

Policy COM7: Affordable Housing

The Council will negotiate provision on housing sites of a net gain of:

- **15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable;**
- **10-14 dwellings (or sites of 0.3-0.49ha) for up to 30% of dwellings to be affordable;**
- **5-9 dwellings (or sites of 0.2-0.29ha) for up to 20% of dwellings to be affordable or an equivalent off site provision made; and**
- **1-4 dwellings (or sites of up to 0.19ha) a financial contribution equivalent to up to 10% of dwellings to be affordable;**

and which will be secured via a legal agreement.

In assessing the suitability of such sites for the provision of affordable housing the Council will take into account the size, suitability and the economics of provision.

Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.

5.105 The Council will negotiate on sites of 4 dwellings or less with developers for a financial contribution equivalent to 10% of the number of dwellings on site¹. On sites above the threshold, affordable housing will be sought on the basis of the applicable percentage. On sites of 5 – 9 dwellings the Council will also seek the inclusion of a proportion of affordable housing. The preferred option is for provision to be made on-site. In some circumstances the Council will consider an equivalent off site contribution where justified.

5.106 The thresholds and percentages sought are considered achievable and are supported by the Councils viability studies². A reduced affordable housing requirement can be sought but only where the developer can justify that to provide the full requirement would make the scheme unviable.

5.107 Whole dwellings will be sought on-site and where the number sought does not equate to a whole number units, the remaining part dwelling will be sought as a financial contribution e.g. 1.6 affordable dwellings would be sought from a site of 8 dwellings (20%) of which, 1 would be on-site and 0.6 as a financial contribution.

1 Financial contribution based on residual land value.

2 Adams Integra and Dixon Searle Partnership Housing Viability Studies

5.108 The precise scale, type and form of provision or contribution on each site will be the subject of negotiation and informed by the market conditions at that time. However, of the proposed affordable housing requirement the Council will seek to achieve 70% affordable rent/ social rent housing and 30% intermediate housing. The inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal. Applicants will normally be required to enter into legal agreements to ensure that the housing is provided and retained. To inform the process, the Council will update its current Affordable Housing Supplementary Planning Document (March 2008).

5.109 Affordable housing should be designed and integrated with the provision of market housing to ensure the creation of mixed and inclusive communities. This can be achieved by the use of materials, housing styles and dispersing affordable housing throughout the development.

5.110 The Council's Housing Strategy³ aims to increase the supply of affordable homes in rural areas to meet local needs but delivering such housing can be challenging. Policy COM9 provides a mechanism for helping to provide affordable homes.