

The meeting of Newark and Sherwood District Council's Cabinet on 10th October 2005 Agreed that the text of the Interim Policy Note: Planning Provision for Affordable Housing, which follows, be approved, published and used as a basis for development control throughout Newark and Sherwood District.

The Interim Policy Note was prepared, in partnership, by Officers of the District Council based in Planning Services (Policy, Landscape and Trees) and Housing and Environmental Services (Community Housing). District Council 'contacts', who will be able to respond to a full range of enquiries concerning the content of the document, may be reached using information which is included in APPENDIX B – at the very end of the document.

*The introduction of the affordable housing thresholds set out in the Interim Policy Note was highlighted as an example of good practice in the **Rural Affordable Housing Good Practice Guide**, which was published by the East Midlands Rural Affairs Forum (EMRAF) in April 2007.*

*Newark and Sherwood District Council
Kelham Hall
Newark
Nottinghamshire
NG23 5QX*

**INTERIM POLICY NOTE:
PLANNING PROVISION FOR AFFORDABLE HOUSING
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INTERIM POLICY NOTE: PLANNING PROVISION FOR AFFORDABLE HOUSING

1. Introduction

- 1.1 From 1st April 2005, one of Newark and Sherwood District Council's new priorities is "... To ensure affordable homes built to modern standards are available for all". This priority responds to the content of Sustainable Communities: Building for the Future (2003) – an 'Action Programme' published by the Office of the Deputy Prime Minister (ODPM). The latter document addresses, inter alia, the challenge presented, nationally, by immediate and urgent needs for more affordable housing, the need for a better balance in the housing market in the longer term and, more generally, the need for sustainable forms of development.
- 1.2 The issue of planning provision for affordable housing is considered in Chapter 5.0 (Housing) of the Adopted Newark and Sherwood Local Plan (March 1999). Since the Adoption of the Local Plan, additional national guidance and local information bearing upon planning provision for affordable housing has been published, requiring urgent consideration of the need for new supplementary guidance (ie guidance in addition to the existing Local Plan policies concerning planning provision for affordable housing). Moreover, the Planning and Compulsory Purchase Act 2004 has completely re-defined the legislative basis upon which the District Council will be preparing planning policies intended for inclusion in its future Local Development Framework (LDF). Together, these factors have prompted the Council – as Local Planning Authority – to prepare the present Interim Policy Note, as a short-term measure, in consultation with key stakeholders and interested parties. It is anticipated that a Supplementary Planning Document: Affordable Housing will be formally Adopted, as an integral part of the Council's LDF, before the end of September 2007. The contents of the Interim Policy Note, which should be read in conjunction with the contents of the documents identified in Section 2 below, should – prior to the formal Adoption of the Council's proposed Supplementary Planning Document: Affordable Housing – be taken into account by all those concerned with planning provision for affordable housing in Newark and Sherwood District.
- 1.3 Key supplementary guidance within the Interim Policy Note appears in bold italicised text.

2. Planning Policy Context

- 2.1 Apart from the Newark and Sherwood Local Plan, the contents of which are briefly considered in Section 4 below, this Interim Policy Note draws, principally, upon the following sources of national planning policy guidance – *taking account of the caveats identified*:
 - Circular 6/98: Planning and Affordable Housing (April 1998) – published by the former Department of the Environment, Transport

and the Regions (DETR) (... it is currently envisaged that this document will be cancelled – when Planning Policy Guidance (PPG) Note 3: Housing (see below) is replaced by Planning Policy Statement (PPS) 3: Planning for Housing (see below) and accompanying ‘practice guidance’)

