

DARLINGTON
LOCAL DEVELOPMENT FRAMEWORK

**AFFORDABLE HOUSING SUPPLEMENTARY
PLANNING DOCUMENT**

Draft for consultation, September 2006

Responding to the consultation

The Council is inviting comments on this document.

Availability of Documents

This draft Supplementary Planning Document (SPD) and its related Sustainability Appraisal will be available to view at the Town Hall Reception and at Crown Street, Cockerton and the mobile libraries during normal office and opening hours. The documents can also be viewed or downloaded anytime from the Council's website, at www.darlington.gov.uk/planning.

Copies of the 2005 Local Housing Assessment (a key background document) and its executive summary will also be available to view at the above locations.

Paper copies of all the documents are available on request by telephoning 01325 388616, though a charge may be made for them.

Written responses

Please e-mail, post or fax your comments on this draft SPD and/or the Sustainability Appraisal to the contact details indicated below. A comments form has been provided for this purpose, but if you choose not to use it, please make sure you put your name and contact details on any correspondence, and wherever possible, please indicate the particular section(s) or paragraph(s) of the SPD and/or Sustainability Appraisal that your comments relate to.

All responses must be received by the Council no later than Friday 24th November 2006.

Post to: Planning Services Manager, Town Hall, Darlington, DL1 5QT

Fax: 01325 388616

E-mail planning.policy@darlington.gov.uk

You can also submit your comments using the on-line reply form at www.darlington.gov.uk/planning

All written comments received will be acknowledged.

If you have any questions, or would like clarification on any aspect of the document, please telephone the Planning Policy team on 01325 388644, or e-mail using the above address.

Public Engagement Events

A number of public engagement events have been arranged to allow the public and other interested parties to find out more about the how the affordable housing policies will work, and to provide the opportunity for people to put their questions directly to the Council's Planning Officers. Please look out in the Town Crier and the local press for more details on the timing and location of the planned event, or visit www.darlington.gov.uk/planning

Planning Forum

This draft SPD will also be a topic for consideration at the next Planning Forum which is due to take place at the Town Hall on 2 November 2006 at – pm. Please contact us if you wish to attend this meeting, as an observer.

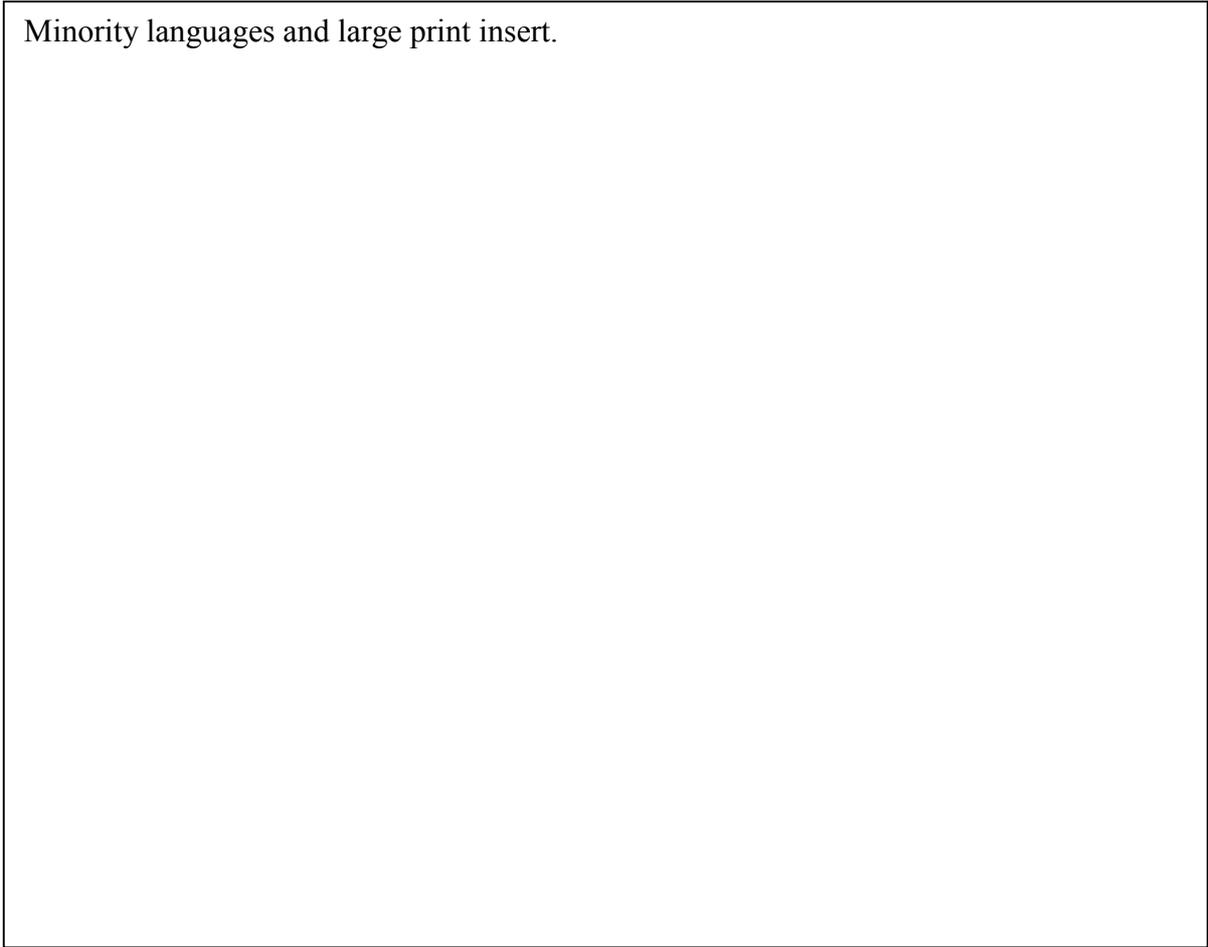
What happens next ?

After the consultation period closes, all the comments received, together with the findings of a sustainability appraisal, will be considered and where appropriate, the SPD will be revised to take them into account.

Copies of all the comments received will be available to inspect at the Town Hall and on the Council's website www.darlington.gov.uk/planning within a week of the close of the consultation period.

The Council anticipates formally adopting the SPD in early 2007.

Minority languages and large print insert.



CONTENTS

	Page No.
1. Introduction	
• Sustainability appraisal	5
2. What is Affordable Housing ?	5
• Definition and forms of affordable housing	
• Affordability	
• Key Workers	
3. Background	6
• Affordable housing needs in Darlington Borough	
• Policy context	
• Up to date information	
4. In which circumstances will the policies be applied ?	9
5. How much affordable housing should be provided as part of new housing developments ?	9
6. Does the affordable housing have to be provided on the application site ?	10
7. Nature of affordable housing provision	12
8. Layout, design and construction standards	13
9. Off-site provision	13
10. Consider a financial contribution.	14
11. Securing the affordable housing	14
12. Pre-application discussions and the planning application process	16
13. Transitional Arrangements	16
14. Monitoring and review	16
15. Contacts	17
Appendices	18
1. Adopted Borough of Darlington Local Plan, affordable housing policies	
2. Definitions of affordable housing options	
3. Local Housing Assessment 2005: location and nature of the affordable housing shortfall	
4. Model Heads of Terms for an Affordable Housing Legal Agreement	
5. Information Required for Assessing Financial Viability	
6. Process and mechanisms for in-lieu payments	
7. Mechanisms for securing affordable housing in perpetuity	
8. Material and information required with the submission of full and reserved matters planning applications.	

