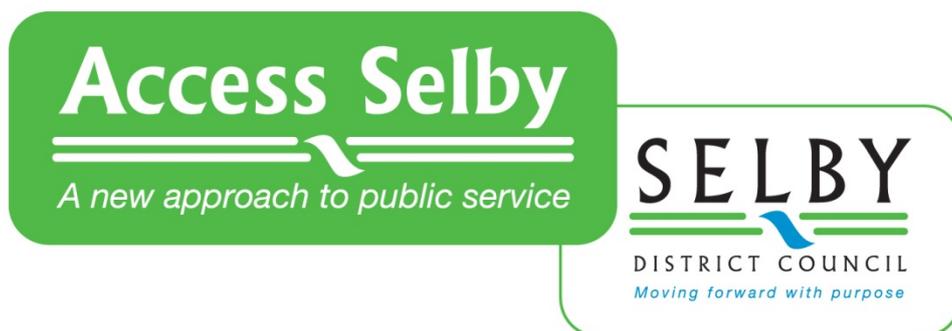


Selby District Council

Affordable Housing Supplementary Planning Document

Adopted 25 February 2014



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Affordable Housing Supplementary Planning Document

Section 1: Introduction

- 1.1 The Council believes that everyone should have the opportunity of a decent home which they can afford in a community in which they want to work or live. Selby District Council is committed to providing high quality affordable housing for people who cannot access or afford market housing in the Council's administrative area ("the District").
- 1.2 Housing affordability is one of the biggest challenges facing the District. House prices are higher than regional average, and almost tripled over the period 1996 to 2011¹ from £66,364 in 1996 to £182,443 in 2011. However average house prices in Selby are lower than the North Yorkshire average of £218,113.
- 1.3 Affordability ratios (house price to earnings) are also significantly higher than the 'Affordable Definition' of 3.5 (an affordable mortgage being three and a half times annual income)² particularly in the northern part of the District. In 2011 the affordability ratio for Selby District was 6.02³. This means that average house prices are 6 times the average annual household income for Selby District.
- 1.4 The latest Strategic Housing Market Assessment (2009) ("SHMA") identifies the scale of need for affordable housing in the District over the Local Plan period. The SHMA establishes an overall target of 30-50% intermediate housing and 50-70% social rented housing. To meet identified need, affordable housing needs to be the right kind of housing in the right locations. Following the introduction of the Government's Affordable Rent category, the Council will be gathering evidence to establish the identified need and tenure split of rented housing. This will be set out through a combination of this SPD, future Strategic Housing Market Assessments (SHMAs) and future development plan documents (as appropriate).

Section 2: Purpose and Status of this Supplementary Planning Document

- 2.1 Supplementary Planning Documents ("SPD") were introduced by the Planning and Compulsory Purchase Act 2004, amended by the Localism Act 2011.
- 2.2 Central Government requires local planning authorities to help tackle the shortage of affordable housing by securing the provision of affordable housing as a proportion of the total housing on residential and mixed use development

¹ DCLG Live Table 585 Housing market: mean house prices based on Land Registry data, by district, from 1996 - 2011

² DCLG (2007) Strategic Housing Market Assessment- Practice Guidance (Version 2)

³ DCLG Live Table 576 Ratio of lower quartile house price to lower quartile earnings by district, from 1997 - 2011

sites. Affordable housing provision will be required where site size thresholds, set out in this SPD are reached or exceeded, in accordance with Policy SP9 of the Selby District Core Strategy (“the Core Strategy”).

- 2.3 The purpose of this SPD is to set out the Council’s approach to delivering affordable housing in accordance with the Local Plan and national policy. It includes the range of approaches, standards and mechanisms required to deliver affordable housing which meets local needs and contributes to attaining mixed sustainable communities.



- 2.4 It provides a clear and consistent approach to assist development management officers, the Planning Committee, landowners, developers, applicants, Registered Providers (RPs), Parish and Town Councils and members of the public in understanding the requirements for the provision of affordable housing on all residential and mixed use development sites in the District.
- 2.5 Following the guidance contained in this SPD and discussing proposals with the Council at an early stage, so that affordable housing requirements are taken into account at site acquisition and scheme design stages, means applications are more likely to be validated expediently as the need for the Council to request additional information (which inevitably delays progress) would be minimised.
- 2.6 As set out in Policy SP1 of the Core Strategy, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved (and affordable housing need can be delivered) wherever possible.

Section 3: National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) was issued in March 2012. This provides the national planning policy guidance for the preparation of Local Plans and provision of affordable housing. The affordable housing policies contained within the Core Strategy SP9 and SP10 align with the NPPF guidance on affordable housing.
- 3.2 The NPPF Glossary definition of SPDs states that they add further detail to the policies in the Local Plan and *‘they can be used to provide further guidance for development on specific sites, or on particular issues, such as design⁴’*. Paragraph 152 of NPPF states that *‘Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.’* The NPPF also confirms that SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.
- 3.3. Paragraph 204 sets out the National Policy on planning obligations. This paragraph is relevant as planning obligations are a mechanism for delivering affordable housing. Paragraph 204 states that *‘planning obligations should only be sought where they meet all of the following tests:*
necessary to make the development acceptable in planning terms;
directly related to the development; and
fairly and reasonably related in scale and kind to the development’.
- 3.4 These tests are also contained in Regulation 122 of the Community Infrastructure Regulations 2010 (“the CIL Regulations”).
- 3.5 The affordable housing policies included in the Core Strategy are consistent with guidance set out in the National Planning Policy Framework.

Section 4: Affordable Housing

Affordable Housing Definition

- 4.1 The Council’s definition of affordable housing is set out in the Core Strategy (para 5.90), and is in accordance with the definition in national guidance. The current national guidance definition is contained within National Planning Policy Framework and provided in the Glossary of the NPPF, the Core Strategy and this SPD as follows:

‘Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing

⁴ Glossary at end

should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable Rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.’