- PPG Note 3: Housing (March 2000) – published by the former DETR (... this document has been amended by PPG Note 3: Housing Update – Planning for Sustainable Communities in Rural Areas (see below); it will be replaced by PPS 3: Planning for Housing (see below), which will draw upon Planning for Mixed Communities – A Consultation Paper on a Proposed Change to PPG Note 3: Housing (see below), Planning for Housing Provision – Consultation Paper (see below), and the responses to both)
 - PPG Note 3: Housing Update – Planning for Sustainable Communities in Rural Areas (January 2005) – published by the ODPM
 - Planning for Mixed Communities – A Consultation Paper on a Proposed Change to PPG Note 3: Housing (January 2005) – published by the ODPM (... responses to the Consultation Paper were invited by 15th April 2005)
 - Planning for Housing Provision – Consultation Paper (July 2005) – published by the ODPM (... responses to the Consultation Paper were invited by 9th September 2005)
 - PPS 3: Planning for Housing (... the ODPM proposes to publish a Consultation Draft of this document in the Autumn of 2005).
- 2.2 An increasingly important emerging source of guidance bearing on the District Council’s policies in respect of planning provision for affordable housing will be the proposed replacement of Circular 6/98 and PPG Note 3: Housing with PPS 3: Planning for Housing – as described above. This Interim Policy Note is intended to address the requirement for planning policy guidance prior to the finalisation of PPS 3 – at which point there will be an agreed basis for the development of a Supplementary Planning Document: Affordable Housing, as part of the Council’s emerging LDF.
- 2.3 Further planning policy context for the Interim Policy Note is provided by: the published Regional Spatial Strategy for the East Midlands (2005) – particularly Policy 18 (Regional Priorities for Affordable Housing); the Adopted Nottinghamshire Structure Plan Review (1996); and the emerging Nottinghamshire and Nottingham Joint Structure Plan.
- 2.4 Finally, Newark and Sherwood District has been identified, in a Study by DTZ, as part of a ‘housing market area’ which also includes Ashfield and

Mansfield Districts. At this stage, the (local) planning policy implications of that Study are not entirely clear.

3. Definitions

3.1 This Interim Policy Note relies upon the following definitions, all of which are included in Planning for Mixed Communities – A Consultation Paper on a Proposed Change to PPG Note 3: Housing:

- *Market Housing*: Private housing for rent or for sale, where price is set in the open market.
- *Affordable Housing*: *Non-market housing*, which can include social-rented housing and intermediate housing.
- *Social-rented Housing*: Rented housing owned by Local Authorities and Registered Social Landlords for which guideline target rents are determined through the national rent regime set out in the Guide to Social Rent Reforms published in March 2001.

Also rented housing owned by other persons and provided under equivalent rental arrangements to the above as agreed with the Local Authority or funded with grant from the Housing Corporation, as provided for in the Housing Act 2004.

- *Intermediate Housing*: Housing at prices or rents above those of social-rent but below market prices or rents. Can include sub-market renting, low-cost home ownership and shared-ownership.

4. The Adopted Newark and Sherwood Local Plan (March 1999)

4.1 The Newark and Sherwood Local Plan contains affordable housing policies, concerned, inter alia, with the application of affordable housing thresholds and the so-called rural exception site policy, which reflect guidance contained in Circular 6/98: Planning and Affordable Housing. The Plan's policies take no account of the policy content of the other documents listed in paragraph 2.1, above. The Plan contains the following Policies (see Appendix A, herewith, for details):

- H16 – Affordable Housing on Large Sites
- H17 – Affordable Housing in Larger Settlements Outside the Green Belt
- H18 – Affordable Housing in Laxton
- H19 – Affordable Housing in Settlements within the Green Belt, and
- H20 – Categories of Affordable Housing Need.

4.2 *The District Council considers that, with the exception of Policy H16, which raises issues separately considered in Section 8 below, the above Policies – as far as they go – provide a working basis for the development of the more finely-tuned supplementary guidance*

contained in this Interim Policy Note. Accordingly, the remaining Sections of the Interim Policy Note consider and provide additional guidance on the following:

- the need for affordable housing
- types and sizes of affordable housing
- affordable housing targets
- affordable housing thresholds
- distribution of affordable housing, and
- delivery of affordable housing.

