

## **HAMBLETON DISTRICT COUNCIL**

**Report To:** Cabinet  
17 March 2015

**Subject:** **AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

**All Wards**  
**Portfolio Holder for Environmental and Planning Services: Councillor B Phillips**

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### **1.0 PURPOSE AND BACKGROUND:**

- 1.1 This report seeks Cabinet approval and recommendation to Council that the revised Draft Affordable Housing Supplementary Planning Document (SPD) is adopted. Annex 'A' of this Cabinet Report contains the revised version of this SPD.
- 1.2 The SPD will replace the current Affordable Housing SPD which was adopted in June 2008.
- 1.3 The revised SPD provides more detailed guidance on the interpretation and implementation of the Council's affordable housing policies. It is more user friendly, easier to navigate and includes hyperlinks to other relevant documents and more clearly articulates the different approaches for delivering affordable homes through planning gain and through the development of exception sites. It includes 'minimum' size standards that the Council is seeking in light of Welfare Reform changes.
- 1.4 The Draft document has been subject to an extended public consultation from 13 October 2014 to 26 January 2015. Consultees included Registered Provider partners, developers, the Homes and Communities Agency, the Home Builders Federation, Parish and Town Councils. A copy of the Draft document was posted on the Council's website and placed in local libraries. As part of the consultation process a stakeholder meeting was also held for developers and Registered Providers. A Consultation Statement is attached as Annex B of this report.
- 1.5 Written responses were received from eight consultees - the Home Builders Federation, the Homes and Communities Agency, North Yorkshire County Council, North York Moors National Park Authority, Easingwold Town Council, affordable housing consultants, a small private developer, and Broadacres. Respondents found the document to be well written, well laid out and clear.
- 1.6 Criticisms were made about the SPD being based on out of date affordable housing policies, a Strategic Housing Market Assessment that is out of date/ non National Planning Policy Framework compliant and that it did not reflect the Ministerial Statement of 28 November 2014 on increasing thresholds before affordable housing is required. The proposed changes to tenure in policy DP15 were regarded as being beyond the remit of the SPD and concerns were raised about the approach to service charges, which cannot be controlled by an SPD. Concerns were also raised about the impact that bungalow provision would have on viability and the delivery of affordable homes, and the exclusion of 'drive-ins' (flats over garages etc) on the opportunity to provide one bedroom flats as affordable housing.
- 1.7 Feedback was also received in respect of space and quality issues, notably that the pending Nationally Described Space Standards, if introduced, will apply to all housing tenures replacing any Council standard for affordable housing, the importance of storage in affordable housing and also support for high standards of energy efficiency in order to help keep running costs down for lower income households.

1.8 Following this feedback the Draft SPD has been amended as follows:

- Reference has been made to the recent Ministerial Statement and its impact on the Council’s policy approach in the following sub-sections: Planning Policy Context (p6), Market Housing Sites (p10), Conversions (p12), and Rural Exception Sites (p22).
- Reference has been made to the pending Nationally Described Space Standards and the need to comply with them if they are introduced (p17 & Annex 5).
- No changes are proposed to tenure split in Policy DP15 instead, the move towards 70/30 is referred to in the explanatory text (p16).
- Wording relating to Service Charges has been amended (p17).

**2.0 LINK TO COUNCIL PRIORITIES:**

2.1 Providing an adequate amount and range of housing, including affordable housing, to meet the housing needs of all sections of the local community is a key priority within the Council’s Plan. Provision of affordable housing helps sustain the vibrancy of our communities and also supports economic growth and delivery of the Council’s Economic Strategy by providing homes for our workforce

**3.0 RISK ASSESSMENT:**

3.1 There are no significant risks attached to this report

3.2 The key risk in not approving the recommendation is shown below:-

<b>Risk</b>	<b>Implication</b>	<b>Prob*</b>	<b>Imp*</b>	<b>Total</b>	<b>Preventative action</b>
The Affordable Housing SPD is not adopted	The Council’s ability to successfully negotiate the provision of affordable housing is severely compromised, the number of affordable homes would be reduced and the quality of these homes impacted.	4	4	16	Approve a revised Affordable Housing SPD

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

**4.0 FINANCIAL IMPLICATIONS:**

4.1 There are no financial implications

**5.0 LEGAL IMPLICATIONS:**

5.1 There are no implications.

**6.0 EQUALITY/DIVERSITY ISSUES:**

6.1 Undertaking a review of the current Affordable Housing SPD will help to better meet the housing needs of residents throughout the District who might otherwise be unable to afford to buy or rent a home on the open market.

6.2 In publicising and making the document available the Council must ensure everyone is aware of it and can access it, including hard to reach groups.

**7.0 RECOMMENDATION:**

7.1 It is recommended that Cabinet approves and recommends that Council adopts the revised Supplementary Planning Document.

MICK JEWITT

**Background papers:** Town and Country Planning (Local Planning) (England) Regulations 2012  
Council Plan 2011-15

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2.5. Other minor textual changes have also been made. A final SPD with the wording changes was reported back to Council Members on 17 March 2015.

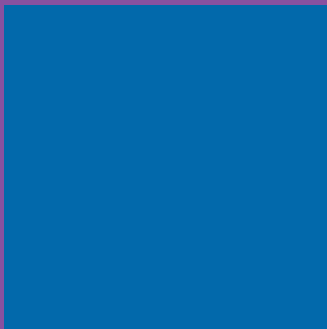
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# AFFORDABLE HOUSING

## Supplementary Planning Document



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# Introduction

It is important that everyone living in Hambleton has the opportunity of a decent home they can afford. The District Council is committed to helping local people who cannot afford to buy or rent homes on the open market in the area.

Traditionally, Hambleton has had far higher house prices than the regional and national averages. This gap is reducing as national figures published by the Department of Communities and Local Government (DCLG) in 2013 (table 1) show an increase of 31.7% in England and Wales between 2004 and 2013 whilst in Hambleton prices only increased by 5.47% during the same period. Nevertheless, house prices in Hambleton are £16,855 higher than the North Yorkshire average and the ratio of house prices to earnings remains high.

In 2013 Hambleton average median house prices were 8.69 times the average median income compared to 7.38 times in North Yorkshire and 6.72 for England and Wales (table 2).

Mortgages have traditionally been set at three times earnings and therefore, without a significant deposit, home ownership is out of reach for many potential buyers.

Housing for local people is a key priority in the Council's current Business Plan. The supply of appropriate and affordable housing impacts on the District's ability to retain and recruit skills and talent in local labour markets, and ensure the sustainability of rural communities. It is therefore an important factor in delivering the Council's Economic Strategy.

continued overleaf...

Table 1

Average House Prices	England and Wales	North Yorkshire	Hambleton
2004 - Quarter 4	£184,121	£192,701	£217,584
2013 - Quarter 2*	£242,389	£212,641	£229,496

Source: DCLG - Table 581 Mean House Prices using Land Registry data  
\*2013 data is provisional and will be subject to revision

Table 2

Affordability Ratio House Prices to Earnings	England and Wales	North Yorkshire	Hambleton
2004 - Quarter 4	6.58	7.59	8.52
2013 - Quarter 2**	6.72	7.38	8.69

Source: DCLG - Table 577 - Average Median House Prices to Average Median Income  
\*2013 data is provisional and will be subject to revision



Construction at Oaklands, in Easingwold



Part of the finished development at Oaklands, in Easingwold

The District Council's supply of land available for affordable housing is exhausted and therefore the Council can only help to deliver this priority by requiring developers of market housing to provide affordable housing within their schemes, and by allowing exception sites for affordable housing for local needs in rural areas. This housing needs to be of good size and quality, fit for purpose and make a positive contribution to sustaining mixed and balanced communities.

This document expands on National Planning Policy Framework (NPPF) guidance and the Council's affordable housing policies contained within the Local Development Framework (LDF), and provides planning guidance for landowners, developers, applicants, agents and Council officers regarding proposals for new residential development. It outlines the steps that developers of both rural exception sites and qualifying market housing sites are required to follow and the information they must submit in order to meet the Council's planning policy requirements.

Negotiations for affordable housing provision on individual sites will be informed by up to date evidence, including the latest Strategic Housing Market Assessment (SHMA) and Economic Viability Assessment (EVA), current information from Hambleton District Council/North Yorkshire Home Choice (North Yorkshire's Choice Based Lettings Partnership) and evidence of existing affordable housing provision in the locality.

This guidance supersedes the Affordable Housing Supplementary Planning Document adopted in June 2008.



# Housing Need

There is a need for affordable housing across all of Hambleton. This is evidenced in the November 2011 North Yorkshire Strategic Housing Market Assessment (SHMA) which identified many householders are in unsuitable housing and need to move to solve their housing problems, but cannot afford to rent or buy even at lowest market prices. In total, there is a need for a minimum of 1,600 additional affordable homes across Hambleton from April 2011 to March 2016, or 320 per year.

The findings of the SHMA confirm the severe problem of affordability within all areas of the District. The map at Annex 1 identifies the minimum additional affordable housing requirements by sub area. It should be noted that provision within the market towns may play a role in offsetting need in the surrounding sub area, so the sub area figure will be used to demonstrate the level of need when negotiating on a specific site.

Since the 2011 study the Government has introduced Welfare Reforms which are impacting on affordability. The Social Housing Size Criteria (commonly known as the 'Bedroom Tax') introduced in 2013 has affected tenants in social rented housing with spare bedrooms who face reductions in Housing Benefit of 14% for one spare room and 25% for two spare rooms. It is inevitable that some tenants will struggle to afford their rents and the number in housing need will grow as households look to move to smaller accommodation because they cannot afford to under-occupy their homes.



### The Garratt family:

Anthony, Katriona and baby James.

Anthony and Katriona are both employed locally - Katriona is a district nurse and Anthony a greenkeeper. They had to move away from Osmotherley, where Katriona had lived all her life, as they could not afford a house in the village. They moved to Brompton into an unsuitable, high priced private rented house.

Following the development of 12 affordable homes on a Rural Exception Site in Osmotherley they returned to the village to help provide care and support to family members living there and to also receive family support themselves.

Westfields in Osmotherley falls within Hambleton district, but lies in North York Moors National Park Planning Authority.