1. Introduction

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to provide clarity and detail about how much, where, when and in what way the Council expects the affordable housing element of new housing developments to be delivered. Once adopted by the Council, this SPD will carry considerable weight in making decisions on planning applications.
- 1.2 This SPD elaborates on adopted Local Plan policies H9 (meeting affordable housing needs) and H10 (affordable housing in the rural area). Both those policies are reproduced in Appendix 1. However, this SPD does not cover the selection of ‘exception’ sites for affordable housing in rural areas; the criteria for this will be developed as a new policy through the Local Development Framework Development Policies Document. For up-to-date information on the timetable for the preparation of that document, please look at the Council’s Local Development Scheme on its website, www.darlington.gov.uk/planning.
- 1.3 The need for this SPD has arisen because the Council now has evidence of significant shortfalls in the provision of affordable housing within the Borough. This has arisen because house prices, and to a lesser extent rents, have increased at a far greater rate than household incomes; Darlington has the highest average house prices of all the Tees Valley local authority areas, but the wages of those working in Darlington are amongst the lowest in the sub region.
- 1.4 At the same time, public sector support for affordable housing provision in Darlington has become more limited, as funds distributed regionally and sub-regionally are increasingly focussed on schemes and priorities elsewhere, such as housing renewal in Middlesbrough. With little change in these circumstances anticipated in the foreseeable future, the main way to secure significant new affordable housing provision to address the identified shortfalls will have to be as part of new (general market) housing developments, and in very specific circumstances, by permitting the development of affordable housing on rural ‘exception’ sites.
- 1.5 Local Plan Policies H9 and H10 provide the basis for negotiating this provision with potential developers. Because there has been no robust evidence of needs until late 2005¹, very little affordable housing has been secured as part of existing planning permissions. Moreover, because a high proportion of the net additional dwellings needed in the Borough by 2011 have already been committed through current planning permissions, there are likely to be fewer new developments, or renewals of lapsed planning permissions coming forward, where an element of affordable housing provision can be sought.

Sustainability Appraisal

- 1.6 This SPD has also been subject to sustainability appraisal during its preparation. A separate Sustainability Appraisal (SA) report is available and can be commented on. The SA report and a non-technical summary can be viewed or downloaded from the Council’s website www.darlington.gov.uk/planning, and is also available at the locations mentioned on page i. There is also space to make comments about the SA on the reply form for this document.

2. What is Affordable Housing ?

Definition and forms of affordable housing

- 2.1 The adopted Local Plan defines affordable housing as housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market as a result of the local relationship between income and market price. It can include both social rented and intermediate tenure housing. Intermediate tenure includes housing at prices or rents above those of social rent but below market prices or rents. A sufficient supply of intermediate housing can help meet the needs of key workers and those seeking to gain a first step on the housing ladder, reduce the call on social-rented housing, free up existing social-rented homes, provide wider choice for households and ensure that sites have a balanced mix of tenures.

¹ Provided by the Darlington 2005 Local Housing Assessment

2.2 There are five main tenure options for affordable housing:

- Discount for sale home (shared equity)
- Discount home ownership
- Shared ownership home
- Intermediate housing
- Affordable rented homes

More detail on each of these options is given in Appendix 2.

Affordability

2.3 A household is considered to be living in unaffordable accommodation if it is paying more than 30% of its gross household income on rent/mortgage payments. Households entering owner occupation are also assumed to have at least a 5% deposit.

2.4 Darlington is one of three urban local authority areas named in the draft Regional Housing Strategy (2005) as having the most significant affordability problems. The Darlington 2005 Local Housing Assessment (LHA) indicated that a minimum Gross Equivalent Income² (GEI) of £360 per week is required to access an average terraced house costing £75,000 on the open market in Darlington North and North East, whilst the equivalent property (£150,000 average cost) in the rural Hurworth or Heighington & Coniscliffe wards would require a GEI of £528 per week.

2.5 Given the potentially large fluctuations in house prices and, to a lesser extent, in mortgage rates and household incomes, the affordability thresholds and consequent dwelling requirement figures will be monitored and updated annually, to be published every September.

Key Workers

2.6 Key workers are public sector workers like teachers, nurses, social workers and probation officers who are deemed essential to the sustainability of the economy. Housing for key workers is not necessarily affordable housing (as would be sought under Policy H9 of the Local Plan), though affordable housing may benefit some key workers whom apart from their key worker status, qualify for affordable housing.

2.7 In Darlington, an estimated 1620 households containing a key worker receive less than £300 a week, but these make up only 22.5% of all key worker households.

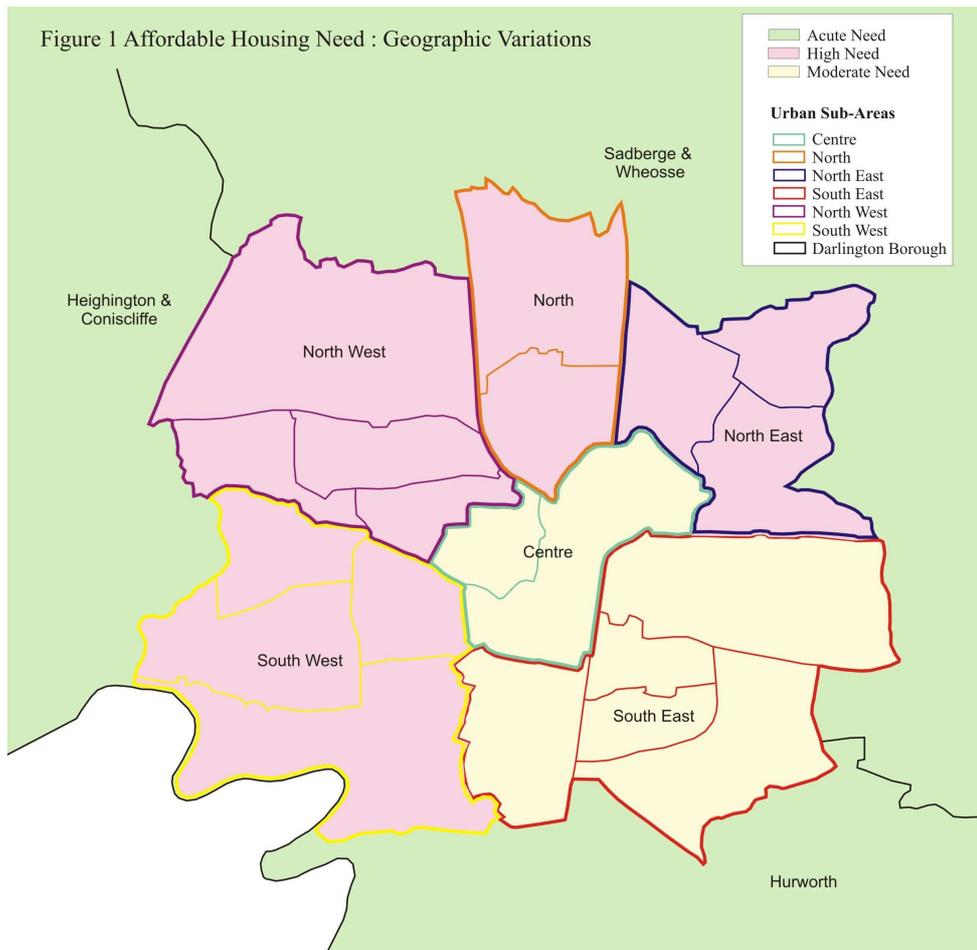
2.8 The Council will not accept key worker housing as a substitute for the general requirement for affordable housing provision set out in Policy H9. Any developers choosing to provide key worker housing will be expected to enter into a legal agreement to make it available as such in perpetuity.