5. The Need for Affordable Housing

- 5.1 The Newark and Sherwood Local Plan contains limited information specifically relating to the issue of need for affordable housing in Newark and Sherwood District. Moreover, that information now needs to be re-assessed – with reference to up-to-date sources of relevant data.
- 5.2 In May 2003, and with the aim of informing future housing, planning and care strategies, David Couttie Associates Ltd. (DCA Ltd.) was commissioned to undertake a comprehensive District-wide Newark and Sherwood Housing Needs Survey: this was published in September 2003. In September 2005, that Survey was updated. The updated Survey describes, inter alia, the scale of the need for, and the supply of, affordable housing locally. It concludes that some 1,235 affordable dwellings will be required annually (in the period to 2011), which – allowing for a corresponding level of supply averaging some 639 dwellings – amounts to a shortfall of some 596 dwellings annually (... and a projected overall shortfall of some 4,912 dwellings to 2011). The updated Survey invites the conclusion that the supply of affordable dwellings will *not* be sufficiently enhanced, in the period to 2011, to fully address the projected level of need.
- 5.3 In fact, a concerted effort will be required to improve significantly upon present levels of delivery of new affordable housing in the District (... provision is currently averaging 70 dwellings pa). Full advantage will certainly have to be taken of opportunities arising to secure the provision of affordable housing on a very wide range of future allocated and windfall sites, including sites much smaller in size than those identified in Newark and Sherwood Local Plan Policy H16 (Affordable Housing on Large Sites) (see Section 8, below). In any event, the District Council's ability to secure affordable housing will be constrained by the overall strategic housing requirements set out in the emerging Joint Structure Plan and/or the Regional Spatial Strategy.
- 5.4 The Newark and Sherwood Housing Needs Survey (2003) incorporates (Ward) data tables which can be used to help identify specific needs. Furthermore, the District Council is seeking to amplify what is known, locally, about levels of need for affordable housing, by conducting a programme of Local Housing Needs Surveys at Parish level – jointly with

the Nottinghamshire Rural Housing Enabler (based with Nottinghamshire Rural Community Council). The first round of Parish Surveys – for the Parishes of Oxtun, Sutton-on-Trent and Weston – have now been completed.

5.5 *When seeking to address the need for affordable housing throughout, and/or within the constituent parts of, Newark and Sherwood District, the District Council will have regard to the contents of its prevailing Housing Strategy and, with this, information held in the Newark and Sherwood Housing Needs Survey and accompanying Supply / Demand Analysis, Local Housing Needs Surveys at Parish level, and other relevant needs survey documents – as well as guidance contained elsewhere in this Interim Policy Note. Before preparing development proposals incorporating affordable housing, the District Council will expect developers to have regard to the contents of those documents also.*

6. Types and Sizes of Affordable Housing

6.1 In *general* terms, the Newark and Sherwood Housing Needs Survey (2003) and the updated Survey (2005) advocate promoting the provision of flats, maisonettes and terraced housing – *smaller* dwellings (suitable for older and younger people), which are under-represented in the District's *overall* housing stock. The Surveys also identify a need to assess the future care and support requirements of the District's elderly population (... the 2003 Survey suggests that some 1,156 sheltered dwellings are required in the affordable sector).

6.2 In addition, the 2003 Survey indicates that a combination of a lack of affordable open market properties, together with a continuing decline in the availability of affordable rented stock, arising from the impact of 'Right to Buy' legislation, means that the largest element of the requirement for additional affordable dwellings – for both new-forming and existing households – is for rented properties. In general terms, that Survey categorises appropriate affordable housing tenures as follows:

- dwellings for rent
- shared-ownership with grant
- shared-equity (... where land value is retained, in order to provide housing for sale at below market levels, and where control of the 'equity discount' can be retained for as long as is needed), and
- discounted market rented housing.

6.3 The updated Housing Needs Survey (2005) records that the increase in average house prices for terraced housing since 2003 has excluded a large proportion of 'first-time buyers' from the owner-occupied market. Accordingly, the Survey indicates that the proportion of affordable housing provided on new sites should encompass more 'subsidised low-cost market housing' than would have been the case at the time of the earlier Survey, when it was a more marginal element of overall need.

6.4 Early in 2004, following the publication of the Newark and Sherwood Housing Needs Survey (2003), a further document – Newark and Sherwood Supply / Demand Analysis – drawing upon the Housing Needs Survey, was published. That document identifies over and under-supply of specific types and sizes of affordable (and market) housing by location – with the overall aim of assisting wider policy development processes. The document considers data relating to the surplus or shortfall of flats, bungalows, houses and the totality of these, with reference to bedroom size (1 – 4+ rooms), on a District-wide and sub-area basis. Recommendation 8.2.2 in the document (... the availability of essential support services and infrastructure) will be a primary consideration in the future planning of affordable housing developments.

6.5 The seven sub-areas used in the ‘Analysis’ are as follows:

- Newark (comprising Bridge, Castle, Beacon, Magnus, Devon, Balderton North and Balderton West Wards)
- Southwell (comprising Southwell North, Southwell East and Southwell West Wards)
- Rainworth and Blidworth (comprising Rainworth and Blidworth Wards)
- Ollerton and Boughton (comprising Ollerton and Boughton Wards)
- Rural South (comprising Farndon, Trent and Lowdham Wards)
- Rural West (comprising Edwinstowe, Clipstone, Bilsthorpe and Farnsfield Wards), and
- Rural East (comprising Collingham and Meering, Sutton-on-Trent, Winthorpe, Muskham and Caunton Wards).