# What is Affordable Housing?

The Council uses the Government's own definition of affordable housing, as detailed in the National Planning Policy Framework (March 2012).

## Affordable housing:

- is 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.
- 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 others 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 to eligible households. 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 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. Intermediate products assist people into home ownership including ultimately the potential for outright ownership.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, will not be considered as affordable housing for planning purposes.



Westfields, Osmotherley


# Affordability and Tenure

Ensuring that homes are affordable to local people in housing need is crucial. The Council recognises that its housing needs are varied and best met through a balance of rented and intermediate tenure affordable homes.

In strong housing market areas like Hambleton, social rented housing is the tenure affordable to most customers. Social rents in Hambleton in 2014 average £91.49 per week for a two bed home. Social rented homes will be delivered on market led schemes (Section 106 schemes) through planning gain where there has been no public subsidy.

Affordable rented housing will be provided on schemes that are developed by Registered Providers (Housing Associations) and reliant on public subsidy where funding obligations require providers to charge 'affordable rents', for example on Rural Exception Schemes or other sites that have received subsidy through schemes such as 'Get Britain Building'. Affordable rents in Hambleton in 2014 average £106.47 per week for a two bed home.

Intermediate affordable housing can assist those aspiring to become home owners but who are unable to buy on the open market. For intermediate housing for sale to be affordable it must be available at a substantially discounted price. Deposit requirements vary depending on lenders but are normally in the region of 20 - 30%. Mortgages are generally no more than 3.5 times the average single gross income, and 2.9 times the average gross dual income of a household.

A proportion of intermediate housing will normally be sought on all Section 106 sites and on rural exception sites where they meet an identified housing need.

In practice, this means that developers are required to transfer affordable homes to Registered Provider partners at a substantial discount on the market price to ensure that they are affordable. The Council regularly monitors house prices in the District and reviews its affordable housing Transfer Prices to ensure that they remain affordable to local people - these are set out in Annex 5.


# The Planning Policy Context

Government policy on planning for affordable housing is set out in the National Planning Policy Framework (March 2012). This guidance will be updated to reflect any future changes to Government policy.

## Support for small scale developers, custom and self-builders

The Government has made changes to national policy with regard to Section 106 planning obligations and affordable housing contributions can no longer be sought on sites of 10 units or less, and which have a combined gross floor area of no more than 1,000 sqm. This policy change prevents the Council from seeking affordable contributions on sites of 10 units or less across Hambleton.

The changes do not apply to Rural exception Sites.

However, for designated rural areas under Section 157 of the Housing Act 1985, authorities may choose to implement a lower threshold of 5 units. If the lower threshold is implemented then the affordable housing and tariff style contributions on developments of between 6-10 units should be sought as a cash payment only and be commuted until after completion of units within the development.

All of the parishes in Hambleton except the Service Centres and Great Ayton are designated rural areas under Section 157 of the Housing Act 1985, so the Council can 'choose' to implement the lower threshold in these areas.

This is a matter which will be considered as part of work on a new local plan. Before making its decision the Council will consider information on need, the views of Parish Councils, developers, and registered providers as well as internal statistical data to analyse the likely impact. In the meantime the 10 unit threshold will be applied.

Policies CP9 and CP9A of the Council's Local Development Framework (LDF) Core Strategy (adopted in April 2007) set out the Council's broad policy approach to affordable housing.

Policy DP15 of the Council's Development Policies Development Plan Document (DPD) provides for precise interpretation and mechanisms for the implementation of CP9 and CP9A. The policies provide definitions of affordability and emphasise the importance of providing affordable homes for people with a local connection (local connection is defined in next section).

Implementation at a local level is primarily through adopted Core Strategy Policies CP8 (type, size and tenure of housing), CP9 (affordable housing) and CP9A (affordable housing rural exceptions) and Development Policy DP15 (promoting and maintaining affordable housing).

## Local Connection

In delivering affordable housing the Council aims to provide 'local homes for local people'. Homes are allocated through the North Yorkshire Home Choice scheme to those who meet a local connection criteria.

Policy DP15 of the Development Policies DPD requires affordable housing to be 'available to people who have a local connection and who can be demonstrated to be in need of local housing'.

In the market towns affordable homes will be available to people with a local connection to the town or the surrounding sub-area parishes. In rural parishes, affordable homes will be available in the first instances to those with a connection to the parish (or group of parishes identified) and subsequently to people with a local connection to other parishes in the sub-area, excluding the market town.

The occupancy restriction will be secured by way of a Section 106 legal agreement, and in this context, an applicant will be deemed to have a 'local connection' if they satisfy one of the following criteria:

- they have immediately prior to application been ordinarily resident within the parish(es) for a period of at least 12 months
- they have within the last 5 years prior to application been ordinarily resident in the parish(es) for a period of at least 3 years
- they have immediately prior to application a close relative who has been ordinarily resident in the parish(es) for at least 12 months
- they have immediately prior to application some other close relative or person giving or receiving care to or from the applicant, (the relationship between parties having been approved in writing by the Council) who has been ordinarily resident in the parish(es) for at least 12 months
- they have immediately prior to application been in permanent employment in the parish(es) for at least 12 months or taking up permanent employment in the parish.

The occupancy restriction to people with a local connection will apply to first and subsequent occupants of the affordable homes. If a local person in need of the accommodation cannot be found within the immediate parish(es) to occupy the home, a cascade mechanism exists to widen the search area to other parishes in the sub area and ultimately the District as a whole. The Council's model Section 106 agreement provides more detail on how this will be achieved, visit [www.hambleton.gov.uk/spd](http://www.hambleton.gov.uk/spd) and click on Affordable Housing SPD to download a copy.

The local connection of people to the parish(es) concerned will be determined by the Registered Providers and the Council when affordable homes are allocated.



Hambleton countryside

## Mix and Type

### Development Policy DP15 provides that:

'Developments should achieve a balance between rental property and intermediate affordable housing which reflects current market conditions and housing needs.'

The type of affordable housing to be provided will be determined through negotiation with the Council and will take into account the nature of housing need as identified in the North Yorkshire Strategic Housing Market Assessment 2011 or, in the case of rural areas, as assessed by the Rural Housing Enabler by a local survey.

However, other matters such as Welfare Reform, and the Council's aim to deliver sustainable communities are also important. The Council's focus will therefore be on the provision of one to three bed affordable housing to meet a range of needs.

When determining appropriate tenure the Council will also be mindful of the location of a proposed development relative to services, facilities and the availability of public transport.

The Council acknowledges that in some countryside locations, residents would generally be at risk of social exclusion were they not car users and on at least a modest income - these being prerequisites for a household to maintain reasonable access to schools, shops, employment and social activities.

On sites in these locations, the most appropriate form of affordable housing provision may be low cost home ownership.



The Oaklands, building affordable homes in Easingwold



Easingwold, local market town

## Quality of Affordable Homes

The Council requires all affordable homes to be of good design and quality and fit for purpose.

The homes must meet the Council's minimum size standards - see Annex 5. These standards may exceed the size of market homes since good space standards are required as affordable homes will normally be let to maximum occupancy as a consequence of the Social Housing Size Criteria, which requires two children to share a bedroom up to the age of 10, and for two of the same sex children to share up to the age of 18.

The Council is keen to ensure that affordable homes offer a good level of residential amenity to future occupiers.

It will not support schemes where the affordable homes offered are:

- over detached blocks of garages
- predominantly over drive-ins

continued...

- predominantly over retail units
- in blocks of unbroken terraces of more than six dwellings
- overlooking large areas of courtyard parking
- bedrooms not large enough for two children to share.

Wherever possible, the Council will seek affordable homes which have:

- in - curtilage parking
- good size gardens
- materials that are the same as their private neighbours
- sympathetic boundary treatment in keeping with private dwellings
- shared highway access arrangements
- features that promote energy efficiency.

## Mechanisms for Delivering Housing

The Council uses two key mechanisms for delivering affordable housing in Hambleton:

- negotiation of an element of affordable housing on market housing sites in towns and rural areas via planning gain
- provision of 100% affordable housing in rural areas on sites where planning consent would not normally be granted - Rural Exception Site.

From time to time there may also be Registered Provider led schemes that come forward which use public subsidy and in such circumstances the Council will expect to achieve higher levels of affordable housing that would otherwise be viable.

The purpose of this SPD is to guide applicants through either process and to ensure that applicants provide sufficient information with planning applications to enable them to be dealt with speedily.

# Market Housing Sites

## This section provides guidance on:

- which market housing sites will qualify for affordable housing provision (site thresholds)
- the level of affordable that will be sought (the affordable housing target)
- how the affordable housing should be delivered
- pre-application discussions
- information to be supplied as part of the planning application.

## Qualifying sites

Policy CP9 pre-dates the national planning policy guidance which offers support for small scale developers, custom and self-builders.

CP9 will be reviewed as part of work on a new local plan but in the interim the Council will apply the 10 unit threshold, so only residential schemes of 11 or more market homes will be required to provide affordable housing.

However, on schemes that have already been approved and development commenced and where contributions have not yet been paid the Council is entitled to seek payment of the sum(s). A failure to make the agreed payments would be a breach of contract. Only in circumstances where the viability of a scheme is shown to have changed such that a payment would render the scheme unviable should any change to the sum be agreed.

## Policy CP9

'Housing development of **15 or more dwellings (or sites of 0.5ha or more)** in the Service Centres and **2 or more dwellings (or sites of 0.1ha or more)** elsewhere must make provision for an element of housing which is accessible and affordable to those unable to compete in the general housing market. The LDF seeks to achieve the following proportion of affordable housing specific to each Service Centre and hinterland:

Bedale .....	40%
Easingwold .....	50%
Northallerton .....	40%
Stokesley .....	50%
Thirsk .....	40%

The actual provision on individual sites will be determined through negotiations, taking into account need, viability and the economics of provision.

Reflecting these targets the proportion of affordable housing will, where appropriate, be indicated for each site proposed in the Allocations Development Plan Document. Proposals for development not on allocated sites, including rural building conversions, will be considered against the targets for each sub area of the District.

The Council will work with the private sector and Registered Providers to achieve the required level of housing.'



