

Agenda Item 11

For information – The Planning & Affordable Housing programme in the Council Plan

Author: Jane Llewellyn, Planning & Development Manager

Summary

This report provides an update on the Improve Planning & Deliver Affordable Housing programme in in the Council Plan and work programme.

There follows a summary of the situation for each of the projects listed within the programme. A status update is included for each project. This is on a traffic light basis where green indicates that the project is going ahead without issues, amber indicates that there are impacts on delivery or timeline, and red indicates a significant obstacle threatening project delivery. All projects in this programme are in green status.

There are also projects that are not specifically listed in the plan, for this update, refurbishment of Victoria Park toilets. An update on this project is given at the end of the report.

## Progress review for Improve Planning &amp; Deliver Affordable Housing Programme:

Project	Update	Status
Take a more proactive approach to developers and developments to push forward what we want	Through pre-app discussions with developers, our strategic demands as set out in the Neighbourhood Plan, Town Design Statement and our Climate Emergency Planning Supplementary Document are made clear to developers. For this update, pre-application discussions have been held with Acorn Developments (Saxonvale), David Wilson Homes (Land at Little Keyford) and Livewest (Packsaddle)	
Create a Supplementary Planning Document detailing affordable housing	Work has started analysing the Local Plan supporting documents that set out why developments in Wells have to provide 40% affordable housing, when the rest of the district only has to provide 30%. This will be used as a basis for a Frome SPD requiring 40%	
Bring together a broad cross section of the community, including those that work in the support and housing sectors to give a balanced view of the problem and identify solutions	Working with the Frome Area Community Land Trust, an event will be held in the summer to debate the problem. This will be the first of a series of debates	
Develop and promote a bigger vision of Frome so the public can see the bigger picture.	As part of the Neighbourhood Plan update and work on a Movement Strategy for the town, we will need to carry out engagement with the town. This will all feed into developing a bigger vision of Frome. Note that both the Neighbourhood Plan update and movement strategy are subject to financial resources being available	
Work with the new unitary council to improve enforcement of planning within the town.	Have had correspondence with the new Somerset Planning Services Manager, asking to meet and discuss all aspects of the planning process.	
Other - Collaboration, advocacy & influence across a wide range of projects important for the town	Working closely with Friends of the River Frome on the Adderwell Bridge project and the provision of a link to the Railway Station	

## Update on other projects not included with the Programme

### Refurbishment of Victoria Park toilets

The planning application is due to be decided in the next week. The application for a Public Works Loan was submitted in early January, we were asked to clarify some points a few weeks ago, but are still waiting to hear if the application for funds has been successful.