6.6 *When seeking to address the need for affordable housing – defined by type and size – throughout, and/or within the constituent parts of, Newark and Sherwood District, the District Council will have regard to the contents of its prevailing Housing Strategy and, with this, information held in the Newark and Sherwood Housing Needs Survey and accompanying Supply / Demand Analysis, Local Housing Needs Surveys at Parish level and other relevant needs survey documents – as well as guidance contained elsewhere in this Interim Policy Note. Before preparing development proposals incorporating affordable housing, the District Council will expect developers to have regard to the contents of those documents also.*

7. Affordable Housing Targets

7.1 *In accordance with one of the principal Recommendations in the Newark and Sherwood Housing Needs Survey (2003), the District Council will negotiate with prospective developers with a view to securing 30% affordable homes from the total of all suitable sites coming forward for consideration by way of applications for planning permission (... having regard to paragraph 8.5, below). The Council will seek to secure appropriate affordable housing on*

such sites, having regard to guidance contained in this Interim Policy Note.

8. Affordable Housing Thresholds

8.1 Newark and Sherwood Local Plan Policy H16 – Affordable Housing on Large Sites – includes thresholds, for suitable individual allocated and windfall sites, which are intended to ‘trigger’ negotiations aimed at securing an element of affordable housing (see Appendix A, herewith, for details). Those thresholds take into account guidance contained in Circular 6/98: Planning and Affordable Housing, together with assessments, both of levels of need for affordable housing and land availability for housing development generally, undertaken at the time the Local Plan was Adopted. The thresholds reflect a strategic requirement to plan locally for substantially more housing than is currently envisaged, combined with an expectation that much of this would be secured on sizeable allocated and windfall sites – not all of which would be brownfield. The present expectation: – less future housing development overall, a higher proportion of brownfield developments, an expectation that development sites will, in future, be much smaller, a pressing need to deal, more effectively, with affordable housing needs, and a related need to maximise provision negotiated with developers by way of planning obligations – underlines the requirement for very much lower thresholds on emerging allocated and windfall sites.

8.2 In seeking to address the issue of how to establish appropriate affordable housing thresholds for Newark and Sherwood District and its constituent parts, the District Council has considered, and taken a lead from, the draft guidance set out in Planning for Mixed Communities – A Consultation Paper on a Proposed Change to PPG Note 3: Housing. The latter is proposing ‘15 dwellings or sites of more than 0.5 hectares’ as a normal ‘minimum site-size threshold’, but different / lower thresholds could be set – including in circumstances where high levels of need could not be met on large sites alone and/or where the majority of future housing supply is anticipated by way of provision on smaller sites. In the light of the conclusions set out in the preceding paragraph, the latter considerations are certainly applicable to Newark and Sherwood District. As such, there is undoubtedly a case for seeking lower thresholds than the normal ‘minimum’ specified in the draft guidance.

8.3 The draft guidance indicates that:

... When justifying different site-size thresholds, a Local Planning Authority should take into account the economics of provision, the impact on the delivery of agreed housing numbers and the objective of creating sustainable communities across the plan area and in the individual parts of the plan area.

8.4 The District Council considers that the introduction of very onerous threshold requirements might well produce the opposite of what is now

required – by deterring necessary housing development. However, on the basis of an assessment of past housing delivery, linked with a notional range of alternative thresholds, the Council has concluded that appropriate thresholds for the sub-areas identified in paragraph 6.5 of the Interim Policy Note would be as follows:

- Newark – 10 or more dwellings / 0.4 hectares irrespective of the number of dwellings
- Southwell – 5 or more dwellings / 0.2 hectares irrespective of the number of dwellings
- Rainworth and Blidworth – 5 or more dwellings / 0.2 hectares irrespective of the number of dwellings
- Ollerton and Boughton – 5 or more dwellings / 0.2 hectares irrespective of the number of dwellings
- the remainder of the District – 5 or more dwellings / 0.2 hectares irrespective of the number of dwellings.