3. Background

Affordable Housing needs in Darlington Borough

3.1 The Local Housing Assessment 2005 (LHA) identified a Borough-wide affordable housing shortfall of 1,325 dwellings for the five year period December 2005 to December 2010, equivalent to 265 homes per annum. There is a need for more affordable housing in all parts of the Borough, but it is greatest in the rural areas, closely followed by Darlington South West and Darlington North. Need is also high in all but the Central and South East areas of the town, where it is only considered moderate. The distribution of need is illustrated in Figure 1.

² Gross Equivalent Income = a measure of household income based on the number and age of people it has to support



- 3.2 The LHA also revealed a requirement for both affordable homes for rent and intermediate home ownership options. There are shortages of affordable 2 bedroom dwellings for older people³ in all areas, and a shortage of general affordable 2 and 3 bed dwellings in all areas except Darlington North West, North East and South East. Full details of the nature and distribution of the affordable housing shortfalls identified in the 2005 LHA are set out in Appendix 3.
- 3.3 In addition to the LHA information, monitoring of the Council's own Housing Waiting list and stock movements indicates a growing number of households requiring affordable housing and reducing availability of stock, through tenancy changes and transfers. Although actual homeless acceptances peaked in 2003/04, a move towards homelessness prevention masks additional cases where homelessness is threatened and where real housing need has arisen. Again, therefore, the trends are for increasing pressure on affordable housing.

Policy Context

Planning

- 3.4 The adopted Local Plan was prepared in the context of national planning policy guidance in place in the late 1990s⁴. This indicated that the housing requirements of the whole community should be met and that the community's need for affordable housing would be a material consideration in determining planning applications. The policies in the Local Plan (H9 and H10) are to secure an adequate supply of affordable housing, by supplementing the building programmes of registered social landlords and approved private developers who are in receipt of funding from the Housing Corporation.

³ housing for older people includes sheltered and very sheltered housing, assisted living, extra care and close care, where units are self contained – all use class C2. Excludes Institutional care homes and nursing homes (use class C3)

⁴ e.g. Circular 6/98 Planning and Affordable Housing

- 3.5 The adopted Local Plan policies are saved until replaced by new Local Development Framework policies. Saving occurs automatically until September 2007 and at the Secretary of State's discretion thereafter. The guidance given in this SPD, whilst elaborating on the implementation of Local Plan policies, does so in the context of more up-to-date information, policies, plans and strategies, where these do not conflict with the 'parent' Local Plan policies H9 and H10. Any other changes can only be included in a revised SPD, once the appropriate new Development Plan Documents have been adopted.
- 3.6 Specific matters contained in more up-to-date policies, plans and strategies that this SPD takes account of include:
- National planning policy: this SPD takes the site/development size thresholds set out in Planning Policy Guidance Note 3: Housing (PPG3) and Circular 6/98: Planning and Affordable Housing as its starting point. It also broadly accords with PPG3 by requiring the on site provision of affordable housing as part of proposed developments, except in specified circumstances.
 - Regional Spatial Strategy⁵ (RSS): to meet a key RSS aim of ensuring sustainable communities, areas of high housing need like Darlington should secure sufficient affordable housing through the planning process, by setting affordable housing provision targets as a proportion of overall housing provision, using low level site/development size thresholds, possibly below the levels indicated in PPG3. The RSS suggests setting different thresholds, depending on the needs, size and function of settlements.
 - Darlington Community Strategy⁶. The provision of affordable housing will support the promotion of inclusive communities, one of the strategy's eight key themes for achieving its long-term vision for the future of the Borough.

Housing

- 3.7 The national vision for the north is set out in the Northern Way Growth Strategy (ODPM, 2004). It highlights that the existing quality and variety of housing falls well short of what is required to support the region's economic potential. This echoes the Regional Economic Strategy, which also recognises that faster economic growth will strengthen housing demand.
- 3.8 The concept of 'city regions' was also introduced by the Northern Way, prompting the preparation sub-regionally of the Tees Valley City Region Development Plan (2005). The creation of socially diverse communities within the inner areas of main towns is seen by this plan as required to underpin improving economic performance.
- 3.9 Meanwhile, the Regional Housing Strategy (RHS) acknowledges shortages of affordable housing in some parts of the region, exacerbated by recent increases in homelessness. It links social diversity and affordable housing provision, and urges local authorities to use up-to-date research about local requirements, levels of homelessness and local housing market conditions to develop affordable housing policies. It states that local authorities should set out the extent of need in each of their market areas, the proportions of the types of affordable housing that is required, the locations where lower thresholds will be applied and identify sites which will be subject to specific briefs. They should also describe the policy for the use of grant support, such as Social Housing Grant.
- 3.10 Although Darlington is not specifically highlighted as a priority area for affordable housing provision, the RHS does say that (public sector) support would be given where clear, robust evidence of significant affordability issues have been identified. As indicated at para. 3.1, through the 2005 Darlington LHA, this is now the case.
- 3.11 Affordability has only recently emerged as an issue in the Tees Valley sub-region, and is most prevalent in Darlington and Stockton Boroughs. Through the sub-regional Tees Valley Housing Strategy, proposals will be put forward to the Regional Housing Board and the Housing Corporation for publicly funded affordable housing schemes wherever there is an identifiable need to be met, but they must also support the key objectives of this sub-regional strategy. This may limit the

⁵ View: Shaping the North East, submitted to Government in July 2005

⁶ Where Quality Comes to Life, Darlington Partnership, April 2003.

opportunities for Darlington to secure funding from this source, as the strategy is focussed on housing market renewal in the inner areas of Middlesbrough, Stockton and Hartlepool.

- 3.12 The current Darlington Housing Strategy (2004) does not address the more recently identified shortage in affordable housing, though it does acknowledge the need to work with Housing Association partners to respond to identified needs. However, an update of the strategy during 2006 is expected to review the approach to providing affordable housing, and strengthen this element.

4. In which circumstances will the policy be applied ?

- 4.1 Policy H9 will be applied to all planning applications, including renewal of lapsed planning consents, changes of use and conversions, which fall within the criteria outlined below:
- a. Within the main urban area (the area within development limits as shown on the adopted Proposals Map), proposed developments of 15 dwellings or more⁷, or residential development sites of 0.5ha or more.
 - b. Outside the main urban area, proposed developments of 5 or more dwellings⁸ or residential development sites of 0.2ha or more.
- 4.2 Where outline planning permission is granted for residential development on a site below the site size thresholds outlined above, a condition will be attached to the planning permission indicating that if the dwelling numbers meet or exceed the thresholds outlined above, the developer will be expected to enter into a legal agreement to provide affordable housing either on site or by means of a financial or other contribution to the Council to enable the provision of affordable housing elsewhere. Model heads of terms for legal agreements are set out in Appendix 4.
- 4.3 Given the level of identified need and the limited opportunities for securing affordable housing provision, planning permission will not be granted for applications that meet or exceed the thresholds set out in 4.1 above, but do not include any affordable housing, or any enabling financial or other contribution to the Council. Only in the most exceptional circumstances does the Council consider that deviation from the above criteria will be justified (see para.5.4 below).