## Policy CP9A

Recent changes to national planning policy do not apply to Rural Exception Sites.

‘Housing schemes outside but adjacent to the Development Limits of the Service Centres of Bedale and Easingwold, the Service Villages (with the exception of Great Ayton) and the Secondary Villages will be supported where 100% affordable housing is to be provided to meet an identified local need, and where any development is small in scale.

In addition, sites related to small settlements elsewhere in the District will be supported for 100% affordable housing, where the development meets a local need that cannot be met in a settlement within the hierarchy identified by Policy CP4.

Where appropriate, specific sites may be allocated in the Allocations Development Plan Document for 100% affordable housing adjacent to the Development Limits of the Service Centres of Bedale and Easingwold, and the Service Villages (except Great Ayton).

Reflecting Policy CP4, in all cases development should not conflict with the environmental protection and nature conservation policies of the LDF and should provide any necessary mitigating or compensatory measures to address harmful implications.’

## Area measurement

The Council will calculate the affordable housing requirement based on the gross developable area (in hectares) of the red-lined site boundary on a planning application. The gross developable area will exclude major distributor roads and existing private driveways. It will include access roads within the site, car parking areas serving the development, children’s play areas and other areas of open space and landscape areas. In mixed developments incorporating other non-residential uses - such as a school, a crèche and offices - the area will be measured around the housing site and its access roads.

## Number of units

In terms of the qualifying number of units the national planning policy guidance will be applied.

Where the number of dwellings proposed is inappropriate for the site area, a revised scheme will be negotiated at the more appropriate density. This may bring the number of dwellings above the thresholds of 10 or more, necessitating the provision of an element of affordable housing.

## Site sub-division and future control

To avoid the site area being sub-divided, or otherwise reduced in area below the relevant threshold size, Policy CP9 will apply on the basis of the composite or naturally defined larger area. This will normally mean the curtilage of the property, which is defined as the area of land attached to a building and is regardless of ownership.

However, in some cases there will be no naturally defined boundary on the ground and a new curtilage will be created - such as some farm building conversion. In such cases a view will be taken on what is a reasonable area - maybe for a garden - and a condition will be applied to ensure that this boundary is defined by permanent means on the ground.

A planning application for development which forms part of a more substantial proposed development, on the same or adjoining land, will be treated as an application for the whole development. This also applies if the development is proposed in phases, with later phases having to fulfil affordable housing requirements from previous phases, if this has not already been adequately provided for.

## Conversions and redevelopment schemes

Policy CP9 applies to conversion schemes in the same way as to new build developments. However, in some circumstances the Council will take a commuted sum where on site provision will be difficult to achieve physically - such as if it is incapable of being converted to more than one dwelling. This could happen if the site is a Listed Building that is incapable of further sub-division, alteration or extension.

In accordance with Government guidance issued in November 2014 in respect of brownfield sites a financial credit, equivalent to the existing floorspace of any vacant buildings brought back into lawful use or demolished for re-development will be deducted from the calculation of any affordable housing contributions sought from relevant development schemes, unless they are vacant buildings which have been abandoned.

## Specialist Care and retirement accommodation

Residential care homes and nursing homes fall within Use Class C2 (residential institutions) of the Use Classes Order and therefore are not subject to a requirement to provide affordable housing under Policy CP9 if the Council is satisfied that the proposed development is genuinely one that is concerned with the giving of personal care to residents who are in need of care.

However, proposals for all other forms of care and retirement accommodation - sheltered and very sheltered housing, assisted living, extra care and close care - which are self-contained, fall within the Use Class C3 (Dwellinghouses) and will therefore be treated as applications for dwellings. Each unit of accommodation will be treated as a single dwelling and provision of affordable housing will be sought in accordance with Policy CP9.

Proposals relating to residential institutions should, as a preference, accept referrals from North Yorkshire County Council (NYCC) Health and Adult Services - which has responsibility for providing social care in Hambleton. As an alternative, the applicant's own criteria for assessing potential residents should be approved in writing by NYCC, to ensure that all residents are in need of care before planning permission is granted. It is expected that a proposal of this type will accommodate, at any time more than 'low dependency' residents and preferably residents with a range of dependency needs.

# Affordable Housing Targets

Under Policy CP9, targets for allocations are specified for each site on the Allocations Development Plan Document Dec 2010. The affordable housing on qualifying sites in the Service Centres and associated rural sub areas of Bedale, Northallerton and Thirsk will be 40%, and in the Service Centres and rural sub areas of Easingwold and Stokesley it will be 50%. Annex 2 shows five maps detailing the boundaries of each Service Centre sub area, including constituent parishes.

Where the application of the percentage to a proposed development results in a fraction of units, this target will be rounded down to the nearest number, and a contribution sought from the developer in lieu of the remaining fraction.

For example, on a proposal for development of 17 homes in Easingwold, the Council will expect provision of eight affordable homes on site and a contribution in lieu of the remaining 0.5 unit. This contribution will be calculated using a proportion of the implied developer subsidy of similar a unit provided on-site, as explained in Annex 6.

## Development Viability

Under Policy CP9 this target may only be reduced where it can be demonstrated that 40% or 50% affordable housing provision is not financially viable, and a subsidy is not available to make the proposal viable.


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. However, on certain sites, development viability may be affected by a range or combination of factors not identified prior to purchase, such as high abnormal costs and/or competing or existing land values.



Working on future developments



Willow Gardens at Dalton near Thirsk



The Council accepts that the level of affordable housing 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.

Where the applicant considers that development viability is affected, the applicant should identify these issues and associated costs and submit a financial appraisal (at their own expense) to the Council at the earliest opportunity, and at the latest as part of any submitted planning application. The preferred 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 avoid additional costs from continuing amendments to the appraisal. The appraisal should cover all the costs and expected receipts arising from the development to provide a net residual valuation

The Council will refer the submitted financial appraisal to a suitably qualified viability expert adviser 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.

The Council will view the Valuer's report, and if the conclusion of the report is that the scheme is not deliverable when the target level of affordable housing is provided on site, then the Council will negotiate further with the developer in order to achieve a suitably viable scheme.

The Valuer's report will consider other development costs, such as infrastructure and other Section 106 costs when confirming the viability of the scheme.

Further guidance on development appraisals is set out in Annex 4.

# Delivery Expectations

## Policy DP15

Where housing development makes provision for affordable housing in the context of Core Policy CP9 or CP9A, such development must:

- i) be affordable - available at a price or rental level which meets the local definition of affordability. This will be taken as defined by relationship between gross household incomes pertaining to the District, and housing costs. Affordability is determined locally as follows:
  - for mortgages, an affordable mortgage will be considered to be no more than 3.5 times the average lower quartile single gross income
  - for rents, affordable rent is defined as no more than 25% of the average lower quartile gross household income
  - for intermediate affordable housing, it is affordable if the contribution is no more than 30% of the average lower quartile gross household income.
- ii) be secured in perpetuity by an appropriate means (legal, ownership), ensuring that the affordability remains for successive occupiers.
- iii) be available to people who have a local connection and by reason of personal circumstances and employment can be demonstrated to be in need of local housing.
- iv) achieve a balance between rented property and intermediate affordable housing which reflects current market conditions and housing needs - an initial target will be set of 50% affordable rent and 50% intermediate tenures (such as discounted sale or equity shares) on average in the Plan Area each year.
- v) be fully integrated within the development, where the affordable housing is located within a larger housing scheme.

## 'Pepper potting'

In order to integrate different tenures, the Council will not support (the principle of) grouping all affordable dwellings together. Instead, new residential developments should be designed so that affordable housing is 'pepper potted' amongst the open market housing generally, in clusters of no more than six to eight dwellings. On smaller schemes pepper-potting in groups of two may be appropriate.

Applicants should contact the Council and Registered Provider partner at the pre-application stage, in order to discuss the appropriate mix of tenures across the site for their proposed development. The Council would encourage developers to engage with Registered Providers to understand their distribution requirements as early as possible. There may be circumstances where Registered Providers have management reasons for seeking a proportion of the affordable housing to be sited together - such as in flatted schemes. This should be discussed and agreed with the Council in advance.

## Design issues

As with all other forms of residential accommodation, the Council expects affordable housing to be built to a high standard of design and amenity. Affordable dwellings provided within a new residential development should be visually indistinguishable, built to the same quality and using the same materials as open market homes. The dwellings should be well designed and having regard to welfare reform they should be of a size that provides a good level of living space for their expected maximum occupancy.

The Council will encourage affordable homes to include energy efficiency measures including solar panels, ground source heat pumps and improved insulation as set out in the Council's Sustainable Development SPD, visit

[www.hambleton.gov.uk/spd](http://www.hambleton.gov.uk/spd)



## Layout plans

For full planning applications, the location, tenure and number of affordable housing dwelling/plots should be specified on layout plans.

Details of the size and number of bedrooms within each dwelling should also be clearly provided on a schedule. In flatted schemes, affordable housing units should be identified in the same way on floor plans.

In the case of outline applications, the delivery of affordable housing must be agreed in principle. The Council will require details of the proportion and/or numbers, types and tenures of affordable homes to be provided and, once agreed, this will be set out in a Section 106 agreement.

## Type and tenure

The housing need identified is generally for two and three bed, general needs family housing. However, the District has an increasing older population whose housing needs should be accommodated and this will be a consideration in any negotiations. Requests from Registered Providers to include good sized bungalows that meet mobility standards in both rented and low cost home ownership will be supported. The Council will also seek to negotiate housing for other specialist needs groups eg. wheelchair users and those with learning disabilities where a need has been identified.

Following a review of transfer prices and tenure mix in April 2013 the Council will initially aim to achieve 70% social rented and 30% intermediate provision in order to address affordable housing

need.

Review of Policy DP15 does not come within the remit of this SPD, it will be part of the work on the new Local Plan. However, in the interim the Council will seek to achieve a tenure mix on most sites of 70% social rent and 30% intermediate tenure in accordance with the latest evidence on housing demand and affordability.

It is expected that all affordable housing will be delivered in partnership with a Registered Provider in order to maintain affordability and satisfy the Council's management requirements in the longer term. Developers are encouraged to identify a Registered Provider partner at an early stage (pre-application) as they have a wealth of local knowledge and can provide valuable advice on the size, design, mix and location of the affordable homes. Details of Registered Providers operating within the District are on page 24.



