 4.7	Rewording from policies to guidance	To reflect the fact that the document is guidance on how the LPA will implement existing policy
Guidance AH2 (previously policy AH2)	<p>Rewording of guidance to include:</p> <ul style="list-style-type: none"> • First two paragraphs added to provide a link to the current context and ongoing evidence collection • Removal of requirement for First Homes to always form part of any AH mix • Rewording of sentence before bullets (a) and (b) to reflect the SPD is guidance and not new policy • Removal of sentence after bullet (b) as duplication of AH1 	<p>For clarity and to remove duplication of supporting information</p> <p>In relation to the removal of First Homes to form part of any mix, this is to ensure maximum flexibility in AH provision as FH may not be appropriate, or impact viability, on some sites to the detriment of other AH products.</p> <p>FH remain an AH product that can be brought forward but are not mandatory (in line with government guidance).</p>

	<ul style="list-style-type: none"> • Move of First Homes text to new paragraph 4.13 • Removal of bullet (iii) as duplication of AH1 • Removal of reference to discounts in line with AHA 	Deeper discounts can only be introduced through new policy (having been through local plan viability assessment) not SPD
Old paragraph 6.8 new paragraph 4.9	Rewording to reflect the SPD is guidance on the implementation of existing policy	
Old paragraph 6.9 new paragraph 4.10	Revised to reflect the fact that First Homes are not a requirement on all sites but may form part of any mix instead and deeper discounts can't be secured through SPD	To align with changes to Guidance AH2
Old paragraph 6.10 new paragraph 4.14	Re-ordering of paragraphs	For clarity
Old paragraph 6.11 new paragraph 4.11	Revision to identify Rentplus as an affordable housing product rather than specifically an ownership product	To provide maximum flexibility in the delivery of affordable housing
New paragraph 6.11	New paragraph to provide further context around Rentplus	To align with changes to paragraph 4.10
Old paragraphs 6.12 and 6.13	Deleted from SPD	Duplication of existing Core Strategy wording
Old paragraphs 7.1 & 7.2 new paragraphs 5.1 & 5.2	Minor wording changes and deletion from 5.2 of local housing survey reporting	To align with previous changes to the SPD relating to the document being guidance not policy and also local housing surveys being at the discretion of TP&CCs
Appendix 1	Addition of wording relating to the definition of First Homes	To coordinate national policy guidance and definitions in one place in the document
New Appendix 2	Inclusion of existing adopted policy	For clarity
New Appendix 3	Inclusion of emerging policy direction	For context