Sub division of sites

- 4.4 The Council will be alert to the sub-division of sites or phasing of development as a means to circumvent the requirement to provide affordable housing. Therefore, for the purposes of establishing the affordable housing requirement, planning applications will be taken as relating to any composite or naturally defined larger area, whether or not subject to phased development and regardless of ownership. This will normally mean the curtilage of the property, defined as the area of land attached to a building⁹. If development is proposed in phases, later phases must fulfill affordable housing requirements from previous phases, where it has not already been adequately provided.

5. How much affordable housing should be provided as part of new housing developments ?

- 5.1 The amount of affordable housing that will be sought as part of new general market housing developments is calculated as a percentage of the total number of units planned in the development. Table 1 indicates the levels that have been set for each of the Borough's sub-areas, having regard to the findings of the 2005 Local Housing Assessment.
- 5.3 These targets will apply, regardless of whether the developer can attract any public subsidy, such as social housing grant, or not.

⁷ Net additional dwellings

⁸ Net additional dwellings

⁹ PPG3 Annex c footnote 3

- 5.4 The affordable housing targets set out above may, exceptionally, be waived or reduced if:
- it can be demonstrated that there are exceptional unforeseen costs associated with the development that, taken together with the provision of affordable housing to the levels set out above, would render the project unviable; and/or
 - the development of the site will bring other planning and environmental benefits that are so significant as to outweigh the need to meet affordable housing requirements in full;
 - there is already a preponderance of social rented or intermediate tenure housing in the locality, and the purpose of the development is to broaden the tenure mix
 - housing for older people is proposed¹⁰.

Table 1: Affordable Housing: Quantity Targets

Affordable housing need	Sub Areas	Wards	Affordable housing target
Acute	Rural	Heighington and Coniscliffe, Hurworth, Middleton St. George, Sadberge and Whessoe	30-40%
High	Darlington North, North East, South West and North West	Haughton North, East and West, College, Hummersknott, Mowden, Park West, Harrowgate Hill, North Road, Faverdale, Cockerton East and West, Pierremont.	30%
Moderate	Darlington Centre and South East	Northgate, Central, Lingfield, Bank Top, Lascelles, Eastbourne.	10% minimum.

- 5.5 Exceptional unforeseen costs could include infrastructure diversion and re-provision, archaeology and decontamination. The significant planning and environmental benefits could include tackling contamination, flood alleviation, renovation of a locally important building, or redevelopment of ‘bad neighbour’ uses within residential areas. The Council expects developers to have considered the financial implications of providing affordable housing when purchasing the land for development, as they would for all other significant foreseeable costs, like highway works, flood mitigation, piling or demolition.
- 5.6 The on-site affordable housing requirement may also be waived where there is 25-30% or more social rented or intermediate tenure housing already in the locality where the new housing is proposed. Early discussions are advised with the Council to establish the boundary of the area that is considered to comprise the locality of the proposed development site.
- 5.7 In the circumstances set out in 5.4 above, the onus will be on any potential developer to clearly demonstrate that provision of affordable housing would make a proposed scheme unviable (whether on the basis of costs or the attractiveness of the proposed development to lenders of private finance). He/she will be expected to provide financial evidence with any planning application, together with an independent verification of the evidence, carried out at the developer’s expense by an agent or consultant chosen by the Council. The financial evidence should contain calculations of the main factors (see Appendix 6) in enough detail for viability to be properly assessed. The Council cannot guarantee that this material will not be released if it is requested under the Freedom of Information (FoI) Act. If a FoI request is made, the Council will write to the applicant/agent and ask if they have any concerns about the material being disclosed, but the ultimate decision whether or not to release the information will lie with the Council.
- 5.8 Developers of schemes for older people will only be expected to provide affordable housing provision to meet that proportion of the affordable housing needs that have been identified for this age group (see Table 2). This provision may be further waived or reduced if the developer can demonstrate that 5.4a) above also applies, e.g. in the provision of communal areas, management costs.

6. Does affordable housing have to be provided on the application site ?

- 6.1 The Council is committed to the development of mixed and balanced communities. One way of delivering this is by including affordable housing within new private housing developments.

¹⁰ see glossary for definition

However, there may be circumstances where off-site provision, or a financial contribution, may be more appropriate in tackling the identified local affordable housing needs of Darlington's residents.

- 6.2 People in need of affordable housing often cannot afford a private car or long journeys by public transport, and express a strong preference for dwellings in highly accessible locations that are close to shops and places of work, and near to their existing networks of support from family and friends. The Council's waiting list provides a good indication of the areas of the Borough where demand for affordable housing is greatest. These are the Centre and North Sub areas, and inner urban area in general and locations close to local shops, services and places of work. However, there is likely to be demand for intermediate tenure properties in a wider range of locations, particularly amongst newly forming households that are seeking to make their first step onto the property ladder.
- 6.3 The Council will therefore expect the affordable housing requirements to be met through on site provision in the following general locations: Centre and North sub areas (as shown in Figure 1) and the inner parts of the North west, North East and South East sub areas, and within 300m of a district or local centre, as defined in Policy S10 of the adopted Local Plan¹¹ and shown on the Local Plan Proposals Map. Exceptions may be made where:
- the development of general market housing is being promoted as part of a wider strategy to broaden the mix of tenures in a neighbourhood;
 - despite reasonable endeavours of both the developer and the local housing authority, no registered social landlord can be attracted to the site;
 - the scheme is the conversion of a building that is unable to physically accommodate units of the sizes and dimensions required by Housing Corporation Scheme Development Standards;
 - the Council, as local housing authority, has provided evidence that the identified affordable housing needs in the locality of the proposed development would be better met in off-site provision.
- 6.4 Outside the areas identified in 6.3 above, the affordable housing requirements may be met through a combination of on-site provision, off-site provision and financial contributions towards the provision of affordable housing elsewhere. Early discussions with the Council's Housing Strategy Manager (preferably pre-application) are advised to establish the position in respect of individual sites.
- 6.5 For proposed developments of 30 dwellings or more in these less accessible locations, the Council will expect the majority of the affordable housing requirement to be met on site, unless it can be shown that off-site provision will make a better contribution towards achieving strategic affordable housing objectives. This is to avoid concentrations of housing in a single tenure.
- 6.6 Where both the developer and the local planning authority agree that a financial contribution is appropriate to meet all or part of the affordable housing requirement, the Council will use this money to meet its strategic affordable housing objectives. This could include the clearance and remodelling of poor quality, obsolete and sometimes vacant housing elsewhere within the urban area, where it would provide an overall increase in the number of good quality affordable homes that Darlington residents with identified housing needs are prepared to live in.
- 6.7 Applicants may consider providing part of the site at nil cost in lieu of the actual provision of affordable housing units. However, this will only be acceptable, if:
- i) the developer can demonstrate that a registered social landlord is able to provide the affordable housing within 5 years of commencement of development on the application site as a whole;
 - ii) the number of affordable dwellings required can be accommodated on the site; and
 - iii) the developer can satisfy the Council that dwellings provided in this way will be integrated into the scheme overall (see 8.2 below), creating a mixed rather than divided community;
 - iv) the affordable housing can be delivered without recourse to additional public subsidy.