Oaklands, Easingwold

## Transfer prices and size standards

Registered Providers are restricted in what they can pay to developers for new homes negotiated under Policy CP9 by the finance they can raise on the home, and the associated long term costs of financing the purchase and managing and maintaining the property. The maximum rents they can charge must be affordable, and intermediate tenure homes must be sold at a price that is affordable according to the Council's own DP15 definition of an affordable mortgage.

To this end, the Council will specify each year the maximum price (regardless of tenure) payable by an Registered Provider to a developer for affordable homes, which must meet the Council's minimum size standards, or any National Standards which may be adopted in the future and which the Council is required to comply with. The Council's minimum size standards for affordable homes are set out in Annex 5 alongside the Nationally Described Space Standards which were the subject of consultation in Sept 2014. The Council will revise transfer prices annually and latest figures will be posted on [hambleton.gov.uk](http://hambleton.gov.uk) and can be seen in Annex 5.



## Service Charges

On developments where service charges apply to shared communal areas Registered Providers should either consider purchasing the freehold of blocks to enable them to minimise costs to future occupiers or limiting shared communal areas in flatted developments therefore resulting in no or little requirement for service charges. 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 Strategic Housing Market Assessment.

## Developer contributions

Affordable housing will be treated in a similar way to market housing in terms of the Council's policies relating to developer contributions for non-strategic infrastructure - on-site public open space - but will not be subject to Community Infrastructure Levy (CIL) payments for education, highways and strategic open space.

## Phasing

Developers will be expected to complete the affordable units on site broadly in tandem with the delivery of market housing and this will be secured through legal agreement. 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 Section 106 Agreement. 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.

For multi-phase developments, the maximum and minimum amounts of affordable housing on each phase 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 start of each phase.

# Commuted Provision

Government guidance stresses the importance of integrating different tenures throughout housing schemes, in order to promote mixed and well balanced communities and create more varied patterns of housing type and ownership. Therefore, it is expected that where affordable housing is required as part of a proposed development, it should be provided on site.

The payment of commuted sums in lieu of on-site provision may be considered in certain circumstances, but only where the Council is satisfied that such payment will actually result in the provision of affordable housing in the locality. All sums received will only be used to subsidise affordable housing provision in the District.

Where a commuted sum is acceptable to the Council, the amount payable per dwelling will be a sum equal to the difference between the appropriate Registered Provider purchase price see Annex 5 and the open market valuation of an equivalent dwelling in the locality.

The Council will not accept the payment of a commuted sum in lieu of on-site provision where it is argued that the provision of affordable on-site housing makes a development unviable. In such a circumstance the Council would seek a Homes and Communities Agency Grant to make up any viability shortfall, and enable the affordable housing target to be met in the first instance.

Exceptionally - such as where affordable housing will be delivered in a more sustainable location - provision may be made by either commuting the affordable housing requirement to another site in the same locality (where it must be in addition to any requirement for affordable housing generated by that site) or by providing the affordable housing by purchase of existing homes (acquired and refurbished to the appropriate standard) in the same locality. In both instances the same level and type of affordable housing should be provided as that required on the qualifying site. Tenure will be determined primarily by the site's location. In addition, the Council will need to be assured that the 'off site' affordable homes are provided within the same timescale as the affordable homes being provided, and that any potential barriers to

them being delivered to this timescale have been addressed.

The address of the site/dwelling must also be identified on the **affordable housing form** submitted with the planning application see Annex 3. The mechanism for transfer of commuted dwellings and payment of commuted sums will be secured through a legal Section 106 agreement.

## Pooling of Commuted Sums

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 sub area and then the whole district.

## Section 106 Requirements

The Council's model Section 106 agreements for housing delivered through planning gain and on rural exceptions sites are available to download from **hambleton.gov.uk**

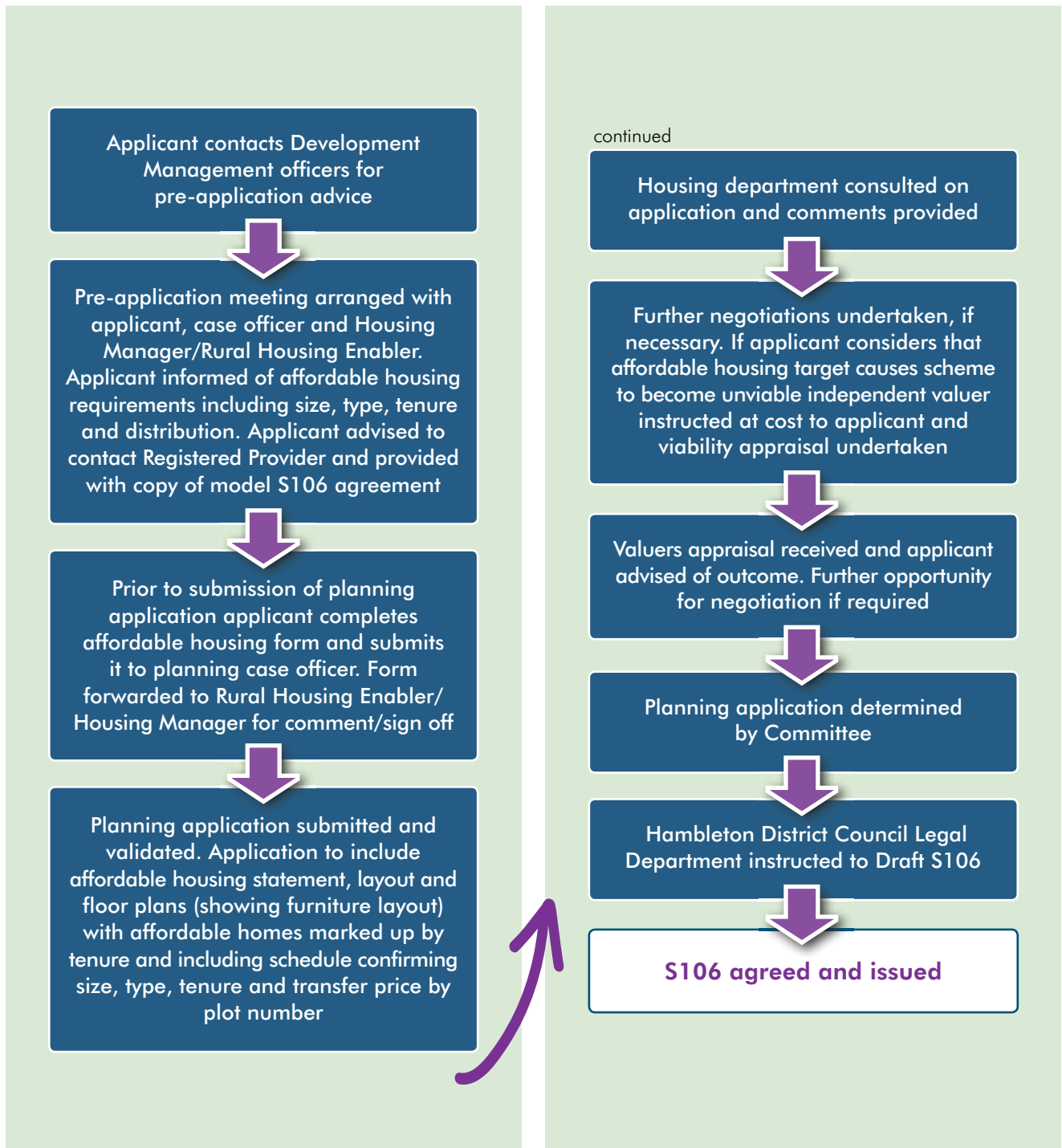
The model agreements detail affordable housing obligations only and will therefore need to be tailored to individual site specific requirements and include other non affordable housing planning obligations - including recreational open space, education, transport and highways - as may be required to make the proposed development acceptable in planning terms.

## Homes and Communities Agency Grant

The Homes and Communities Agency has limited funding but may still agree to provide a grant for affordable housing developments where its investment can bring additional value to the development over and above normal planning requirements. As such, a grant may still be available to help fund the viability of the scheme to provide additional affordable homes, or enhanced standards of quality and design or a more appropriate mix of tenures. Developers struggling to meet the Council's affordable housing requirements must therefore demonstrate that a grant is not available as part of their financial appraisals. Evidence of enquires made should be provided with submitted appraisals.



# Procedure for Market Housing Sites



To help developers make informed land purchase arrangements the Council encourages applicants to engage in pre-application discussions with the housing and planning teams on the scale and type of affordable housing provision required. The Council wishes to avoid situations where developers buy land without taking the requirement to provide affordable housing into account. Developers should not expect that this requirement will be waived where this has not been accounted for in the land purchase price.

Pre-application discussions should take place with a Planning Officer and the Housing Manager or Rural Housing Enabler (if the site is in a rural parish). At this stage the applicant will also be provided with a copy of the Council's standard Section 106 agreement and advised to make contact with a Registered Provider with a view to entering into a contract with them regarding the transfer of the affordable homes.

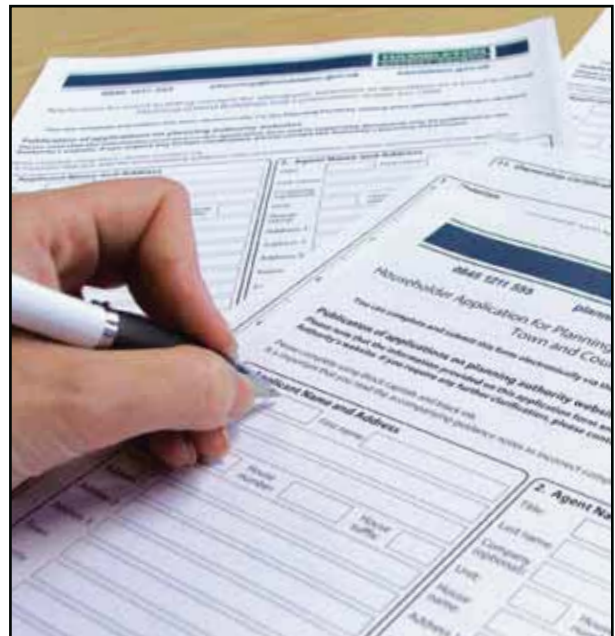
In the interests of speeding up the application process, where a proposed development gives rise to a requirement for affordable housing under Policy CP9, the applicant is required to complete an **'affordable housing form'** (see Annex 3). This should be submitted as part of the planning application. It requires applicants to:

- give details of the affordable housing proposed including the type, size and tenure of the dwellings
- sign an undertaking that these meet the Council's minimum size requirements and will be transferred to a Registered Provider at the Council's agreed transfer prices (as will be required in the associated Section 106 agreement)
- where known, provide details of their Registered Provider partner.