Rural Exception Sites Definition

- 4.2 A Rural Exception Site is a site where planning permission will only be granted for small scale rural affordable housing, as an exception to normal planning policy to meet an identified local need. Rural Exception Sites must be in scale and keeping with the settlement they are within or adjoining, and its setting. The Council’s adopts the NPPF definition of Rural Exception Sites, which is:

‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding (NPPF, Glossary)’.

- 4.3 Core Strategy Policy SP9 provides the criteria that must be met for a site to be considered a Rural Exception Site. Local need has to be evidenced by the results of a local (parish) housing needs survey, and the proposed scheme

must demonstrate that it meets the evidenced local needs, as well as being in line with the Selby evidence base (set out in Section 6: Evidence).



- 4.4 The Rural Housing Enabler is a resource available to Selby District Council, to work with landowners, local communities and Registered Providers to enable rural affordable housing schemes. Landowners who wish to develop their land as a rural exception site should seek the advice of the Rural Housing Enabler.
- 4.5 Specific allocations of rural exception sites within or adjoining Development Limits in the case of Secondary Villages, and adjoining development limits in Designated Service Villages, will be considered through the forthcoming Sites and Policies Local Plan.
- 4.6 The Council's policy on allowing a small number of market units on rural exception sites is set out in Policy SP9 of the Core Strategy (see section 5 below). Further detailed policies and proposals will be considered as part of the Sites and Policies Local Plan. In the interim, the Council's approach on mixed market / affordable housing rural exception sites is set out in Section 7 (7.22-7.23) of this SPD (in line with the NPPF and Core Strategy).

Section 5: Local Plan Context

Selby District Core Strategy Overview

- 5.1 The Council Adopted the Selby District Core Strategy Local Plan on 22 October 2013.
- 5.2 The Core Strategy includes two policies on affordable housing provision, these being Policies SP9 and SP10.
- 5.3 The Core Strategy policies have been prepared based on evidence of need from the Selby District Strategic Housing Market Assessment (SHMA, 2009)⁵,

⁵ Selby District Strategic Housing Market Assessment (SHMA) 2009 by consultants, Arc4 for the Council
http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1743

an Economic Viability Assessment (EVA, 2009)⁶ and the Small Sites Threshold Testing (2010)⁷.

- 5.4 The EVA provides evidence on the viability of different sized affordable housing schemes at a range of different locations. The study base date of mid 2009 coincides with the low point of the economic downturn which occurred from 2008 onwards.
- 5.5 As a consequence of the timing of the Study, 10% affordable housing was found to be an appropriate requirement across the District. However, the Study assessed conditions over a range of scenarios including consideration of viability in very good market conditions similar to those which existed immediately prior to the economic downturn (2006/07). The equivalent percentage requirement in this case was 50%. The Study also considered variations in viability in differing areas of the District which illustrated substantial variations between the rural areas in the north and north-western parts and the south-east part of the District. The three towns of Selby, Sherburn in Elmet and Tadcaster fall between the two extremes in viability terms.
- 5.6 Consequently, the indication from the EVA is that in good market conditions 40% affordable housing should be achievable on a high proportion of sites and this figure is therefore included as an upper target level in the Adopted Core Strategy.
- 5.7 It is open to developers to discuss these requirements on a site by site basis having regard to the particular circumstances prevailing at the time of application for permission, and to any particular abnormal and unforeseeable site related issues which may impact on viability. Reductions will be negotiated when developers demonstrate these target requirements are not viable.

Affordable Housing Policy

- 5.8 The two main aims of the Core Strategy affordable housing policy are:
- To establish the overall target for the provision of affordable housing in the District in accordance with national guidance on the definition and provision of affordable housing; and
 - To set the broad framework within which developer contributions towards meeting affordable housing need will be sought in association with normal market housing.
- 5.9 Policy SP9 in the Core Strategy sets a requirement for up to a maximum of 40% affordable housing on housing schemes of 10 units or above (or on

⁶ Affordable Housing Economic Viability Assessment by consultants DTZ for the Council , August 2009
http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1821

⁷ Affordable Housing Small Sites Threshold Testing – DTZ October 2010
http://www.selby.gov.uk/upload/Affordable_Housing_Small_Sites_Threshold_Testing.pdf

housing schemes comprising 0.3 hectares or more). In exceptional circumstances, commuted sums may be acceptable where there are clear benefits in relocating all or part of the affordable housing.

- 5.10 For small sites below the 10 dwellings threshold a commuted sum in lieu of on-site provision of affordable housing will be sought. The basis of the calculation for the commuted sum is set out in this SPD (at Appendix 1).
- 5.11 The exact wording of Policy SP9 is set out below:

Policy SP9 Affordable Housing

A. The Council will seek to achieve a 40/60% affordable/general market housing ratio within overall housing delivery.

B. In pursuit of this aim, the Council will negotiate for on-site provision of affordable housing up to a maximum of 40% of the total new dwellings on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3 ha) or more.

Commuted sums will not normally be accepted on these sites unless there are clear benefits to the community/or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.

C. On sites below the threshold, a commuted sum will be sought to provide affordable housing within the District. The target contribution will be equivalent to the provision of up to 10% affordable units.

D. The tenure split and the type of housing being sought will be based on the Council's latest evidence on local need.

E. An appropriate agreement will be secured at the time of granting planning permission to secure the long-term future of affordable housing. In the case of larger schemes, the affordable housing provision will be reviewed prior to the commencement of each phase.

The actual amount of affordable housing, or commuted sum payment to be provided is a matter for negotiation at the time of a planning application, having regard to any abnormal costs, economic viability and other requirements associated with the development. Further guidance will be provided through an Affordable Housing SPD.

- 5.12 The requirement for an affordable housing contribution also applies to refurbishment and conversions where additional units are added to the housing stock. For example, if a house was converted to provide 3 flats, contributions would apply to the additional 2 units. However, it does not apply to new agricultural workers dwellings.