¹¹ North Road, Cockerton, Yarm Road, Neasham Road, Mowden and Whinfield.

- 6.8 Further details about the nature of and requirements for off-site provision and/or developer contributions towards provision elsewhere, are given in Section 9 and 10 below.

7. Nature of Affordable Housing Provision

Tenure

- 7.1 The LHA revealed that demand for affordable housing is split, such that about 82% is for social rented accommodation and 18% is for intermediate tenure housing (e.g. shared ownership and discounted for sale – see Appendix 2). The Council will work with developers to achieve this tenure split across the Borough as a whole, though the split on individual sites will be negotiated on a site-by-site basis, having regard to the mix of tenures of existing housing nearby, the desire to create balanced communities, the requirements for on site provision outlined in Section 6 above, and the link between dwelling size/type and tenure identified in the LHA.

Size and Type

- 7.2 Appendix 3 indicates the size and type of affordable dwellings for which a need was identified in the Local Housing Assessment 2005. This gives indicative targets for the size and type of affordable housing provision required in specific areas, and these are set out in Table 2.
- 7.3 This information, together with any more up-to-date information that the Council’s Housing Division may have regarding pressures on the social rented stock, will form the starting point for negotiating the composition of the affordable housing element of schemes with potential developers. The characteristics of the site, e.g. access to local facilities, will also be taken into account, particularly where provision for older people is proposed. Potential developers are advised to contact the Council at an early stage to discuss this.
- 7.4 Submitted proposals with affordable housing provision that differs in size, type or tenure from that set out in this guidance and from that proposed in any pre-application discussion may still be permitted, provided that the matters set out in paras. 7.6 and 7.7 below are adequately addressed, and the Council’s broader affordable housing policy objectives are met.

Table 2: Target percentage of affordable homes by Darlington sub-area or village.

	General			Older persons		All (%)
	1 bed	2 bed	3+ bed	1 bed	2 bed	
Darlington North East	22%	0	0	13%	65%	100
Darlington South East	0	0	0	0	100%	100
Darlington Centre	1%	30%	33%	0	37%	100
Darlington South West	17%	23%	17%	9%	34%	100
Darlington North	28%	14%	10%	24%	24%	100
Darlington North West	0	0	0	0	100%	100
Urban Area target (%)	14.8	15.3	12.7	10.1	47.1	100
Heighington & Coniscliffe	23%	15%	8%	15%	38%	100
Hurworth	25%	25%	8%	8%	34%	100
Middleton St. George	29%	29%	14%	21%	29%	100
Sadberge & Whessoe	21%	25%	17%	12%	25%	100
Borough-wide target (%)	17.4	17.4	12.5	10.1	42.6	100

Cost

- 7.5 The provision of affordable homes must be such that the cost to the end user is no more than 30% of their gross household income. Details about how this can be calculated are given in Appendix 4.

Securing Delivery

- 7.6 Where affordable housing is required as part of new housing developments, planning applications must include details of how the affordable housing will be delivered, who will maintain and manage it, what mechanisms are in place to ensure that the occupants are drawn from those in genuine need (demonstrated by an existing application on the Council's waiting list), and how the affordable homes will be secured as such in perpetuity.
- 7.7 The Council will also expect developers providing affordable housing as part of their developments to enter into a legal agreement to secure its provision. Model heads of terms for such an agreement are set out in Appendix 5.

8. Layout, Design and Construction Standards

- 8.1 Good design and siting of affordable housing within residential and mixed-use developments can help create vibrant and sustainable communities. The design and layout requirements for new housing development are set out primarily in adopted Local Plan Policy H11, whilst a Design Guidelines Supplementary Planning Document (in preparation) will provide further guidance. Both are applicable to affordable housing.
- 8.2 Additional requirements for affordable housing are:
- Provision must be to at least the minimum construction standards set out in the Housing Corporation's latest Scheme Development Standards (www.housingcorp.gov.uk).
 - Unless there are very good reasons to the contrary, e.g. use of innovative or experimental highly energy efficient materials, the design of affordable units should be indistinguishable from market housing, even if this means raising the standard of the market provision to the specification of any partner registered social landlord.
 - Must meet lifetime homes standards (see www.jrf.org.uk).
 - Must meet Ecohomes 'Very Good' standard;
 - Meet Building for Life's 'silver' standard¹², a benchmark for well designed housing and neighbourhoods (see www.buildingforlife.org).
 - Wherever possible, affordable housing units should be spread throughout a development, for example, by locating them individually or in pairs across the site. The Council will expect the location of affordable units to be indicated on plans submitted as part of a planning application, and will expect affordable housing needs to have been considered in agreeing general layout principles.
 - Car parking provision may be lower than for general market housing, as levels of car ownership can reasonably be expected to be lower, particularly if the affordable housing is for older people. However, the type of location (e.g. central or urban fringe) must also be considered, and developers should discuss parking with the Council at an early stage. Note also that there should be no additional charge for the provision of parking for affordable units.
 - Up to 10% of units to be designed for wheelchair accessibility, or a financial contribution to be made of up to 15% of overall unit construction costs for the equivalent number of units, to be spent appropriately once the particular needs of future occupants have been identified.
- 8.3 Developers intending to involve a registered social landlord, are advised to do so at an early stage in the design of the proposal, as they can assist in ensuring that the Scheme Development Standards (see above) are complied with.

9. Off-site provision

- 9.1 Where a developer is proposing the provision affordable housing off-site,, there should be early discussions with the Council to identify a suitable site. This should be within the same locality as the

¹² Must fulfil 70% of the BfL criteria under themes of character, roads, parking and pedestrianisation, design and construction, and environment & community. BfL is an alliance of national housing and design agencies and interest groups led by the Government's Commission for Architecture and the Built Environment and the House Builders Federation

proposed development, i.e. within or on the edge of the same ward, village or urban sub-area, or within 800m of the proposed general market housing site. The developer will need to work in partnership with the Council and any registered social landlord to establish that the site can be secured for development, that the proposed units are capable of being provided there, and that in doing so, it will support the objective of creating mixed and sustainable communities. The developer will also need to demonstrate that the proposed site is within 300m walking distance of local facilities, such as a convenience food shop, or a bus stop with a 15 minute (urban)/1 hour (rural) frequency daytime service on weekdays, or can be made to be so.

- 9.2 As with on-site provision, the timing of off-site provision will be tied to the completion of numbers of properties on the associated general market housing site, by means of a Section 106 agreement. The general approach will be to secure completion of the affordable homes in step with the general market housing, unless the timing is otherwise agreed with the Council.
- 9.3 Where agreement cannot be reached with the Council regarding a suitable site for off site affordable housing provision, a financial contribution in lieu of affordable housing provision may be considered (see Section 10 below).