8.5 *The District Council will use the thresholds set out in the preceding paragraph – in place of those identified in Newark and Sherwood Local Plan Policy H16 – as a ‘trigger’ for negotiations aimed at securing an element of affordable housing on suitable individual allocated and windfall sites. The Council will seek to secure appropriate affordable housing on such sites, having regard to guidance contained in this Interim Policy Note.*

9. Distribution of Affordable Housing

9.1 The Newark and Sherwood Housing Needs Survey (2003) and the updated Survey (2005) reveal that house prices relative to incomes are high throughout the District. For this reason, and in order to help create mixed communities and overcome social exclusion, ***the District Council considers that – in the vast majority of cases – affordable housing provided by way of (site) negotiations with developers should be constructed on-site.***

9.2 Off-site Provision and Commuted Sums:

9.2.1 *Only in exceptional circumstances will the District Council consider off-site provision of affordable housing or commuted sums to be appropriate in place of on-site provision. Such circumstances may include:*

- ***instances involving the provision of sheltered or specialist housing – where warden or care services are required on-site***
- ***instances where provision of a particular dwelling type is envisaged, initially, but where housing need in the locality would be better met by alternative provision nearby, or***
- ***instances involving housing management considerations, including considerations of cost and practicality.***

In the circumstances mentioned, the District Council and a developer may agree to negotiate a commuted sum towards affordable housing provision off-site. Alternatively – subject to the Council’s agreement – a developer may propose an alternative site for the required housing.

9.2.2 Failure on the part of a ‘qualifying’ site to provide affordable housing in accordance with guidance set out in this Interim Policy Note may result in a refusal of planning permission.

10. Delivery of Affordable Housing

10.1 On all sites where provision is made for affordable housing, delivery will be secured by way of a planning condition or planning obligation. Individual conditions or obligations will, as a minimum, cover:

- ***the amount(s) of affordable housing to be provided***
- ***house type(s) and size(s)***
- ***the phasing of provision***
- ***safeguarding of affordability to meet long-term needs, and***
- ***the means by which the viability of the housing is to be secured for those for whom a need is identified.***

10.2 Site Costs:

10.2.1 Negotiations between the District Council and developers concerning the provision of affordable housing on individual sites will take account of the economics of site development, any abnormal development costs and any other planning objectives which will affect the viability of schemes. However, **the Council takes the view that costs incurred in delivering a workable, high quality development are to be expected, should be reflected in the price paid for land, and will not normally reduce the ability of a site to contribute towards affordable housing provision. Expected costs will include site clearance, good quality design measures, landscaping, noise and other environmental attenuation measures, and appropriate infrastructure provision (which may include highway and public transport measures). Developers will be required to demonstrate any abnormal development costs at the earliest possible stage, in order that their impact on the viability of a scheme may be assessed.**

10.2.2 Instead of providing a proportion of finished affordable dwellings, it may be acceptable for developers to contribute a proportion of a development site by land transfer (normally to a Registered Social Landlord (RSL)) – for another party to build the required housing. If that occurs, the site area so-transferred should be sufficient to provide 30% of the overall total of dwellings by way of agreed affordable housing types and sizes (... see paragraph 7.1 of the

Interim Policy Note). However, this general approach will be unacceptable where it would lead to a concentration of affordable housing within an isolated part of a site - without satisfactory integration with the remainder of the development.

10.3 Phasing:

10.3.1 Control of the processes of construction and occupation of the required affordable housing will normally be linked with the operation of those processes on the remainder of a development site. Accordingly, construction of the affordable housing should be commenced before 40% of the market housing is commenced and, in addition, the affordable housing should be available for occupation before 60% of the market housing is completed. Where a commuted sum is acceptable in place of affordable housing provision on an individual site, the District Council will normally require payment to be made prior to the commencement of development on the site.

10.4 Ownership and Management:

10.4.1 It will be a general requirement of the District Council that developers, RSLs and Arms Length Management Organisations (ALMOs) should provide a 'value for money' service in both the delivery and management of affordable housing.

10.4.2 The Council urges developers to work jointly with RSLs or ALMOs, in order to help deliver more affordable housing – more effectively. An agreed process of joint working will offer a clear and efficient mechanism for planning, delivery and ongoing management of the housing. ***A list of 'Preferred Partner' RSLs has been established by the Council, in order to develop and manage affordable housing in the District.*** (... The Council's assessment of prospective 'partners' will continue to be informed by the need to take account of the likely qualitative contribution of ongoing stakeholders). ***Although the Council will support a developer working with any of the 'Preferred Partner' RSLs (or ALMOs), it reserves the right to nominate a single 'lead partner', and to provide public subsidy only to that 'partner'.*** This is to ensure that each 'partner' has an equitable share of the Capital Funding Programme, and has sufficient resources to be able to deliver and manage a programme of affordable housing efficiently. ***Where a developer wishes to work with a RSL (or an ALMO) which is not a 'Preferred Partner', such a proposal will need to be discussed with the Council at the outset, and with the Housing Corporation, before any decision is made to support the provision of public subsidy which may be required.*** Developers are encouraged to have early discussions with the Council's Community Housing Manager on all matters concerning RSLs or ALMOs operating within the District.