Future Local Plan Documents, Affordable Housing

- 5.13 The required tenure split of affordable housing is currently set out in the Core Strategy through the Strategic Market Housing Assessment. This will be updated through future development plan documents (as appropriate) based on the Council's latest evidence of need. (See Section 7)

Rural Housing Exceptions Sites

- 5.14 The Core Strategy also includes a policy on Rural Housing Exceptions Sites. This enables small sites to be developed specifically for affordable housing in small rural communities. The policy is set out below:

Policy SP10 Rural Housing Exceptions Sites

In the Designated Service Villages and the Secondary Villages, planning permission will be granted for small scale 'rural affordable housing' as an exception to normal planning policy provided all of the following criteria are met:

- i) The site is within or adjoining Development Limits in the case of Secondary Villages, and adjoining development limits in the case of Designated Service Villages;
- ii) A local need has been identified by a local housing needs survey, the nature of which is met by the proposed development; and
- iii) The development is sympathetic to the form and character and landscape setting of the village and in accordance with normal development management criteria.

An appropriate agreement will be secured, at the time of the granting of planning permission to secure the long-term future of the affordable housing in perpetuity.

Small numbers of market homes may be allowed on Rural Exception sites at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding in accordance with the NPPF. Future Local Plan documents will consider introducing a detailed policy and / or specific allocations for such sites.

- 5.15 Exception sites must be in scale and keeping with the settlement they are within or adjoining and its setting. Rural Exception sites will seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. See Paragraph 7.17 for more detail.

Future Local Plan Documents, Rural Exception sites

- 5.16 The Sites and Policies Local Plan will consider further detailed policies and the allocation of Rural Exceptions Sites in line with the Core Strategy. Any rural exception allocations would be within or adjoining Development Limits in the case of Secondary Villages, or adjoining development limits in Designated Service Villages as per Core Strategy Policy SP10. Any allocations will also consider the national requirements set out in the NPPF.

Section 6: Evidence

- 6.1 The Council recognises that housing need and market conditions vary over time, depending on economic circumstances. This is reflected in the flexible Core Strategy policies on affordable housing.
- 6.2 The Core Strategy sets out the Affordable Housing requirements, which are based on the latest evidence on housing need in the Strategic Housing Market Assessment (SHMA) 2009 (and the North Yorkshire SHMA (NYSHMA) 2011 and an Economic Viability Appraisal (EVA) 2009⁸. The EVA demonstrates that in good market conditions 40% affordable housing should be achievable on a high proportion of sites and as such is included in the Core Strategy as an upper target level over the plan period. For further information see the Core Strategy (Section 5 – Creating Sustainable Communities).
- 6.3 Negotiations on affordable housing provision on specific sites will also be informed by any further up to date evidence, which will include the latest Strategic Housing Market Assessment (SHMA), current information from the Selby District / North Yorkshire Housing Register, and evidence of existing affordable housing provision in the locality, including the Census 2011.
- 6.4 The Council intends to review and update both the SHMA and the Affordable Housing Economic Viability Appraisal at appropriate intervals. This will ensure that the evidence base remains up to date, and they will be made available on the Council's website.

Section 7: Detailed Affordable Housing Requirements

- 7.1 Applicants should consider this SPD in tandem with the Council's website which will contain the most up to date evidence (See Section 6 above).

Site Size and Suitability

- 7.2 In accordance with the Core Strategy, Policy SP9, the Council will seek up to a maximum of 40% affordable housing on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3ha) or more.

⁸ Also Small Sites Threshold Testing 2010

For example for a planning application of 150 new dwellings, the Council will seek on-site affordable housing of a maximum of 60 affordable units.

- 7.3 On sites below the threshold of 10 dwellings (or sites of less than 0.3ha) a commuted sum in lieu of on site provision of affordable housing will be sought to provide affordable housing within the District. The contribution sought will be equivalent to the provision of up to 10% on-site affordable housing units. For example, a 9 unit scheme would pay the cost of 0.9 of an affordable unit.

A commuted sum will be sought for planning applications for between one and nine residential units. For details on how these commuted sums will be calculated, please see Appendix 1.

Type, Size and Tenure

- 7.4 The exact type, size and tenure of affordable housing will be based on an assessment of need in the District. It will be based on the Council's latest evidence, which may include information from the most up to date Strategic Housing Market Assessment (SHMA), current information from the Selby District / North Yorkshire Housing Register, and evidence of existing affordable housing provision in the locality, including the Census 2011.
- 7.5 The starting point for negotiation on the type, size and tenure of affordable housing will be based on the current evidence base (SHMA 2009), until superseded by the Council's new evidence. The most up to date evidence base should be the starting point for negotiation:
- A tenure split of 30 – 50% intermediate tenure (shared ownership, discounted sale and fixed equity products and intermediate rented options) and 50 – 70% social rent; and
 - A focus on 2-3 bed family housing to meet a range of need in flexible housing solutions in the longer term.
- 7.6 On developments where the affordable housing provision is subject to a service charge, most likely relating to shared communal areas, the charge should not be so great as to make occupancy unaffordable. The preferred approach by Registered Providers is to have limited shared areas within new developments, therefore resulting in no requirement for service charges to be payable. The Council will consider the levels of service charges in the context of prices, rents and overall affordability in relation to the findings of the latest SHMA.
- 7.7 North Yorkshire County Council has a programme to provide Extra Care housing for older people through a procurement programme led by their Extra Care Project Team. On larger sites, where the location is suitable and the proposed scheme would meet identified housing need, it may be appropriate

for the developer's affordable housing requirement to be met through the provision of a site for an Extra Care scheme. This would need to be explored on a scheme by scheme basis with both Selby District Council and North Yorkshire County Council.

Design and Layout

- 7.8 The Council expects affordable housing to be built to the same high standard of design and amenity as market housing. Affordable housing units within new residential developments should be of a similar quality to the open market housing and should be visually indistinguishable.



- 7.9 Applicants should meet the design requirements set out in the Core Strategy (Policies SP15, SP16 and SP19) and any other future Selby District Council Development Management policies and guidance relating to design. Applicants should work with Registered Providers early to ensure that design standards meet their requirements on a scheme by scheme basis.
- 7.10 Core Strategy Policy CP16 states that '*development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved*'. The Core Strategy notes the Council is keen to encourage all new housing developments to attain LifetimeHomes standards and meet the Code for Sustainable Homes as well as supporting the key principles of the Building for Life scheme.