10. Financial Contributions

- 10.1 Where it has been demonstrated that on-site provision or provision elsewhere is not appropriate (see Section 6 above) or cannot be secured the Council may consider a financial contribution in lieu of affordable housing. The amount payable per dwelling will be a sum equal to the difference between the appropriate RSL purchase price and the market valuation of an equivalent dwelling in the locality. The number of units on which this calculation will be based will be a proportion of the total number of units to be provided on the application site, in accordance with the targets set out in Table 1. The type of units on which this calculation will be based will be agreed with the Council, taking account of the latest housing needs assessment data and any other relevant up-to-date information. More detail on this is set out at Appendix 4.
- 10.2 Financial contributions must be paid before 50% of the open market dwellings granted planning permission have been completed. The Council will hold the money for a maximum of 10 years from the date it is paid to the Council, after which any money not spent by the Council will be returned to the developer. The terms of this agreement should be set out in a covenant in a planning obligation.
- 10.3 Financial contributions will only be spent by the Council on affordable housing that would not otherwise be provided. They may be used as a whole or partial contribution to the costs of land acquisition, property refurbishment and remodelling, and other development costs associated with the provision of affordable housing. The Council reserves the right to make this provision anywhere within the Borough. The location of schemes supported by financial contributions will be determined taking account of identified needs and the practical ability to deliver an affordable housing scheme within the timescale the money is available.

11. Securing the Affordable Housing

Timeliness

- 11.1 All affordable housing should be completed and transferred to a registered social landlord (or exceptionally, another management body) prior to the completion of no more than 50% of the market units within any phase of development, unless otherwise agreed with the Council.

Affordability in Perpetuity

- 11.2 Before the Council will grant planning permission for schemes that include an element of affordable housing, it will need to be satisfied that mechanisms are in place to ensure that the homes will be properly managed, that they will go to those with a genuine affordable housing need and that the homes will remain affordable in perpetuity, that is, for as long as there is a demonstrable need.

- 11.3 Delivering affordable housing for rent in partnership with a registered social landlord (RSL) guarantees that homes will be affordable in perpetuity (RSLs are legally bound by the Housing Corporation's rent regime). It also guarantees the Council nomination rights to future lettings, and ensures a consistent approach towards housing management issues, such as resolving neighbour disputes and delivering environmental improvements.
- 11.4 The Council therefore regards RSLs as the preferred means of securing affordable housing in perpetuity, tied in by means of a Section 106 agreement to which the RSL will be party. This applies to all the forms of affordable housing set out in Appendix 2. Affordable housing units should be transferred by the developer to a RSL to manage. The transfer of land from the developer or land owner to a RSL to build the affordable housing with other funds may be acceptable, provided that the RSL can provide evidence of the availability of funds (and hence implementation) within an appropriate timescale to be agreed with the Council, and that the value of the land transfer is no less than the cost to the developer of transferring to an RSL units completed on-site.
- 11.5 Potential developers should contact the Council's Housing Division for information about its preferred partner RSLs. Whilst developers are free to approach other RSLs, if they do so, they will need to submit details of how their preferred RSL will manage the affordable housing in perpetuity.
- 11.6 Exceptionally, the provision of affordable housing without the involvement of a registered social landlord may be acceptable, e.g. where an RSL cannot be found to manage the affordable element. In these circumstances, the Council may impose planning conditions or seek a planning obligation to:
- a) provide that a specified proportion of the general market housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with the occupancy criteria set out in a planning obligation; and
 - b) set out occupancy criteria, to ensure an adequate supply of suitable occupants, making reference to the appropriate plan policy - see 11.7 below. Occupancy criteria will be based on access to the Local Authority's own housing waiting list, and priority allocations should be sought from that database.

Ensuring provision goes to the most needy: nominations and allocations

- 11.7 The Council will negotiate with developers to secure a minimum of 50% of nomination rights, with nominees drawn from the Council's Housing Waiting List. Other eligible occupants should be assessed as per the criteria set out by the Council for access to the Housing Waiting List. The Government's Choice Based lettings agenda indicates that between 2005 and 2010, 100% of nominations should be available to the Council, and therefore early clarification of the current position of the Choice Based Lettings Agenda should be sought from the Council's Housing Division at the earliest opportunity.
- 11.8 Subsequent occupancy will be the responsibility of the Registered Social Landlord, but the nominations for these units should come from the Council. Draft nominations agreements are available from the Council's Housing Division.
- 11.9 Development on a site will not normally be allowed to commence until an agreement has been reached regarding the nominations and a contract with the RSL has been entered into. This is to help ensure that the affordable housing element can be completed. It will be secured through a planning obligation.

Marketing

- 11.10 Once dwellings are completed and available for occupancy, marketing of a scheme will be undertaken in partnership between the Council and the Registered Social Landlord, seeking nominations from the Council's waiting list. With regard to shared ownership and intermediate tenure options, such promotion will also include the Housing Corporation's Change Agents for shared ownership in the North East, currently Nomad Housing Association.

Ensuring homes are financially accessible to those in need

- 11.11 The Council will maintain up-to-date information on lenders policies, to ensure that those in housing need are not excluded because of their inability to secure a mortgage.

12. Pre-application discussions and planning applications

- 12.1 The Council encourages pre-application discussions on all major development proposals, in accordance with the provisions set out in the Council's Statement of Community Involvement. Any developer who is proposing a residential or mixed use scheme that includes a housing element should contact the Planning Services team to discuss their proposals so that an assessment can be made on the implications of this SPD for their site before a planning application is submitted. Such discussions are entered into on a without prejudice basis and are aimed at seeking a measure of agreement on the issue of affordable housing, in the light of the SPD, but are also an opportunity to discuss matters such a design, accessibility and other related planning issues.
- 12.2 A list of those matters that the Council would normally expect to accompany an application is set out at Appendix 7. This list is not exhaustive, but covers the main information the Council requires to come to an informed planning decision and to ensure the SPD requirements have been fully addressed in a scheme. This information is required in respect of all full, detailed planning applications and on all reserved matters applications where the principle of affordable housing provision has been agreed on the grant of an outline planning permission.
- 12.3 Potential developers are expected to take account of the Council's affordable housing requirements in making agreements to purchase land. Ignorance of the policies and this SPD will not be accepted as an argument in favour of relaxing or waiving the Council's affordable housing requirements.
- 12.4 Model heads of terms for a legal agreement to secure affordable housing are provided at Appendix 5. This is provided to help speed up the process of preparing any legal agreement required in association with a grant of planning permission. The Council's target for completing Section 106 legal agreements for affordable housing provision is within 3 months from the date of the authority's decision on the planning application.

13. Transitional Arrangements

- 13.1 The Council recognises that there will be a limited number of instances where potential developers have been engaged with the Council in pre-application discussions, prior to the adoption of this SPD. Where affordable housing requirements have not been mentioned in these discussions, it would be unreasonable of the Council to require it at a late stage in negotiations. It will be made clear in officers reports to the Planning Applications Committee where this is the case.

14. Monitoring and Review

- 14.1 Monitoring the provision of affordable housing will take place as part of the Annual Monitoring Report, required under the Planning and Compulsory Purchase Act 2004, and as required for the completion of other Government statistical returns. It will enable the identification of the number, type and size of units provided by urban sub area and by rural settlement.
- 14.2 The affordability formula, together with the effectiveness of the targets and thresholds will be reviewed annually in June, and the findings published on the Council's website, and in paper copy for distribution to potential applicants, and on request.
- 14.3 The occupancy of affordable housing will be monitored from time to time through other functions of the Council and in partnership with the registered social landlords operating in the Borough. Other breaches of planning conditions will be dealt with by the Council's Planning Enforcement Officer.
- 14.4 A review of this SPD will be triggered when :
- policies on affordable housing in the emerging Local Development Framework have been adopted, replacing saved Local Plan policies H9 and H10; or

- a more up-to-date housing needs assessment has been completed; or
- there are material changes to the approach to affordable housing at national level, e.g. a new Planning Policy Statement or Circular.