The form should be agreed and countersigned by the Housing Manager or Rural Housing Enabler and submitted with the planning application. The form is shown in Annex 3 and is also available to download from **hambleton.gov.uk**



**The Council will not validate a planning application where there is a requirement to provide an element of affordable housing, unless the application is accompanied by a completed and countersigned affordable housing form.**



Completing a planning application

# The Planning Application Stage

The planning application should include an 'Affordable Housing Plan' which includes:

- a copy of the affordable housing form countersigned by the Housing Manager/RHE
- a written statement detailing the affordable housing that will be provided
- details of the delivery mechanism - Section 106, Unilateral Undertaking or Condition
- a site plan upon which the affordable homes should be coloured up by tenure - floor plans must be provided for flatted schemes
- a schedule listing the affordable homes by plot confirming their type, size (sq m), tenure and transfer price
- floor plans for each dwelling type including furniture layouts.

The Housing Department is consulted on all planning applications where there is an affordable housing requirement. Where housing officers are not satisfied that the requirements have been fulfilled or there are any matters requiring clarification the applicant will be invited to discuss these issues at the earliest opportunity. Any unresolved matters and/or subsequent issues will be reported to Planning Committee at the decision stage.

Planning applications that accord with the policies in the LDF and the guidance included in this SPD will be determined without delay, unless material considerations indicate otherwise.

Examples of house design types and layouts



# Rural Exception Sites

## This section:

- provides a step by step guide of how to progress a Rural Exception Site
- outlines the role of the Rural Housing Enabler
- explains what constitutes a Rural Exception Site and highlights relevant planning policies

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 National Planning Policy Framework definition of Rural Exception Sites 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 which 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’.

Policy CP9A allows for the development of land outside Development Limits in specified locations, purely for the purposes of providing affordable housing. These developments are known as ‘Rural Exception Sites’. Such development must comply with all criteria set out, regarding size, setting and tenure.

There are restrictions placed upon Registered Providers that limit the amount they can pay for land under this policy. These are set by the Homes and Communities Agency as a condition of a grant.

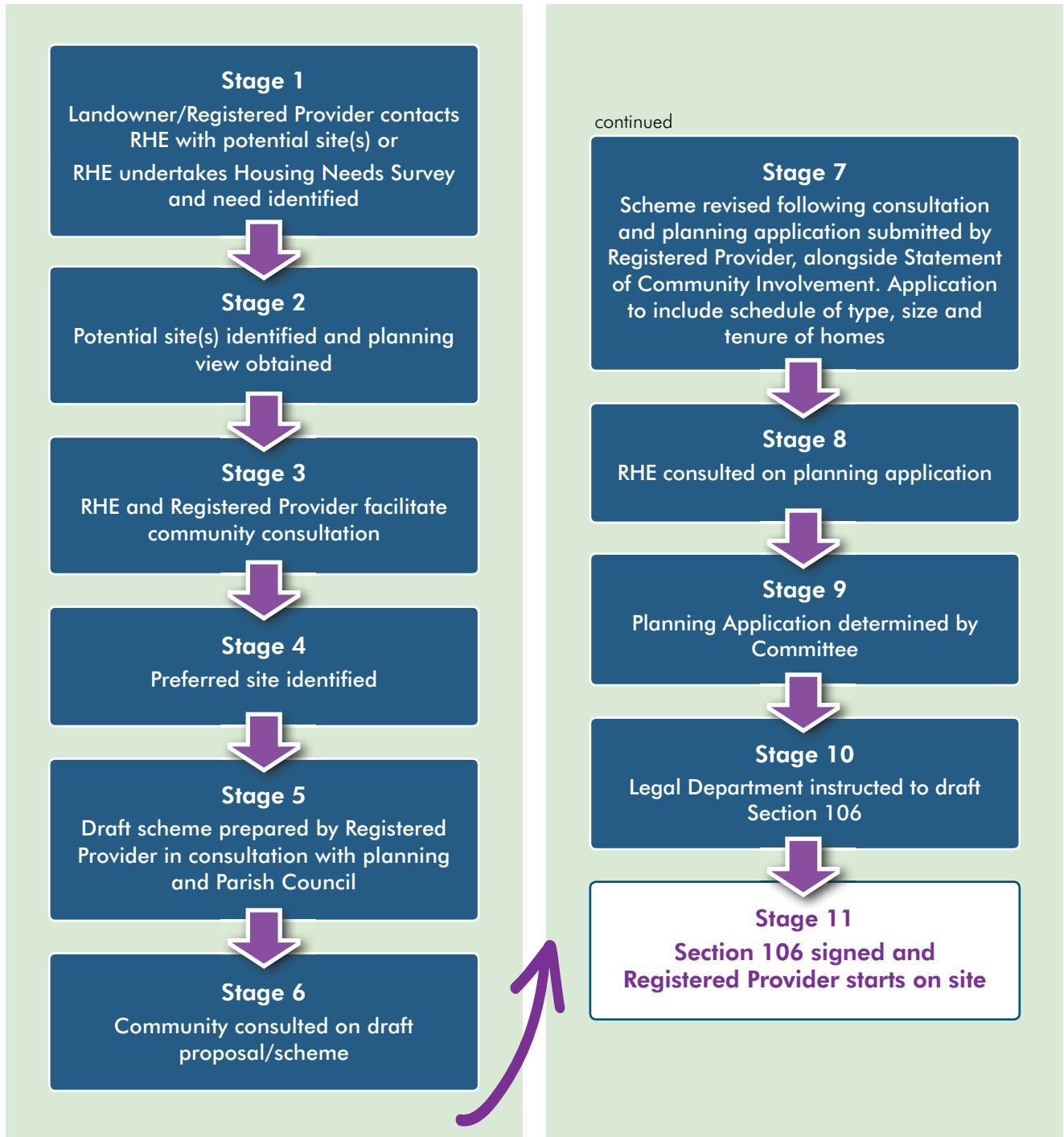
Any proposal under Policy CP9A must be supported by the results of a survey demonstrating local housing need, the format, analysis and geographical extent of which has been agreed with the Council. A copy of the Council’s standard survey form can be obtained from the Council’s Rural Housing Enabler (RHE).

The Council encourages an early dialogue with the RHE who will be pleased to assist rural communities by providing information about local housing need, and facilitating engagement with local community representatives. It is expected that proposals for rural exception sites will be developed with the involvement of the local community, and in partnership with the RHE and a Registered Provider.

The number and tenure of affordable homes provided on rural exception sites will be determined by local need and local incomes, and will be secured in perpetuity by a Section 106 Agreement. A copy of the Council’s standard Section 106 for this type of development can be viewed on the Council’s website.

The new planning policy guidance issued in November 2014 does not apply to Rural Exception Sites.

## How a Rural Exception Site is progressed



## The Rural Housing Enabler's Role

The Council, together with sub regional partners (including Registered Providers), supports the position of Hambleton's Rural Housing Enabler (RHE), who works in rural areas across Hambleton in settlements of 3,000 or less, however this could include up to 5,000 population settlements.

The remit of the RHE is to work in partnership with Parish Councils to research local housing need, and identify and progress innovative housing solutions on Rural Exception Sites.

The RHE works with landowners, local communities and Registered Providers to create rural affordable housing schemes. Landowners who want to develop land as a rural exception site should first seek the advice of the RHE.

The RHE's role is to undertake housing needs surveys, facilitate community consultation events



and to seek community views and input on specific sites, scheme designs and the type and mix of any proposed homes. As well as bringing forward Rural Exception Sites, RHE's also negotiate affordable housing provision on market sites in rural areas.

For more information on the work of the Rural Housing Enabler or leaflets/advice on how to progress a rural affordable housing scheme visit:

[northyorkshirestrategichousingpartnership.org.uk](http://northyorkshirestrategichousingpartnership.org.uk)



George Crescent development at Newton on Ouse

## Registered Provider Partners

The Council works with a number of Registered Providers and with North Yorkshire Moors National Park Authority to develop and ensure the long term retention, management and availability of all affordable homes. These partners have affordable housing stock in the District, and are supported by the Council for further development. All partners work to the same financial parameters to make sure that homes delivered are affordable to local people.

The Council recommends that applicants put forward proposals with a Registered Provider so they can be involved in the negotiation at the earliest possible stage and preferably be party to the required Section 106 Agreement.

A list of approved Registered Providers operating in the Hambleton District is provided below and on [hambleton.gov.uk](http://hambleton.gov.uk)



The list is not restricted and applicants may work with a Registered Provider that is not included in this list. However, the proposed Registered Provider must be agreed in advance by the Council before any contract with the Registered Provider is entered into, as all affordable housing units must be able to be allocated through the Council's Choice Based Lettings scheme - North Yorkshire Home Choice or other future arrangements approved by the Council.

Current partner Registered Providers are:

Contact name	Registered Providers	Email	Telephone number
Andrew Garrens	Broadacres HA	andrew.garrens@broadacres.org.uk	01609 767976 07515 197150
Jane Fulford	Chevin HA	jane.fulford@togetherhousing.co.uk	0300 555 5561
Marie Lodge	Coast & Country HA	marie.lodge@cchousing.co.uk	01642 771388 07770 651101
Emma Speight	Endeavour HA	emma.speight@northstarhg.co.uk	01642 796218
Teresa Snaith	Home Housing Group	teresa.snaith@homegroup.org.uk	01937 548463 07736 097588
Rodger Till	Thirteen Group	rodger.till@thirteengroup.co.uk	01642 773651 ex 3651 07889 068045
Linda Gray	Yorkshire HA	linda.gray@yorkshirehousing.co.uk	0113 8256032 07730 780666

# Contacts and Publications

If you need any further assistance or clarification of affordable housing policy, please contact the Planning Department or the Housing Department - details below. If your query relates to a specific planning application first contact the Development Management team member dealing with the application or proposal on their direct line telephone number, or call Development Management on 01609 779977.