Distribution of Affordable Housing

- 7.11 In order to create mixed and balanced communities, affordable housing should be dispersed through the application site, which depending on the scale of the scheme, may mean in small groups of units. Selby District Council would encourage developers to engage with RPs as early as

possible, to understand their distribution requirements. There may be circumstances where Registered Providers have management reasons for seeking a proportion of the affordable housing to be sited together e.g. flatted schemes, but this should not prevent the remainder of the provision being distributed across the development.

Registered Providers

- 7.12 In order to ensure the long term retention, management and availability of the affordable housing the Council's preferred model is that applicants work in partnership with Registered Providers (RPs).
- 7.13 The Council recommends that applicants put forward proposals with a partner Registered Provider in order that they can be involved in the negotiation at the earliest possible stage and preferably be party to the Section 106 Agreement which will be required (see below).
- 7.14 A list of approved Registered Providers operating in the Selby District is provided at Appendix 2 and on the Council's website, in order to assist applicants. The list is not restricted and applicants may work with an RP that is not included in Appendix 2. However, the proposed RP must be agreed in advance by the Council before any contract with the RP is entered into, as all affordable housing units must be able to be allocated through the Council's allocation scheme (North Yorkshire HomeChoice or other future arrangements approved by the Council).
- 7.15 The Council's preferred approach as set out in Core Strategy Policy SP9 is that the applicant builds and transfers the completed units to an RP at the transfer price (see Section 8) for that particular dwelling. In some circumstances the applicant may transfer serviced land to the RP to enable the building of each affordable unit; this will be considered by the Council on a case by case basis. The key requirement will be that the Council must be satisfied that the affordable housing scheme will be delivered to meet the need and be retained as affordable in the long term.

Local Connection

- 7.16 Selby District Council is part of North Yorkshire sub-regional Choice Based Lettings Partnership ("the North Yorkshire Homechoice"). This sets an agreed North Yorkshire wide approach for partner Councils and Registered Providers to selecting new occupiers for their properties.
- 7.17 In addition, Rural Exception Sites by their nature will require a local (parish) connection for applicants in the first instance, (see Section 5.15) prior to the property being allocated on a cascade e.g. firstly with a connection to adjacent parishes, to the wider Selby district next and to the North Yorkshire

partnership area last. This could be a residential or work based connection. Details will be contained in the Section 106 Legal Agreement (see below).

Section 106 Legal Agreement

- 7.18 The provision of affordable housing is a requirement for all housing and mixed use developments to contribute to meeting the shortage of affordable housing in the District.
- 7.19 Affordable housing will be secured through planning obligations under Section 106 of the Town and Country Planning Act 1990.
- 7.20 The Council's model Section 106 Agreements for sites of 10 units and above (or of 0.3 hectares or more) and sites under 10 units are available on request. The model agreements detail affordable housing obligations only and will therefore need to be tailored to individual site specific requirements and include other non-affordable housing planning obligations (including, for example, recreational open space, education, transport and highways and enhancement of the public realm) as may be required to make the proposed development acceptable in planning terms.
- 7.21 Applicants may submit a draft Section 106 Agreement (or Heads of Terms), based on the appropriate model agreement with the planning application.

Small Number of Market Dwellings on Rural Exception Sites

- 7.22 In line with the National Planning Policy Framework and Selby Core Strategy Policy SP10, the Council may also consider rural exception sites that have a cross-subsidy from a small number of open market sales on the same site.
- 7.23 In considering such schemes the applicant would need to demonstrate to the Council's satisfaction that the open market element is essential to the delivery of the affordable housing development. This would need to be confirmed through dialogue with the Council's Rural Housing Enabler, with consideration of whether the scheme would meet local needs demonstrated through a local (parish) needs survey. The forthcoming Sites and Policies Local Plan will consider the allocation of Rural Exception Sites and the need for further detailed policy.

Section 8: Transfer Prices

- 8.1 The NPPF and Core Strategy Policy SP9 sets out a clear preference for affordable housing to be provided as completed units on site, for schemes of 10 dwellings (or 0.3ha) or more.
- 8.2 Selby District Council work closely with Registered Providers to set transfer prices by property type, size and tenure. The 2013 transfer prices are set out

in Appendix 1, and will be updated annually and published on the Selby District Council website.

- 8.3 The transfer prices at the date of publication of this SPD (2013/14) are included in Appendix 1.

Section 9: Development Viability

- 9.1 The Council expects that wherever possible applicants should consider the overall cost of development, including the required planning obligations and any abnormal costs, prior to negotiating the purchase of land or the acquisition or sale of an option.



- 9.2 On certain sites, development viability may be affected by a range or combination of factors not identified prior to purchase, such as high abnormal costs⁹ and/or competing or existing land values. It is acknowledged that the level of affordable housing that a scheme can accommodate, and associated viability assessment must be dependent on it creating a land value that provides a competitive return for a land owner and developer so they are willing to bring the site forward for development.
- 9.3 Where the applicant considers that development viability is affected, the applicant should identify these issues and associated costs and submit a financial appraisal (at the applicant's own expense) to the Council at the earliest opportunity, and at the latest as part of any submitted planning application. The preferred SDC approach is for an agreed deliverable level of affordable housing to be negotiated through the results of a financial appraisal prior to submission of a planning application. This will avoid delay of the planning application as a result of on-going negotiation and result in a reduced level of costs from the District Valuer (see 9.4), from continuing amendments to the appraisal. The Appraisal should cover all of the costs and

⁹ Abnormal costs can broadly be described as site conditions which a competent purchaser, having undertaken the necessary investigation, could not have reasonably foreseen prior to the acquisition of a site.

expected receipts arising from the development to provide a net residual valuation.