15. Contacts

- 15.1 For queries regarding the submission of a planning application for residential development where affordable housing may be required, please contact the Principal Planning Officer (Development Control) (Tel: 01325 388605 or e-mail planning.enquiries@darlington.gov.uk).
- 15.2 For queries about the affordable housing policy, please contact the Principal Planning Officer (Policy) (Tel: 01325 388629 or e-mail: planning.policy@darlington.gov.uk)
- 15.3 For enquiries as to the Council's preferred Registered Social Landlords, and any issues around nominations for affordable housing, contact the Council's Housing Strategy & Renewal Manager, Tel: 01325 734101 or e-mail: housing@darlington.gov.uk .

Appendix 1: Adopted Borough of Darlington Local Plan: affordable housing policies

Policy H9 - Meeting Affordable Housing Needs

The Council will institute, and keep under review, assessments of needs for affordable housing and other specialist housing needs. The Council will seek to negotiate with developers for an element of affordable housing on new housing sites within development limits, where a local need has been identified.

Policy H10 – Affordable Housing in the Rural Area

In exceptional circumstances, residential development to meet identified localised needs for affordable housing may be permitted on sites adjacent and well-related to villages with adequate local facilities, provided that a suitable site cannot be found within the development limits, and provided that:

1. the needs are substantiated; and
2. the needs cannot be met in any other way; and
3. provision is made to meet those needs in perpetuity
4. the development is of small scale, reflecting and respecting its surroundings.

Appendix 2: Definitions of Affordable Housing Options

Discounted Sale Home/Discount for Sale Home (fixed equity)

The purchaser buys the home at a fixed, discounted price. The purchaser obtains a mortgage for the discounted sale price (less any deposit). As this is a fixed equity home, the purchaser does not pay rent on the remaining share they do not own (although they may have a 'shared ownership lease' with the registered social landlord (RSL)), and cannot buy additional shares, which are retained in perpetuity by the RSL.

The percentage discount off open market value is determined prior to the completion of the initial sale, following an independent valuation. In the event of a resale, the purchaser must sell on at the same level of discount. The purchaser is a leaseholder with the freehold of the property being retained by the RSL.

Discounted Home Ownership

A home bought at a fixed discounted price from open market value. The purchaser obtains a mortgage for 100% ownership of the home (less any deposit). The percentage discount from open market value is determined prior to completion of the initial sale. The conditions of sale require the purchaser to enter into a lease with a registered social landlord (RSL), which requires the home to be sold on at the same level of discount. The purchaser is a leaseholder and the freehold of the property is retained in perpetuity by the RSL.

Shared Ownership Home

Frequently referred to as a 'part-rent/part buy' home. The purchaser buys a share in the home (usually 50%), and enters into a 'shared ownership lease' with a registered social landlord (RSL). The remaining equity is retained by the RSL, on which the purchaser pays rent to the RSL.

The purchaser can buy additional shares from the RSL (at open market value, sometimes known as 'staircasing') and may eventually own the home outright. If additional shares are bought by the purchaser, the RSL must recycle the monies accrued into meeting local housing needs. A purchaser wishing to sell can only sell the percentage of equity that they own.

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' (*ODPM Housing Market Assessment Manual 2004*). Sub market renting is where rents fall between genuine affordable rented housing and open market rented housing. Low-cost home ownership is where a developer provides homes at a discount on open market value (usually 25%), but these are not necessarily genuinely affordable and are not retained for local housing needs in perpetuity.

Affordable Rented Homes

Homes that are owned and managed by an RSL, which provide a good standard of rented accommodation, at a cost that can be 'afforded' by those on lower incomes in housing need.

Appendix 3: Darlington Annual Affordable Dwelling Shortfall, December 2005 to December 2010.

Urban Sub-area / Rural Ward	GENERAL			OLDER PERSON		GROSS SHORTFALL
	1B	2B	3B+	1B	2B	Per Annum
Darlington North East	-5			-3	-15	-23
Darlington South East					-19	-19
Darlington Centre		-8	-9	0	-10	-27
Darlington South West	-11	-15	-11	-6	-22	-65
Darlington North	-12	-6	-4	-10	-10	-42
Darlington North West					-13	-13
Heighington and Coniscliffe	-6	-4	-2	-4	-10	-26
Hurworth	-3	-3	-1	-1	-4	-12
Middleton St. George	-4	-4	-2		-4	-14
Sadberge and Whesoe	-5	-6	-4	-3	-6	-24
GROSS SHORTFALL	-46	-46	-33	-27	-113	-265
Borough-wide target (%)	17.4	17.4	12.5	10.1	42.6	100.0
Urban Area target (%)	14.8	15.3	12.7	10.1	47.1	100.0

Appendix 4: Calculating Developer Contributions for Affordable Housing

Any financial contribution sought, or the cost to a developer of providing affordable housing on or off-site will, for each dwelling required, be calculated as a sum equal to the difference between the appropriate registered social landlord (RSL) purchase price and the market valuation of equivalent dwellings in the locality.

RSL Purchase Price	+	Developer Contribution	=	Total cost of affordable housing unit
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Potential developers will need to provide an independent market valuation of equivalent dwellings in the locality, using an agent or appropriately qualified professional chosen by, or agreed with the Council. The sale prices recorded for the period April to June 2006 are attached to give an indication of the sale prices that have been recently achieved for different types of residential property in Darlington. Up to date information of this kind can be found on the Land Registry's website, www.landreg.gov.uk.

Postcode sector	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
DL1: these postcodes cover the urban area to the east of the A167 through the town.										
DL1 1	0	0	106429	16	83654	11	0	0	97150	27
DL1 2	158849	6	121469	20	84504	23	79883	3	107032	52
DL1 3	214454	12	115653	16	98366	12	0	0	140107	40
DL1 4	153462	7	109508	35	105313	53	100840	10	109495	105
DL1 5	0	0	107750	12	83841	24	88500	3	91556	39
DL2: these postcodes include the rural parts of the Borough, but not exclusively so.										
DL2 1	232217	21	139998	5	136875	8	0	0	196221	34
DL2 2	237388	9	216100	10	166687	8	117100	5	194265	32
DL3: these postcodes generally cover the urban area of Darlington to the west of the A167 through the town.										
DL3 0	193885	14	125238	40	74801	33	0	0	117153	87
DL3 6	0	0	149487	4	84632	67	100635	14	90319	85
DL3 7	239316	3	238625	4	156805	9	167105	9	183505	25
DL3 8	315204	12	213225	20	197166	6	0	0	242893	38
DL3 9	260214	7	142495	24	130241	6	111991	6	155692	43
Darlington LA area	227456	101	138463	211	98892	265	113568	56	133894	633

The RSL purchase price is the amount of money an RSL is able to pay for a new dwelling, e.g. through a mortgage or loan, that can be covered by the rent it will receive from the occupancy of the dwellings. It is determined by the local affordable rent thresholds, and a cap on the maximum rent that an RSL can charge is set by the Housing Corporation.