- **Head of Planning and Housing Services** - Mark Harbottle
- **Housing Manager** - Sue Walters-Thompson
- **Rural Housing Enabler** - Amanda Madden

Civic Centre, Stone Cross, Northallerton DL6 2UU

tel: 01609 779977

fax: 01609 767248

email: [planning@hambleton.gov.uk](mailto:planning@hambleton.gov.uk)  
[housing@hambleton.gov.uk](mailto:housing@hambleton.gov.uk)

## Useful publications:

National Planning Policy Framework (March 2012)

North Yorkshire Housing and Homeless Strategy 2012

North Yorkshire Strategic Market Housing Assessment (November 2011)

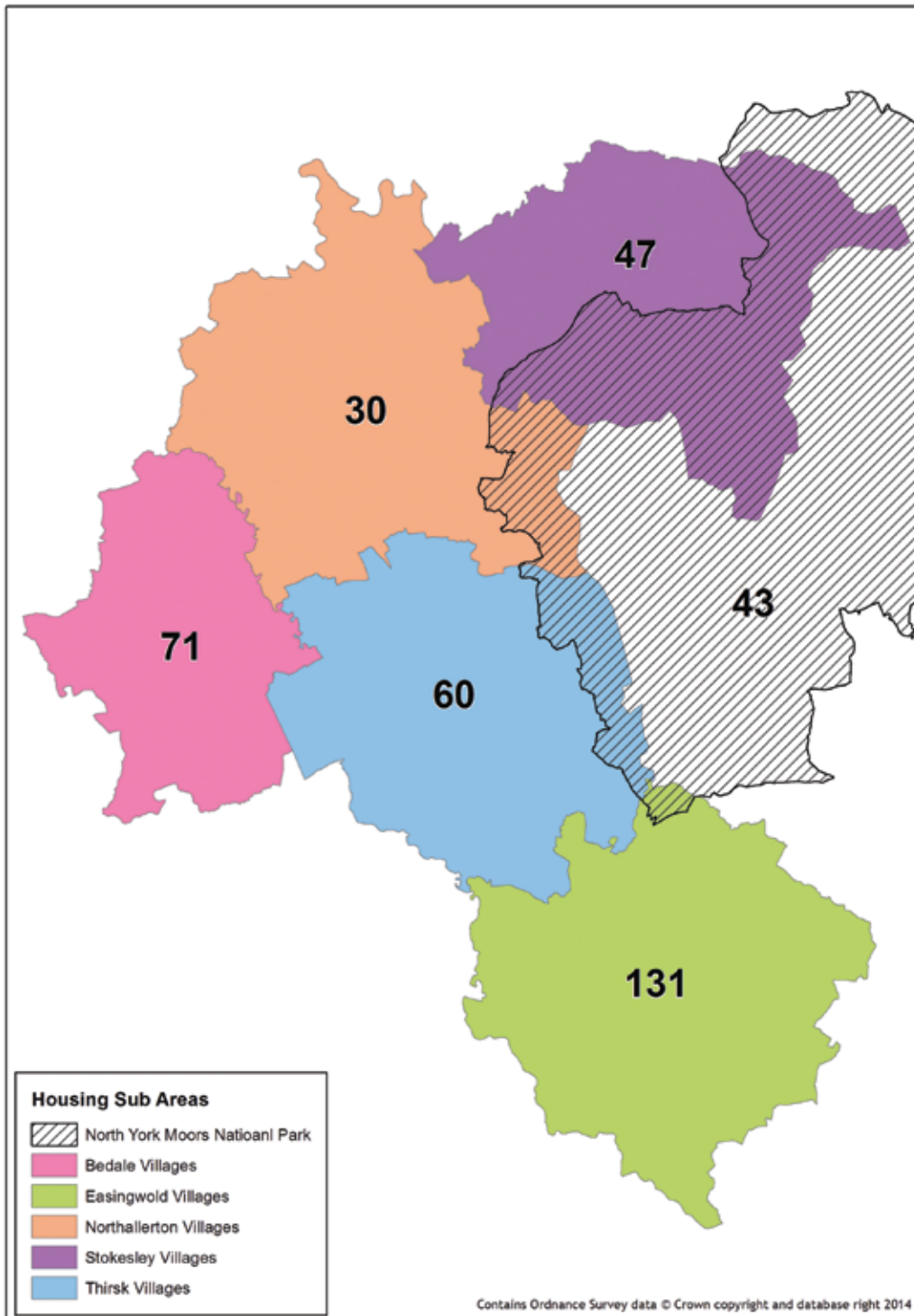
Hambleton Local Development Framework Development Policies (February 2008)

Hambleton Local Development Framework Core Strategy (April 2007)



# Annex One

## Summary of minimum Affordable Housing required by hinterland per year (Based on 2011 SHMA data)



# Annex Two

## Maps of hinterland and constituent Parishes

2(1) Parishes within Bedale and Aiskew and Bedale villages sub areas



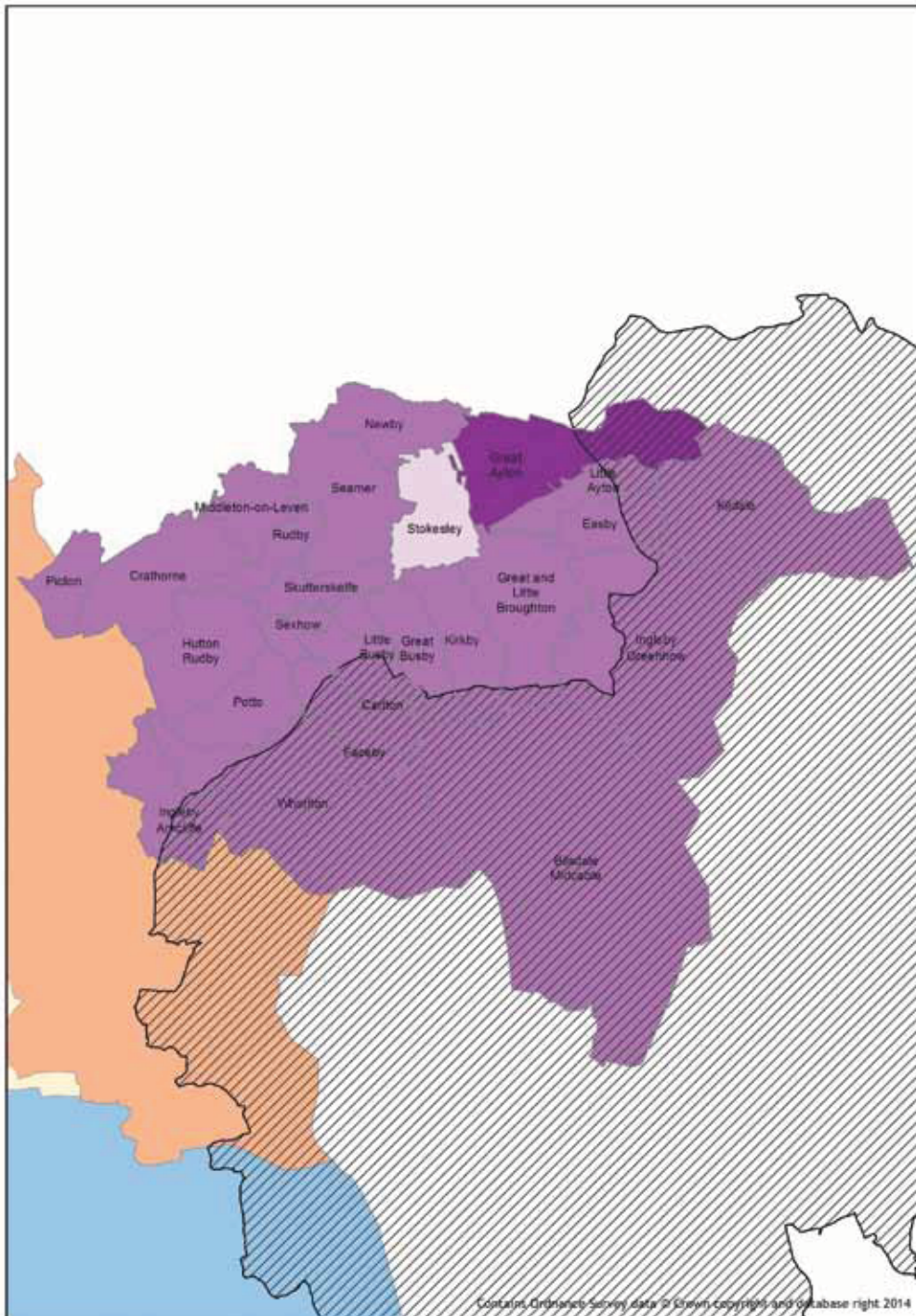
## Maps of hinterland and constituent Parishes

2(2) Parishes within Easingwold and Easingwold villages sub areas



## Maps of hinterland and constituent Parishes

2(3) Parishes within Stokelsey, Great Ayton and Stokesley villages sub areas



## Maps of hinterland and constituent Parishes

2(4) Parishes within Thirsk/Sowerby and Thirsk villages sub areas



## Maps of hinterland and constituent Parishes

2(5) Parishes within Northallerton/Romanby and Northallerton villages sub areas



# Annex Three

## Affordable Housing Proposal Form



### Hambleton District Council Affordable Housing Proposal Form

Applicants must complete Sections A to F. If you have any queries, please email [sue.walters-thompson@hambleton.gov.uk](mailto:sue.walters-thompson@hambleton.gov.uk) or telephone (01609) 767176

SECTION A	SITE LOCATION
Site location or address (attach location plan)	

SECTION B	CONTACT DETAILS
Applicant/Agent's name:	
Address:	
Telephone number:	
Email address:	