- 9.4 The Council will refer the submitted financial appraisal to a suitably qualified viability expert adviser (“the Valuer”) for consideration and will require an open and co-operative approach between the applicant, the Council and the Valuer. The Valuer should be reasonable, transparent and fair in objectively undertaking and reviewing financial viability assessments. The Valuer’s costs will be met by the applicant, and will be reasonable and justified. As part of this co-operative process, the valuer will provide an independent assessment of the appraisal and the instruction will be jointly between the applicant and the Council' Further guidance on Financial Appraisals is set out in Appendix 3 of this SPD.
- 9.5 The Council will view the Valuer’s report, and if the conclusion of the report is that the scheme is not deliverable when 40% affordable housing is provided on site, then the Council would agree to a reduction in the overall numbers of affordable housing, or changes to mix (unit types and tenures) or the commuted sum (as the case may be). The valuer’s report will consider other development costs, such as major infrastructure costs and other S106 costs when confirming the viability of the scheme.

Section 10: Commuted Sums

- 10.1 The Core Strategy Affordable Housing Policy SP9 requires all developments to contribute in some way towards meeting housing need. As outlined at 3.3, planning obligations should only be sought where they meet all of the necessary tests ie they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

Residential schemes of less than 10 dwellings

- 10.2 For schemes providing less than 10 dwellings Core Strategy Policy SP9 requires a commuted sum; the target contribution is equivalent to up to 10% affordable units. The commuted sum calculation for schemes of less than 10 dwellings is included in Appendix 1 of this SPD and the mechanism for payment will be secured through the Section 106 Agreement.

Residential schemes of 10 dwellings or more

- 10.3 For schemes providing 10 or more dwellings, Core Strategy Policy SP9 clearly states that Selby District Council’s preference is for those units to be provided on site, in line with national policy. The relocation of all or some of the affordable housing provision, or commuted sums will not normally be accepted.

- 10.4 Policy SP9 makes provision for applicants to provide a commuted sum only in exceptional circumstances, where an applicant can demonstrate that the provision of a commuted sum rather than on-site provision will result in clear benefits to the community/or delivering a balanced housing market.
- 10.5 Applicants must make a case to the Council regarding the provision of a commuted sum for some or all off-site provision, as a better alternative to on site provision. A key factor will be that off-site provision is not merely an alternative, but provides a better solution, a clear benefit or betterment than provision of on-site built units would deliver.
- 10.6 Selby District Council plans to update its Strategic Housing Market Assessment (SHMA) and the new SHMA will seek to provide a detailed definition of what constitutes a balanced housing market. In the interim; for the purposes of implementing Core Strategy Policy SP9 and to provide applicants with guidance, Appendix 4 sets out some examples of the factors which might be considered to deliver clear benefits to the community and support the delivery of a balanced housing market. However, existing evidence in the 2009 SHMA considers the whole District to be a single housing market area and as such the contribution of schemes anywhere in the District will help meet the District wide affordable housing requirements and will deliver a balanced housing market. Therefore the Council does not accept that there are settlement based or sub-area based local housing markets which need balancing within themselves or against each other. The requirement for affordable housing is District wide and provision to meet that need is appropriate District-wide.
- 10.7 A financial contribution will be only be acceptable in-lieu of on-site provision if both the applicant and the Council agree that this is the preferred approach e.g. where the management of the affordable housing on site cannot be effectively secured. The commuted sum calculation can be found in Appendix 1 of this SPD and the mechanism for payment will be secured through the section 106 agreement.

Pooling of Commuted Sums

- 10.8 Contributions received in lieu of affordable housing on site will be held in a fund and used to meet the provision of affordable housing in the District.

Section 11: Procedures for Applications

- 11.1 Applicants are advised to reflect the Council's affordable housing requirements at the earliest opportunity within the site development process and identify these in proposed S106 Heads of Terms. If possible this should be prior to the land acquisition stage and must be prior to the submission of a planning application. This is consistent with the Selby Validation

Requirements for Planning and Other Applications submitted under the Town and County Planning Act, April 2011.

- 11.2 All relevant planning applications must be accompanied by the information outlined in Appendix 5, based on the approach set out in section 9.3 of this SPD.
- 11.3 SDC would prefer all applications which include affordable housing to be accompanied by S106 Heads of Terms, and a draft S106 agreement. If this is not possible a draft S106 agreement should be provided four weeks before the target determination date (committee date or through delegated officers powers). This will allow the S106 to be finalised swiftly following determination.
- 11.4 The Council's Model Section 106 agreements (for the provision of affordable housing for schemes of 10 dwellings or more (or of 0.3 hectares or more) and schemes of less than 10 dwellings) are available on request.
- 11.5 A key element of this proactive approach is the provision of this SPD to guide applicants. In addition it is expected that applicants ensure that sufficient information is provided with applications and as such the Council requires that outline planning applications must be accompanied by an indicative layout plan showing the location of the proposed affordable housing.
- 11.6 A 'Phasing Plan' will be required identifying the phases of the development (if the development is intended to be developed in phases), which will be part of the S106 Agreement.
- 11.7 For single phase developments the proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing will be agreed at the time of a full application or at the time of reserved matters application for outline applications.
- 11.8 For multi-phase developments, the maximum and minimum amounts of affordable housing will be agreed at the time of the outline application. The proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing on each individual phase will then be agreed at the commencement of each phase.
- 11.9 Full planning applications and (in the context of outline planning applications) applications at the reserved matters stage must be accompanied by the information outlined in Appendix 5.
- 11.10 Planning applications that accord with the policies in the Local Plan and the guidance included in this SPD will be determined without delay, unless material considerations indicate otherwise.

Appendix 1

Market Value, Transfer Prices and Commuted Sums

- A1.1 The NPPF and Core Strategy Policy SP9 set out a clear preference for the delivery of affordable housing on site. SP9 states that ‘commuted sums will not normally be accepted on these sites unless there are clear benefits to the community / or delivering a balanced housing market by relocating all or part of the affordable housing contribution’.
- A1.2 Only in those exceptional circumstances, where clear benefits to the community/ or delivering a balanced housing market can be demonstrated, will a commuted sum in lieu of on-site affordable housing be considered.
- A1.3 The following sets out the methodology, which would be used to calculate the commuted sums in those exceptional circumstances.

a) Determining the Market Value Methodology

Market Value for schemes of 1-9 dwellings or more

- A.1.4 Transfer Prices and Commuted Sum provisions require a market value to be determined, except for schemes of 1-9 units where the SPD sets out a fixed sum. This is contained in Table 2 in this Appendix 1.