Any financial contributions made to the Council through the implementation of Policies H9 and H10 of the adopted Local Plan will be ring fenced within the Council's budget, so that it is transparent where and when monies are spent. As soon as is reasonably possible, the Council will notify the payee of the scheme to which funds have been committed. It will undertake to notify the payee on completion of the scheme, and acknowledge their contribution in any publicity associated with the scheme. Any financial contribution (or part thereof) that has not been spent within 10 years of the

date that it was paid will be returned to the payee.

Appendix 5: Standard Requirement for Section 106 Agreements Dealing With Affordable Housing

Where appropriate, provision should be made on full application for planning permission, or on approval of reserved matters in accordance with conditions on outline permission, for all of the following matters to be included in Section 106 agreements:

- The number, type and tenure mix of affordable housing.
- Clear identification on a plan attached to the agreement of affordable housing plots and associated car parking bays
- Attachment to the agreement of a schedule of affordable homes, confirming plot number, type, floor height (where appropriate) and floor area
- Full details of title to the development land (including the affordable housing land and other land the subject of the application)
- Definition of affordable in accordance with this SPD
- Requirement to limit services for affordable housing, to ensure that homes do not become unaffordable due to high cost of charges.
- Where affordable homes are to be transferred to a third party, e.g. a RSL the third party must be named and be a party to the agreement where the agreement intends to transfer land
- Where developer is providing the affordable housing through agreements with a third party inclusion of terms permitting a reasonable period of time for the developer to enter into a development agreement with that third party (usually RSL), subject to a requirement for the developer to market homes to other third parties (RSLs) in the event that this deadline cannot be met.
- Council to receive a full copy of the development agreement entered with the RSL/third party.
- Where nomination rights are reserved by the agreement, or where an existing nominations regime is to be incorporated into the agreement, occupation of the affordable housing to be restricted to those as nominated.
- Requirement for affordable homes to be built to SDS on all schemes.
- All relevant cascade or similar letting/sale provisions in adopted local planning authority policy documents (e.g. local plan, development plan documents or supplementary planning documents) are included in the agreement.

Discounted Sales

- Requirement for marketing of discounted sale homes to be undertaken by the RSL partner (in accordance with paragraph 11.9 of this SPD)
- Marketing obligations of RSL to be set out in the agreement
- Reference to income thresholds, where applicable.
- Reference to local connection criteria, where applicable (see the definition of affordable in this SPD).
- Prices for discounted sale homes to be specified. These prices to be index- linked to the Halifax Property Price Index on sites where development delays are expected due to remedial/infrastructure work
- Prices for discount sale homes to include marketing costs to be incurred by RSL (3% of the discounted price or £1500 whichever is the lesser).
- Requirement that the marketing period of discounted sale homes to be for a minimum of six months
- Flexibility for RSL to commence marketing the discount sale homes prior to their completion
- Clause permitting the RSL to purchase the affordable sale homes in the event that the marketing period has expired and customers are still progressing mortgages
- Formula to be inserted illustrating how the percentage discount will be determined for the initial purchaser (i.e. the discount percentage at which they will be required to sell on)
- Provision for discount sale homes to be occupied on a shared ownership basis

General

- Parking for affordable homes to be provided by developer at nil charge (i.e. not calculated as part of the affordable housing benefit)
- Time requirements for when the affordable homes will be provided to be inserted, according to construction programme but ensuring that no more than 50% of the open market housing is

- practically completed prior to completion of all of the affordable housing, and in the case of transfer of affordable housing, legal transfer of all of the affordable housing for nil value to that third party
- Provision for a money payment to the local planning authority in the event that developer cannot enter into a development agreement with an RSL or other appropriate third party despite the developer using best endeavours to do so. This payment to be indexed linked in the agreement to an appropriate construction prices index.
 - Council to covenant to use any relevant money payment to meet local housing needs.
 - Council to covenant to repay any remaining monies with interest if they have not been spent within ten years of the date of receipt by the Council.
 - Affordable housing will be required in the agreement to remain affordable housing in perpetuity or for as long there is a requirement for affordable housing. Transfers of the whole or part of the affordable housing land will only be permitted where the land continues to be affordable housing land or where the land or part thereof is transferred to a tenant of an RSL under the tenant's right to acquire.
 - Mortgagees or chargees of any land interest covered by the agreement will be required to be party to the agreement for the purpose of ensuring that the provisions of the agreement are binding on the land in all circumstances, but not so that the mortgages or chargees themselves will be obliged to carry out positive obligations in the agreement (unless they become mortgages in possession).
 - A requirement for those purchasing under discounted home ownership scheme to enter into lease with RSL restricting condition of resale i.e. limiting the percentage of open market value at which the home can be sold. This restriction to be binding on mortgages/chargees.
 - The transfer deed to RSL/third party to be in a form agreed with the Council and contain all necessary rights and easements and similar for benefit of that RSL/third party.
 - Agreement to be conditional on grant of planning permission and other relevant triggers, but subject to savings for provisions which are immediately enforceable, e.g. payment of legal costs.
 - Release of parties on disposal of all interests in the relevant land (without prejudice to liability for prior breach).
 - The Developer to meet the local planning authority's reasonable legal costs in preparing, negotiating and completing the section 106 agreement.

Appendix 6: Information required for assessing financial viability

The Council will expect to see the workings that lie behind these major components but the format in which these are presented is left to the applicant. However, applicants may find it easiest to insert figures into the boxes below. Where the details are not clear enough to allow checking, further information will be sought.

	Percentage (%)	Value (£)
Revenue		
Market housing sales		
Affordable housing sales to RSL (value and ft ²)		
Sales agent fees		
Sales legal fees		
Construction		
ft ² and construction costs		
Contingency		
Road/site works		
Planning contributions		
Other costs (please specify)		
.....		
Residual site value		
Finance		
Developers Profit (15% On Gross Development Value)		
Costs		
Date of site purchase:		
Site purchase price (or estimate by agent)		
Stamp duty		
Acquisition agent fees		
Acquisition legal fees		
Architect		
Planning/survey		
Alternative use site value		

Appendix 7: Material and information required with the submission of full and reserved matters planning applications.

The Council will expect planning applications to include:

1. details of how the affordable housing will be delivered and when (in relation to the development of general market units), who will maintain and manage it, what mechanisms are in place to ensure that the occupants are drawn from those in genuine need, and how the affordable homes will be secured as such in perpetuity.
2. a statement indicating that the following standards have been met:
 - a) Housing Corporation's Scheme Development Standards (SDS)
 - b) Lifetime Homes standards
 - c) Eco homes 'Very Good' standard
 - d) Building for Life silver standard
 - e) Wheelchair accessibility.
3. confirmation of the number/percentage of affordable homes proposed, compared with the Council's requirements
4. confirmation of the affordable housing tenure mix, and any reasons for deviation from the Council's targets, set out in Table 1 of this SPD.
5. location plans and floor plans indicating clearly the siting and tenure of the affordable units.
6. schedule of the floor areas of affordable homes by property type
7. Price ranges for affordable homes, including any discounted sale/discounted home ownership homes
8. Details of parking provision for affordable homes, including identification on a site plan of designated bays.
9. where a developer's affordable housing provider is not one of the Council's preferred partners, any planning application must be accompanied by a statement indicating:
 - accountability of the organisation to the local community;
 - tenant participation;
 - sustainable management; and
 - service delivery.

Failure to provide any of the above may delay determination of the application, or the completion of any legal agreement.