10.4.3 The District Council realises that, in order to address the need for an increase in affordable housing provision, public subsidy may be required on some sites. Such subsidy is usually provided as a 'capital' grant to a RSL or ALMO. Grants may come either from the Housing Corporation – as Social Housing Grant, through the Approved National Affordable Housing Programme – or from the District Council. However, increasing demands on the Housing Corporation's Approved Programme and changes to funding mechanisms (including removal of Local Authority Social Housing Grant), has resulted in reduced funding for the area and District in recent years. In view of this, **developers will be expected to negotiate with RSLs or ALMOs, with a view to securing the transfer of properties to individual RSLs or ALMOs at a price which will enable affordability for occupiers to be maintained in perpetuity, without recourse to public subsidy.** The District Council will also encourage RSLs or ALMOs, where practicable, to raise their own finance, in order to fund individual affordable housing schemes. For the avoidance of doubt, the procedure set out above will apply as equally to private developers, companies and ALMOs as it will to RSLs.

10.5 Occupancy, Nominations etc:

10.5.1 Where a RSL or ALMO is involved, occupancy of affordable housing will normally be controlled by way of *their* established criteria – which are approved by the Housing Corporation. **Where no RSL or ALMO is involved, a planning condition or planning obligation will be used to ensure that occupancy is limited to people falling within an agreed cascade of categories – in accordance with Policy H20 of the Adopted Newark and Sherwood Local Plan (see Appendix A to the Interim Policy Note for details).**

10.6 Low-cost Home Ownership:

10.6.1 Where the District Council accepts that low-cost home ownership would meet identified housing needs, satisfactory provision will normally be achieved by way of a RSL holding the freehold or long leasehold of the properties. In that way, affordability for the occupiers would be secured in perpetuity. **Property prices should represent an agreed percentage of average market values. The agreed means of ensuring the ongoing affordability of the properties – for example, by way of restrictive covenants – is required to be included in a planning obligation.**

10.7 Design and Layout:

10.7.1 Affordable housing should be designed to meet the Housing Corporation Scheme Design Standards – or be capable of meeting them without an RSL or ALMO incurring additional costs. The housing should be satisfactorily integrated into the overall layout of a site, as well as its surrounding area. The District Council

considers that this is essential for the creation of balanced, mixed communities. ***The Council will not normally accept affordable housing which, by reason of its design or site layout, is differentiated or separated from market housing in the vicinity. In particular, the external detailing of the affordable housing should be similar to that of the market housing and, where possible, the affordable housing should incorporate integral 'driveways'.***

10.8 Calculations of Commuted Sum:

10.8.1 Where the District Council accepts that the most appropriate affordable housing provision would be off-site (see paragraph 9.2.1, above), it will seek to enter into a planning obligation with a developer, in order to secure a commuted sum sufficient to facilitate appropriate equivalent provision elsewhere.

10.8.2 As with affordable housing provision on-site, negotiations concerning the level of individual commuted sum required will take account of any abnormal development costs affecting the overall viability of a scheme (see paragraph 10.2.1, above). Developers will need to demonstrate such costs at the earliest possible stage, in order that their impact on viability may be assessed.

10.8.3 A commuted sum will normally be payable prior to the occupation of the first dwelling on the development site – unless otherwise agreed – and will be held by the District Council until it is invested in an appropriate affordable housing scheme within the District. The Council will encourage developers to bring forward a site for the affordable housing at the time of the funding development.

10.8.4 Individual payments will be held by the Council for a maximum of ten years. If not used to fund affordable housing provision within that time – specifically for provision which meets the Council's Housing priorities – payments will be returned to the developer.

11. Consultation

11.1 The contents of this Interim Policy Note reflect, inter alia, the outcome of a consultation with key stakeholders and interested parties which took place in the course of a four-week period extending from mid July to mid August 2005.