SECTION C	SUMMARY OF PROPOSED DEVELOPMENT			
Total number of homes in the overall scheme:				
Type and quantity (insert numbers below):				
House 1 bed	House 2 bed	House 3 bed	House 4+ bed	
Bungalow 1 bed	Bungalow 2 bed	Bungalow 3 bed	Bungalow 4+ bed	
Apartment 1 bed	Apartment 2 bed	Apartment 3 bed	Apartment 4+ bed	

SECTION D	SUMMARY OF AFFORDABLE HOUSING PROVISION			
Total number of affordable homes:			Percentage of total scheme:	
Please insert the number of each type and tenure in the table below and provide a coloured layout plan of the site indicating the location and tenure of each unit using the colours below.				
Affordable rent	Intermediate rent	Shared ownership/ discount for sale/ low cost home ownership	Social rented	
House 1 bed	House 1 bed	House 1 bed	House 1 bed	
House 2 bed	House 2 bed	House 2 bed	House 2 bed	
House 3 bed	House 3 bed	House 3 bed	House 3 bed	
House 4+ bed	House 4+ bed	House 4+ bed	House 4+ bed	
Bungalow 1 bed	Bungalow 1 bed	Bungalow 1 bed	Bungalow 1 bed	
Bungalow 2 bed	Bungalow 2 bed	Bungalow 2 bed	Bungalow 2 bed	
Bungalow 3 bed	Bungalow 3 bed	Bungalow 3 bed	Bungalow 3 bed	
Bungalow 4+ bed	Bungalow 4+ bed	Bungalow 4+ bed	Bungalow 4+ bed	
Apartment 1 bed	Apartment 1 bed	Apartment 1 bed	Apartment 1 bed	
Apartment 2 bed	Apartment 2 bed	Apartment 2 bed	Apartment 2 bed	
Apartment 3 bed	Apartment 3 bed	Apartment 3 bed	Apartment 3 bed	
Apartment 4+ bed	Apartment 4+ bed	Apartment 4+ bed	Apartment 4+ bed	

continued overleaf...

continued

SECTION E		SUMMARY OF TERMS AGREED WITH REGISTERED PROVIDER	
Name of Registered Provider and contact details			
Address of Registered Provider:			
Please tick the appropriate box to confirm the following:			
Heads of Terms of S106 agreed	YES		NO

SECTION F		DEVELOPMENT CHECKLIST AND CONFIRMATION	
Please tick the boxes to confirm you are supplying the following information to enable your application to be validated:			
<input type="checkbox"/>	A location plan outlining the site in red is enclosed		
<input type="checkbox"/>	An appropriately coloured up layout plan, clearly identifying affordable units by tenure, size and type is enclosed		
<input type="checkbox"/>	Sections A to F of this form are completed and signed below		
<input type="checkbox"/>	The size and transfer prices of the affordable units accord with the schedule below		
<b>Unit Type:</b>	<b>Size (minimum):</b>	<b>Price (Fixed):</b>	
1 bed	50m <sup>2</sup>	£50,200	
2 bed	70m <sup>2</sup>	£65,200	
3 bed	90m <sup>2</sup>	£79,200	
4 bed	110m <sup>2</sup>	£84,200	

<b>Signature (applicant/agent):</b>		<b>Date:</b>	
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Please return to: [sue.walters-thompson@hambleton.gov.uk](mailto:sue.walters-thompson@hambleton.gov.uk) or post to:

Hambleton District Council  
Housing Manager  
Civic Centre  
Stone Cross  
NORTHALLERTON  
DL6 2UU



# Annex Four

## Confidential Development Appraisal

### Small residential developments (1 - 4 dwellings)

Date .....  
Developer Name .....  
Proposed Development Address .....  
.....  
Planning application number .....

Please complete this form if you wish the Council to take account of viability issues in the determination of your application for 1 – 4 dwellings. The information should include the value of the completed development proposed in your application, together with all costs incurred or expected to be incurred in order to achieve this value.

*If the Council needs to seek independent valuation advice, a copy of this appraisal will be given to a consultant valuer engaged by the Council.*

This information will only be made available to Council Officers and their advisers; it will not be placed on the public file nor made available to any third party.

Please provide, as a minimum, the following information;

#### Value

- The gross internal area of the properties
- The value or values used per unit area
- The cost of sales, or lettings, including marketing agents' fees and legal costs, to arrive at a 'net value'

NB Affordable housing should be shown at the value to be paid by a Registered Provider (RP) transfer price, as set out in this document – see the table of transfer prices for affordable homes negotiated through Policy CP9.

continued overleaf...

continued

<b>Costs</b>		<b>£</b>
Site acquisition costs	Include the date of acquisition. NB an acquisition cost which does not reflect current planning policies in the valuation is not a reason to reduce the affordable housing element required. The amount paid for the site should reflect the requirement for affordable housing provision to be made.	
Build Costs (price per sq m)		
Costs associated with the acquisition	Broken down into legal and agents' fees, stamp duty etc	
Preliminaries allowed for	State what is included	
External Works	State what is included	
Planning costs	(planning and building regulation fees, commuted sum for open space, education etc)	
Fees	Architect or designer, Quantity Survey etc	
Cost of Finance	Indicate period and interest rate	
Community benefits	If the scheme provide any benefit in kind e.g. the restoration of a listed building, include the cost of providing this.	
Abnormal Costs	These exclude all known costs that should have been reflected in the acquisition cost.	
Developers Profit	The amount and what percentage of value this represents.	
<b>Any other items should be clearly defined.</b>		

# Annex Five

## Acquisition Prices

The Council has carried out a review of transfer prices for affordable homes delivered under Policy CP9 (which may be annually reviewed), and in consultation with Registered Providers has agreed the following prices, effective from 1 April 2013.

The table below, sets out the Council's current affordable standards and transfer prices and also the proposed Nationally Described Space Standards.

Number of Bedrooms	Number of bed spaces	1 storey Nationally Described Space Standards	2 storey Nationally Described Space Standards	Hambleton Council standards	Hambleton District Council Transfer Prices
Studio	1p	39			
1bed	2p	50	58	50	£50,200
2bed	3p	61	70	70	£65,200
	4p	70	79	70	£65,200
3bed	4p	74	84	90	£79,200
	5p	86	93	90	£79,200
4 bed	5p	90	97	110	£84,200
	6p	99	106	110	£84,200

These prices are tenure neutral and have been designed to support tenure mix on most sites of 70% social rented and 30% intermediate tenure, in accordance with the latest evidence on housing need, demand and affordability. This will be the starting point for negotiations on all qualifying sites.

# Annex Six

## Example Calculation for Affordable Housing

Example calculation for affordable housing on a Mixed Site.

Where an application for a proposed development of more than 10 units triggers an affordable housing contribution, the Council will calculate the affordable housing contribution as follows:

A proposal for 12 x 2 bedroom units in Stokesley or Easingwold will generate a 50% contribution equating to 6 on site units, however in some case the Council may consider a commuted sum:

Proposal – 12 x 2 bedroom homes in a 50% area	Affordable housing contribution = 6 units
Open Market Value (OMV) £180,000 each	Total £2,160,000
Minus Transfer Price to RP £65,200 each	Total £782,400
Difference	£1,377,600
50% difference	£688,800

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Notes

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The icon consists of a solid teal square on the left, followed by a thin vertical purple line, and the word "Notes" in a dark blue, sans-serif font to the right.

# Notes



## Further information...

If you have any housing comments or questions you would like to ask  
please email [housing@hambleton.gov.uk](mailto:housing@hambleton.gov.uk)

**You can call Customer Services on 01609 779977  
to speak to a customer adviser and you can write to us:**

**Hambleton District Council - Housing Service  
Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU**

This information is available in alternative formats and languages



## Appendix 1

### AFFORDABLE HOUSING SPD CONSULTEES

NAME	Organisation	Email
<b>Hambleton Steering Group</b>		
Andrew Garrens	Broadacres	<a href="mailto:Andrew.garrens@broadacres.org.uk">Andrew.garrens@broadacres.org.uk</a>
Amber Malone	Home	<a href="mailto:Amber.malone@homegroup.org.uk">Amber.malone@homegroup.org.uk</a>
Andrew McCormick	Hambleton DC	<a href="mailto:Andrew.mccormick@hambleton.gov.uk">Andrew.mccormick@hambleton.gov.uk</a>
Emma Speight	Endeavour	<a href="mailto:Emma.speight@northstarhg.co.uk">Emma.speight@northstarhg.co.uk</a>
Jane Fulford	Chevin	<a href="mailto:Jane.fulford@togetherhousing.co.uk">Jane.fulford@togetherhousing.co.uk</a>
Karen Howard	Yorkshire Coast Homes	<a href="mailto:Karen.howard@ych.org.uk">Karen.howard@ych.org.uk</a>
Linda Gray	Yorkshire Housing	<a href="mailto:Linda.gray@yorkshirehousing.co.uk">Linda.gray@yorkshirehousing.co.uk</a>
Marie Lodge	Coast & Country	<a href="mailto:Marie_lodge@cchousing.org.uk">Marie_lodge@cchousing.org.uk</a>
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## LIST OF HAMBLETON PARISH COUNCILS

ParishCouncil
Ainderby Mires with Holtby Parish Council
Ainderby Quernhow Parish Meeting
Ainderby Steeple Parish Meeting
Aiskew & Leeming Bar Parish Council
Aldwark Area Parish Council
Alne Parish Council
Angram Grange Parish Meeting
Appleton East and West Parish Meeting
Appleton Wiske Parish Council
Asenby Parish Council
Azerley Parish Council
Bagby and Balk Parish Council
Baldersby Parish Council
Bedale Town Council
Beningbrough Parish Meeting
Bilsdale Midcable Parish Council
Birdforth Parish Meeting
Birkby Parish Meeting
Borrowby Parish Council
Brafferton Parish Council
Brandsby-cum-Stearsby Parish Council
Brompton Parish Council
Burneston, Swainby-with-Allerthorpe and Theakston Parish Council
Carlton Husthwaite Parish Meeting
Carlton Miniott Parish Council
Carlton Parish Council
Carthorpe Parish Council
Catterick Parish Council
Catton Parish Meeting
Coxwold Parish Council
Crakehall with Langthorne Parish Council
Crathorne Parish Meeting
Crayke Parish Council
Dalby-cum-Skewsby Parish Meeting
Dalton on Tees Parish Council
Dalton Parish Council
Danby Wiske with Lazenby Parish Council
Deighton Parish Meeting
Easby Parish Meeting
Easingwold Town Council
East Cowton Parish Council
East Harlsey Parish Council