Market Value for schemes of 10 dwellings or more

- A.1.5 For schemes of 10 dwellings or over (or of 0.3 hectares or more), applicants will be required to demonstrate the market value of the types of housing equivalent to the types proposed as affordable housing for the Council to consider and approve.
- A.1.6 Valuation for schemes of 10 or more dwellings (or of 0.3 hectares or more) may be achieved by:
- Three separate estate agent/ surveyor valuations; or
 - Average value of past sales for equivalent dwelling types proposed as affordable housing and the source of this evidence (Zoopla / Rightmove). Values should originate from average sales within the last 12 months within the same settlement as the application site, and should be provided for each individual dwelling type proposed.

b) Establishing Transfer prices – Methodology

- A1.7 The transfer price is the amount of money that a Registered Provider will pay to the developer to buy the affordable unit which will be built. Partner RPs provide the Council with information on prices that could be paid to the developer for a range of property types (by number of bedrooms), based on the projected rental income and borrowing limits. From this evidence the

Council will set indicative average transfer prices on an annual basis; these will be published on our website. Transfer prices vary by property type (number of bedrooms) and also relate to the final tenure type to be provided.

The transfer prices below have been averaged from values provided by seven RP partners in 2013. These have been used to calculate the commuted sum for 1 – 9 unit schemes. However for schemes of 10 units or more the applicant is able to set their own transfer value through negotiation with RPs. The below transfer values are provided for guidance and can be used if an applicant is not able to provide a bespoke calculated transfer value.

Table 1: Current Transfer Values

Unit Type	Indicative Size Sq m	Average Transfer Values Social Rent	Average Transfer Values Intermediate/ Affordable Rent
1 bed flat	50	£38,000	£43,408
2 bed flat	65	£47,733	£50,750
2 bed house	75	£53,221	£58,454
3 bed house	85	£61,744	£67,029
4 bed house	100	£70,957	£76,483

[Note: figures in table based on seven RP responses]

A1.8 For all schemes, these values and sizes provide an indicative benchmark for transfer prices. However, Registered Providers and developers have the flexibility to work together to set transfer prices and units sizes on a scheme by scheme basis. It is important to note that unit size will be critical to the RP to enable potential occupancy levels to be assessed; early discussion between RPs and developers will ensure that the units are acceptable to the

RP. These Transfer Prices will be updated annually and published on our website.

Calculating Commuted Sums

A1.9 The Council has developed the following approach to the calculation of commuted sums based on the size of the proposed scheme.

1) Approach for Small Sites (Schemes of 1 to 9 units) Commuted Sum Calculation

A1.10 Fixed commuted sums will be required for small sites of 1 to 9 units.

A1.11 The commuted sum required is based on transfer prices and a market value specific to 2013, and the values used are detailed below in Table 2. These values will be Index Linked upwards from adoption of the SPD to the date of payment of the commuted sum.

A1.12 The following calculation has been used for schemes of 2-9 dwellings

(A-B) x10% proportion of total dwellings

A is the market value of a dwelling

B is the transfer value of a dwelling to RP

Table 2: Schemes of either 1 – 9 units, or less than 0.3 hectares.

Scheme Size	Required contribution	Cost to applicant for scheme
1 unit	nominal	£5,000
2 units	0.2	£19,194
3 units	0.3	£28,791
4 units	0.4	£38,388
5 units	0.5	£47,986
6 units	0.6	£57,583
7 units	0.7	£67,180
8 units	0.8	£76,777
9 units	0.9	£86,374

The values used are based on 2013 - average transfer value of £67,029¹⁰ and market value of £163,000^{11,12}

¹⁰ Based on seven Selby District Registered Social Landlord responses for an average affordable rent for a 3 bedroom dwelling.

¹¹ Based on Zed-Index for Selby. The Zed- Index is the average property value in a given area based on current Zoopla Estimates

¹² Figures will be revised annually.

A1.13 Applications for a single dwelling will be required to contribute only a nominal commuted sum. The calculation of a contribution of 10% affordable housing on a single dwelling results in a potential maximum payment of £9,597, but the Council propose a reduced sum of £5,000. This is because the Council, whilst seeking to ensure the provision of affordable housing also wish to reduce any additional burdens on individual developments of just one dwelling in order to support such developments which address the needs of different groups in the community such as but not limited to, people wishing to build their own homes.

2) Approach to Larger Sites (10 dwellings or more) Commuted Sum Calculation

A1.14 For schemes of 10 dwellings or more, where the Applicant has demonstrated to the Council that there are clear benefits to the community by re-locating all or part of the affordable housing contribution, the following calculation will be used.

A1.15 The second part of the calculation captures the market gain achieved from the provision of additional market dwellings on any given site as a result of the affordable housing being provided off site. This would also be subject to the affordable housing requirement of up to 40% or 0.4

A1.16 The payment triggers for the commuted sum will need to be agreed based on the proposed phasing programme.

$$((A-B) \times (C \times D)) \text{ plus } (A-B) \times (C \times E) = \text{Commuted Sum}$$

A is the market value of a dwelling

B is the transfer value of a dwelling to a RP

C is the affordable housing percentage

D is the total number of dwellings

E is the number of additional market units on site

Example calculation based on

Market value of a dwelling is £163,000¹³

Transfer value of a dwelling is £67,029¹⁴

The example assumes 40% or 0.4 affordable housing, but this may be a different % to reflect any other negotiated % on any given scheme.

The planning application is a 20 unit scheme

¹³ Based on Zed-Index for Selby. The Zed- Index is the average property value in a given area based on current Zoopla Estimates.