11.2 The scope and content of the Interim Policy Note is comparable with that of similar documents prepared by other Local Planning Authorities.

APPENDIX A

Affordable Housing Policies Contained within the Adopted Newark and Sherwood Local Plan (March 1999)

Policy H16 (Affordable Housing on Large Sites)

The District Council will seek to negotiate an element of affordable housing to be provided on suitable allocated and windfall sites in developments of 25 or more dwellings, or on any residential site of 1 or more hectares irrespective of the number of dwellings.

In determining the precise amount of affordable housing to be provided on such sites, the District Council will take account of identified housing priorities, market conditions, the economics of site development and other relevant site factors.

Prior to granting planning permission, the District Council will need to be satisfied that the benefits of affordable housing will be enjoyed by successive as well as initial occupiers, and that the affordable housing will be provided concurrently with the remainder of the development.

Policy H17 (Affordable Housing in Larger Settlements Outside the Green Belt)

Exceptionally, in larger villages outside the Nottinghamshire Green Belt, planning permission will be granted for affordable housing for local needs on appropriate, small sites outside, but directly adjacent to, main built-up areas, provided the District Council is satisfied that a local need exists for the type and scale of development proposed.

Prior to granting planning permission, the District Council will need to be satisfied that arrangements have been made, preferably through the involvement of a housing association or other registered social landlord, to ensure that the benefits of affordable housing will be enjoyed by successive as well as initial occupiers and that funding for the proposed development has been secured.

The District Council will seek to enter into a Section 106 Agreement to restrict the occupation of properties to people falling within the categories of need defined in Policy H20.

A condition will normally be imposed to restrict the duration of the planning permission to the period for which funding has been secured.

Policy H18 (Affordable Housing in Laxton)

Planning permission will be granted for affordable housing for local needs on appropriate sites in Laxton which accord with Policy H14.

Prior to granting planning permission, the District Council will need to be satisfied that arrangements have been made, preferably through the involvement of a housing association or other registered social landlord, to ensure that the benefits of affordable housing will be enjoyed by successive as well as initial occupiers.

The District Council will seek to enter into a Section 106 Agreement to restrict occupation of properties to people falling within the categories of need defined in Policy H20. In Laxton, highest priority will be given to any person previously involved in the operation of the open field farming system, or any person who, by remaining in the village, would ensure its continued operation.

Policy H19 (Affordable Housing in Settlements within the Green Belt)

Planning permission will not be granted for affordable housing for local needs outside the built-up part of villages located wholly within the Nottinghamshire Green Belt. Small-scale schemes may be permitted on suitable sites within the existing built-up area of such villages, provided the District Council is satisfied that a local need exists for the type and scale of development proposed.

Prior to granting planning permission, the District Council will need to be satisfied that arrangements have been made, preferably through the involvement of a housing association or other registered social landlord, to ensure that the benefits of affordable housing will be enjoyed by successive as well as initial occupiers and that funding for the proposed development has been secured.

The District Council will seek to enter into a Section 106 Agreement to restrict the occupation of properties to people falling within the categories of need defined in Policy H20.

A condition will normally be imposed to restrict the duration of the planning permission to the period for which funding has been secured.

Policy H20 (Categories of Affordable Housing Need)

In rural areas, planning permission will be granted for affordable housing proposals, in accordance with Policies H16 - H19 inclusive, which address the following "categories of need":

1. Existing residents needing separate accommodation in the area (newly-formed households, people leaving tied accommodation);
2. People whose work provides important services and who need to live closer to the local community;
3. People who are not necessarily resident locally but have longstanding links with the local community (eg elderly people who need to move back to a village to be near relatives); and

4. People with the offer of a job in the locality who cannot take up the offer because of lack of affordable housing.

The District Council will seek to ensure that first and subsequent occupancy of the affordable housing is determined in accordance with a “cascade” approach: i.e. on the occasion of each vacancy, individual dwellings are offered initially to residents of the Parish in which the development is located, subsequently to residents of the Letting Area which includes that Parish and only thereafter to people in housing need elsewhere within the District. In operating the cascade approach, the Council will take into account the particular circumstances of the site, and will not impose requirements which would result in properties remaining vacant for an unreasonable period of time.

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APPENDIX B

Newark and Sherwood District Council 'Contacts':

Planning Services (Policy, Landscape and Trees) – Tel. 01636 655851

Housing and Environmental Services (Strategic Housing / Community Housing) – Tel. 01636 655930.

/ AB