<b>ParishCouncil</b>
East Witton Parish Council
Eldmire with Crakehill Parish Meeting
Ellerton on Swale Parish Council
Eryholme Parish Council
Exelby, Leeming & Newton Parish Council
Faceby Parish Meeting
Farlington Parish Meeting
Fawdington Parish Meeting
Firby Parish Meeting
Gatenby Parish Meeting
Girsby Parish Meeting
Great and Little Broughton Parish Council
Great Ayton Parish Council
Great Busby Parish Meeting
Great Langton Parish Meeting
Hackforth Combined Parish Council
Helperby Parish Council
Hillside Parish Council
Holme Parish Meeting
Hood Grange Parish Meeting
Hornby Parish Meeting
Howe Parish Meeting
Huby Parish Council
Hustwaite Parish Council
Hutton Bonville Parish Meeting
Ingleby Arncliffe Parish Council
Ingleby Greenhow Parish Council
Kilburn Parish Council
Kildale Parish Meeting
Killerby Parish Meeting
Kiplin Parish Meeting
Kirby Wiske and Newsham with Breckenbrough Parish Council
Kirkby Fleetham with Fencote Parish Council
Kirkby Parish Council
Kirklington with Sutton Howgrave Parish Council
Knayton-with-Brawith Parish Council
Leake Parish Meeting
Linton-on-Ouse Parish Council
Little Ayton Parish Meeting
Little Busby Parish Meeting
Little Langton Parish Meeting
Marton-cum-Moxby Parish Meeting
Maunby, Newby Wiske and South Otterington Parish Council

<b>ParishCouncil</b>
Morton-on-Swale Parish Council
Myton-on-Swale Parish Meeting
Newburgh Parish Meeting
Newby Parish Council
Newton Le Willows Parish Council
Newton-on-Ouse Parish Council
North Cowton Parish Council
North Kilvington Parish Meeting
North Otterington Parish Meeting
Northallerton Town Council
Osmotherley Area Parish Council
Oulston Parish Meeting
Over Dinsdale Parish Meeting
Overton Parish Meeting
Patrick Brompton Parish Council
Pickhill with Roxby and Sinderby Parish Council
Picton Parish Meeting
Potto Parish Council
Rand Grange Parish Meeting
Raskelf Parish Council
Romanby Parish Council
Rounton Parish Council
Rudby Parish Council
Sandhutton Parish Council
Scorton Parish Council
Scruton Parish Council
Seamer Parish Council
Sessay Parish Council
Sexhow Parish Meeting
Shipton Parish Council
Siltons and Kewick Parish Council
Skipton-on-Swale Parish Meeting
Smeaton with Hornby Parish Council
Snape with Thorp Parish Council
Sockburn Parish Meeting
South Cowton Parish Meeting
South Kilvington Parish Council
Sowerby Parish Council
Stillington Parish Council
Stokesley Parish Council
Sutton on the Forest Parish Council
Sutton-under-Whitestonecliffe Parish Council
Tanfield Parish Council

<b>ParishCouncil</b>
Thirkleby High and Low with Osgodby Parish Council
Thirlby Parish Meeting
Thirsk Town Council
Tholthorpe Parish Meeting
Thormanby Parish Meeting
Thornborough Parish Meeting
Thornton Steward Parish Meeting
Thornton Watlass, Burrill-with-Cowling, Thirn, Clifton-on-Yore and Rookwith Parish Council
Thornton-le-Beans and Crosby/Cotcliffe Joint Parish Council
Thornton-le-Moor and Thornton-le-Street Parish Council
Thornton-on-the-Hill Parish Meeting
Thrintoft Parish Meeting
Tollerton Parish Council
Topcliffe Parish Council
Warlaby Parish Meeting
Welbury Parish Council
Well Parish Council
Whenby Parish Meeting
Whitwell Parish Meeting
Whorlton Parish Council
Wildon Grange Parish Meeting
Worsall Parish Council
Yafforth Parish Meeting
Yearsley Parish Meeting

**AFFORDABLE HOUSING SPD RESPONSES**

Name	Organisation	Date response received	Page/section commenting on	Amendments/comments received	Comments implemented/disregarded.
Carl Bunnage	NYCC	22/10/14	Page 8	<p>My only comment would be to consider strengthening the bullet point with regard to promoting energy efficiency in the criteria that the District Council is looking for in relation to the quality of affordable homes at Page 8. I realise that this is addressed later in the document, and may also tackled in the forthcoming Housing SPD, but a clear expectation from the start that <u>high standards</u> of energy efficiency – including features that promote energy efficiency - will help to address running costs for lower income households.</p>	<p>features that promote energy efficiency, which will help to address running costs for lower income households.</p>
Peter Mandefield	Ambleside Homes	10/11/14	Page 10	<p>The section on number of units this states existing houses if replaced would</p>	

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				<p>not be taken into consideration for the affordable criteria I think this will thwart potential development on smaller sites and think this should be looked at.</p>	
			<p><b>Page 26</b></p>	<p>Easingwold requirement is 131 homes per year is this correct and over what period of time is it for. I know the Ryedale plan approved last year by the inspector had a huge requirement for affordable homes and even if all the planned open market homes were built and delivered there would still be a huge shortfall unless housing associations starting building in large volumes which due to top government funding is unlikely. Conclusion I came to sadly was there would still be a huge shortfall in affordable homes.</p>	



Name	Organisation	Date response received	Page/section commenting on	Amendments/comments received	Comments implemented/disregarded.
			Page 37	I think the value to contribute should be £104,400 not £52,200 looks like the 50% has been counted twice, also I think the example of £100,000 is too low should be £125-£150,000 in which case the contribution would increase (assuming £150,000) to £254,400 a significant difference.	
Andrew Garrens	Broadacres	18/11/14		100% affordable on a shared equity basis to people with a LC, this has been done on one off scheme but only allowed if there is no identified need for AR.	
Andrew Bebbington	York City Council	10/12/14		Our approach to commuted sums is basically that if they can't be sold to a RP/Discount Sale purchaser within a certain number of weeks (depending on property type) then the developer must pay us the difference between market and affordable value – in a nutshell!	

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Matthew Good	Home Builders Federation	19/01/15		<p>The only scheme where we've not done this, if my memory serves me correctly, is a rural exception site where we did not allow for this option, and they had to be rented/sold as affordable only.</p>	
				<p>The SPD affordable housing policies are contained within the Core strategy and DPD both significantly pre-dated NPPF and NPPG. Both documents not based on assessment of plan viability taking into account of the cumulative impact of policies and obligations.</p> <p>The affordable housing requirements are not justified by an NPPF or NPPG compliant SHMA and out of date.</p> <p>HBF concerned Council putting resources into</p>	

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				<p>reviewing SPDs opposed to the Local Plan.</p> <p>No provision made for local connection re people moving into the area to take up employment.</p> <p>HBF supports the need for quality accommodation but recommends that size and type are negotiated at the time of the application.</p> <p>Comment on Ministerial Statement thresholds required.</p> <p>6-10 contribution to be included. Need to look at housing targets in light of NPPF/NPPG</p> <p>SHMA needs revisiting.</p> <p>Possibly include some reference to Aspinal Verdi report.</p> <p>50-50/70-30 cannot be included in SPD until change</p>	

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				<p>in policy via Local Plan review</p> <p>DP15 varies form NPPF definition.</p>	
Resolve 106 rep	BDW Trading Ltd			<p>Client objects to the principle of using SPD to inform decision making process.</p> <p>Evidence base is out of date.</p> <p>SHMA needs reviewing in line with Core Strategy targets as SHMA may be over estimated.</p> <p>Challenges the restriction of affordable rent.</p> <p>CP9 carries little weight as targets expressed should not form basis of use in SPD.</p> <p>A restriction of social rents on s106 schemes could limit RP interest therefore the Council should consider more flexible mechanisms for delivering intermediate sale products.</p>	

Name	Organisation	Date response received	Page/section commenting on	Amendments/comments received	Comments implemented/disregarded.
				<p>Supports sustainable development taking precedent over local policies for the supply of housing.</p> <p>Viability assessment assumptions may not reflect reality of transactions in the market place or landowners aspirations.</p> <p>Local connection should include households moving to an area to take up employment.</p> <p>It is agreed that the Council's objective to ensure affordable homes are of good design and fit for purpose is reasonable. However, This should be a matter of negotiation between developer and RP.</p> <p>Introduction of house size standards is a matter to be addressed through the statutory Local Plan rather than SPD.</p> <p>Definition of affordability no</p>	

Name	Organisation	Date response received	Page/section commenting on	Amendments/comments received	Comments implemented/disregarded.
				<p>longer consistent with government policy and guidance.</p> <p>It is welcomed that the SPD supports pepper potting in clusters of 6 – 8 to reflect management requirements of RP's.</p> <p>Changes in transfer prices should consider level of rent being charged from properties and RP levels of borrowing.</p> <p>The transfer prices are tenure blind.</p> <p>When calculating commuted sums NPPF states that developers and landowners should not be prejudiced financially and should be calculated on case by case basis.</p> <p>The Council should consider whether the affordable housing form is included on the Councils list of information required to support a planning</p>	

Name	Organisation	Date response received	Page/section commenting on	Amendments/comments received	Comments implemented/disregarded.
Easingwold Town Council		27.01.15		<p>application or should an affordable housing statement suffice.</p> <ul style="list-style-type: none"> <li>• The one year qualifying period for an affordable home in Easingwold as a new resident is too low. The council wish to see the qualifying period set at two years.</li> <li>• On new developments the council wish to see a minimum of 20% of the affordable housing allocated as bungalows in Easingwold.</li> </ul>	
Helen Fielding	HCA	22/12/14		<ul style="list-style-type: none"> <li>• Cross referenced to comments received regarding Space Standards in Size, Type and Tenure SPD.</li> </ul>	