¹⁴ Based on seven Selby District Registered Social Landlord responses for an average affordable rent for a 3 bedroom dwelling

Part 1 To capture the contribution required from the scheme

$$(A-B) \times (C \times D)$$
$$(\pounds 163,000 - \pounds 67,029) \times (0.4 \times 20) = (\pounds 95,971) \times (8) = \pounds 767,768$$

Part 2 To capture the uplift as per A1.15

$$(A-B) \times (C \times E)$$
$$(\pounds 163,000 - \pounds 67,029) \times (0.4 \times 8) = (\pounds 95,971) \times (3) = \pounds 287,913$$

Part 3 The total commuted sum

$$\pounds 767,768 + \pounds 287,913 = \pounds 1,055,681$$

Table A3.2: Comparison of on/off site provision for schemes of 20 and 50 units

Scheme Size	Affordable units required on site (based on 40% on site provision)	Cost of provision on site	Affordable units for off site calculation	Total cost of provision off site
20 units	8	£767,768	8+3=11	£1,055,681
50 units	20	£1,919,420	20+8=28	£2,687,188

Note: This table does not factor in a range of housing units and has been used to provide an indication of the required levels of commuted sum and to explain the calculation.

Appendix 2 – List of Registered Providers currently operating in the Selby District

<p>Broadacres Housing Association Broadacres House Mount View Standard Way Northallerton DL6 2YD</p> <p>Andi.McLoughlin@broadacres.org.uk 01609 767958</p>	<p>Jephson Housing Association Jephson House Lowfields Business Park Old Point Way Elland HX5 9DE</p> <p>Alison.day@jephson.org.uk 01422 313777 Diana.dickinson@jephson.org.uk 01422 313783</p>
<p>Home Knight House 2 Sandbeck Court Wetherby LS22 7BA</p> <p>Teresa.Snaith@homegroup.org.uk 07736 097588</p>	<p>Chevin Housing Group (Together Housing) Harrison St Wakefield WF1 1PS</p> <p>wendy.malone@togetherhousing.co.uk 0300 555 5561</p>
<p>Yorkshire Housing 6 Innovation Close Heslington York YO10 5ZF</p> <p>joel.owen@yorkshirehousing.co.uk +44 (0) 113 8256030</p>	<p>Hanover (Elderly persons accommodation) The Wave 1 View Croft Road ShIPLEY BD17 7DU</p> <p>Tom.brown@hanover.org.uk 01274 599686</p>
<p>York Housing Association 2 Alpha Court, Monks Cross Drive, Huntington, York YO32 9WN</p> <p>PaulAtkins@yorkha.org.uk 01904 540158</p>	<p>The Guinness Partnership Ltd Guinness Northern Counties 1 Tudor Court Tue Greenway Thorntree Middlesborough TS3 9PZ</p> <p>Nigel.Graham@guinness.org.uk 0114 2288464</p>
<p>Leeds and Yorkshire Housing Association 2 Shire Oak Road Leeds LS6 2TN</p> <p>Joanna.chambers@lyha.co.uk 0113 2033014</p>	<p>Connect Housing 205 Roundhay Road Harehills Leeds LS8 4HS</p> <p>Phil.lacey@connecthousing.org.uk 0113 2850422</p>
<p>Extra Care enquiries@extracare@northyorks.gov.uk 01609 532600</p>	

Appendix 3 - Financial Appraisals

- A4.1 To justify the provision of less than the target for affordable housing, the Council requires a Financial Appraisal to be submitted with the planning application. The information contained in the Appraisal will only be made available to the Planning Officer and the viability expert advisor. It will not be placed on the public file nor made available to any third party.
- A4.2 The information to be supplied should include the value of the completed development proposed by this application, and all costs incurred or expected to be incurred in order to achieve this value. The information should ideally include the following as a minimum guide, but may also cover other items specific to the proposed development.

Value

- Gross internal area of units excluding garages and conservatories. Habitable roof-space should be listed separately.
- The value used per unit of area. Alternatively, valuations of the completed buildings.
- The cost of sales or lettings, broken down into marketing/estate agents' fees and legal fees.
- Affordable housing should be shown at the value to be paid by a Housing Association/Registered Provider or as published on the Selby District Council website (and shown in Appendix 1 of this SPD).
- The physical state and use of the site, which are authorised and require no consent to continue.

Costs

- Build costs. Give the gross external area multiplied by the unit cost per square metre or square foot. State whether this is a tendered sum or an estimate.
- Preliminaries allowed for. State what is included.
- External works where applicable. Broken down, e.g. X ms of road @ £Y per m. Include boundary treatment, landscaping, demolition and site preparation costs as appropriate.
- Standard Planning Costs – Planning and Building Regulation fees, commuted sums.
- Professional fees – Architects, QS, CDM supervisor etc.

- Contingency allowance.
- Cost of finance. Indicate the period and interest rate.
- Community Benefits. If the scheme includes any exceptional benefits such as the restoration of a listed building or the provision of public open space above what is required, please state the cost of providing this.
- Abnormal costs if any, found since acquisition of site. What are these (e.g. contaminated land remediation) and when you became aware that there were potentially abnormal costs and what the costs are anticipated to be?
- Developers Profit – the amount or percentage included.
- Acquisition price as appropriate

Any other relevant items should be clearly defined and costed.

Appendix 4: Exceptional Off-site provision

A5.1 This Appendix provides a broad review of the criteria which the Council would take into account when considering whether there is justification for all or part off-site provision of affordable housing or a commuted sum calculation; the list is not exhaustive. As set out in Core Strategy Policy SP9, Selby District Council's clear preference is for the delivery of affordable housing on site in accordance with the NPPF. It states that 'commuted sums will not normally be accepted on these sites (10 dwellings or more) unless there are clear benefits to the community / or delivering a balanced housing market by relocating all or part of the affordable housing contribution'.

Defining a Balanced Housing Market and Clear Benefit to the Community

a) Justification of a proposal delivering a Balanced Housing Market

- A5.2 Selby District Council plan to update their Strategic Housing Market Assessment (SHMA) which will seek to provide a detailed definition of what constitutes a balanced housing market.
- A5.3 However, existing evidence in the 2009 SHMA considers the whole District performs as a single housing market area and as such the contribution of schemes anywhere in the District will help meet the District-wide affordable housing requirement and will deliver a balanced housing market. The Council does not accept that currently there are either settlement based or sub area based local housing markets which need balancing within themselves or against each other. The requirement for affordable housing is District wide and provision to meet that need is appropriate District wide.
- A5.4 In the interim; for the purposes of implementing Core Strategy Policy SP9 the Strategic Housing Market Assessment (SHMA) confirms that the Selby District constitutes a single housing market area. It is therefore not possible to set criteria to assess if a commuted sum would result in a balanced housing market, as the District can only be assessed as a whole.
- A5.6 Therefore based on current evidence, the Council cannot foresee that the exceptional circumstances for off-site provision can be demonstrated within the context of the balanced housing market test within Policy SP9. As such the only potential justification for off-site provision or commuted sum would be for an applicant to demonstrate a clear benefit to the community, as set out below.

b) Justification of a proposal delivering a clear benefit to the community

- A5.7 As set out in the main part of this SPD (section 10) a key factor will be that off-site provision is not merely an alternative but provides a better solution, clear benefits or betterment compared to the provision on-site built would deliver.
- A5.8 For the purposes of implementing Core Strategy Policy SP9 and to provide Applicants with guidance on the situations when partial off-site, off-site or commuted sum contributions might be considered, the Council would consider the following factors might form part of the assessment of any case put forward in terms of possible indicators of whether an off-site solution might deliver a clear benefit to the community.
- A5.9 The alternative must provide an improved offer in comparison to on-site provision. This is not a checklist against which proposals will be tested – i.e. just because it falls within one of the categories below it does not automatically qualify for being an acceptable alternative to on-site provision, and equally the list is not exhaustive:
- The proposal would support the Core Strategy development strategy's aims, objectives and policies, which seek to focus development in Selby Town, then Local Service Centres and then Designated Service Villages.
 - The proposal results in the provision of affordable units in a location that is considered to have good access to local services, facilities and access to public transport.
 - If the proposal results in empty homes being brought back into use for affordable housing on an identified site.
 - The proposed off site development would allow affordable housing to be delivered on an identified site, which would otherwise not be delivered by other means, including the delivery of specialist or supported units.
 - The delivery of affordable units off site is within the same timescale as the provision of market units on site, defined in the S106 agreement.
 - If a mechanism for delivery / delivery partner is identified to provide the affordable housing.

Appendix 5

Information to accompany a planning application – the Affordable Housing Statement

- A6.1 The Council require all planning applications for schemes of 10 dwellings or more to be submitted with an Affordable Housing Statement and indicative layout plan, for full applications (or at reserved matters stage for outline applications). The detail will be dependent on the scheme.
- A6.2 The information submitted should at least comprise the following:
1. The proportion of dwellings provided to be affordable (target of 40% on schemes of 10 units or more).
 2. The proportion of affordable dwellings to be provided as affordable rent and intermediate housing (outline and full planning application).
 3. Identify the affordable dwellings by number, type, size, location, phasing (as applicable) and tenure (for full or reserved matter planning applications).
 4. Details of the Registered Provider who will be partnering on the site (if known).
 5. Timing/trigger arrangement for the transfer of the affordable dwellings to the identified Registered Provider.
 6. S106 Heads of Terms.
 8. A financial appraisal if the 40% target is not achieved.
 9. Off-site or commuted sum details if the applicant has agreed with the Council that this is acceptable, with the justification meeting the criteria set out at Appendix 4.
- A6.3 For schemes of between 1 and 9 units, it is not considered necessary to provide a separate Affordable Housing Statement due to the more narrowly focussed scope for affordable housing on smaller sites. Instead, where a commuted sum is payable, the Design and Access Statement should include a statement to confirm the applicant's approach to the payment of the commuted sum.

Glossary

Affordable Housing: The Council defines AH in the Core Strategy and uses the national policy definition. Currently this is provided in NPPF (2012) as follows: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Affordable Housing Statement: A document submitted with a planning application which includes affordable housing detailing the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units, and plans showing the location of units. The statement needs to include financial viability appraisal information (if 40% affordable housing is not being provided) based on approach set out in section 9.3 of this SPD. The affordable housing statement should also include details of any Registered Providers acting as partners in the development (if known).

Affordable Rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Choice Based Lettings: or CBL, are allocations schemes designed to introduce an element of choice for people who apply for council and housing association homes. They allow people applying for a home to bid for properties which are advertised as available, and bids are assessed on a needs basis.

Core Strategy: This is the key strategic local development document required under planning law, which sets out plans relating to the development and use of land in a local planning authority's area

Index Linked: The Commuted Sum will be adjusted in accordance with upwards changes in the All In Tender Price Index published by the Building Cost Information Service of Chartered Surveyors (or any other index as the Council may determine from time to time) from the date of adoption of this SPD to the date of payment

Indicative Layout Plan: an indicative plan setting out the location of the affordable housing units confirming that the Applicant is providing 40% affordable housing (for outline applications where the detail is reserved)

Intermediate housing / Shared Ownership: is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.’

Local Development Framework (LDF): is a suite of documents which together will guide development within the Selby district.

Local Housing Needs Survey: a local (parish) housing needs survey will need to accompany a planning application for a Rural Exception Site. The survey will need to set out the identified local needs and how the proposed development will meet these identified needs. This will normally be carried out in partnership with the Rural Housing Enabler and relevant Parish Council.

Long Term Affordable Housing: It is considered that long term affordable housing means affordable housing that is available as such in perpetuity.

North Yorkshire HomeChoice: is North Yorkshire's new way of allocating council and partner housing association (or Registered Provider) properties for rent, and shared ownership properties for sale. See also Choice Based Lettings

Registered Providers: a registered provider of social housing as defined in Part 1 of the Housing Act 1996 who is registered with the Homes & Communities Agency

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current or former residents or those who have an existing family or employment connection. Small numbers of market homes may be allowed as part of a scheme at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Supplementary Planning Documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the development plan.