

South Gloucestershire Core Strategy Examination Action List

Proposed Changes –Matter 11- Affordable Housing/Rural Housing Exception Sites/Extra Care Housing

At the EiP Session Matter 11 three specific modifications were requested by the Inspector or proposed by the Council. These are described below with the proposed modifications set out in the appendices.

(a) Policy CS15 Distribution of Housing- Housing Trajectory

In order to meet the requirements of the National Planning Policy Framework Paragraph 47 (bullet point 4) the Council was asked to ensure the Housing Trajectory shown in **Policy CS15** included Affordable Housing delivery.

The Council has amended the Trajectory Graph included in **Policy CS15** Chapter 10 to illustrate the expected rate of both market and affordable housing delivery. As a consequence minor amendments have been made to the text of **Policy CS15 (para. 10.6a)** to include reference to affordable housing.

The Graph and proposed amended text is shown in **Appendix 1**. This is provided to the Examination subject to any further changes the Inspector may wish to make to **Policy CS15**.

(b) Policy CS 18 Affordable Housing

To meet the representations of participants that **Policy CS 18** was inconsistent with the supporting text, paras. 10.27/10.34, and was not properly in accord with NPPF paras. 173/174 the Council's barrister proposed a re-ordering of the text of **Policy CS 18** to more closely link the considerations in the last bullet point to the first bullet point. No further amendments were considered necessary in the supporting text as additions to those made in May 2012.

The proposed amended **CS18** text is shown in **Appendix 2**

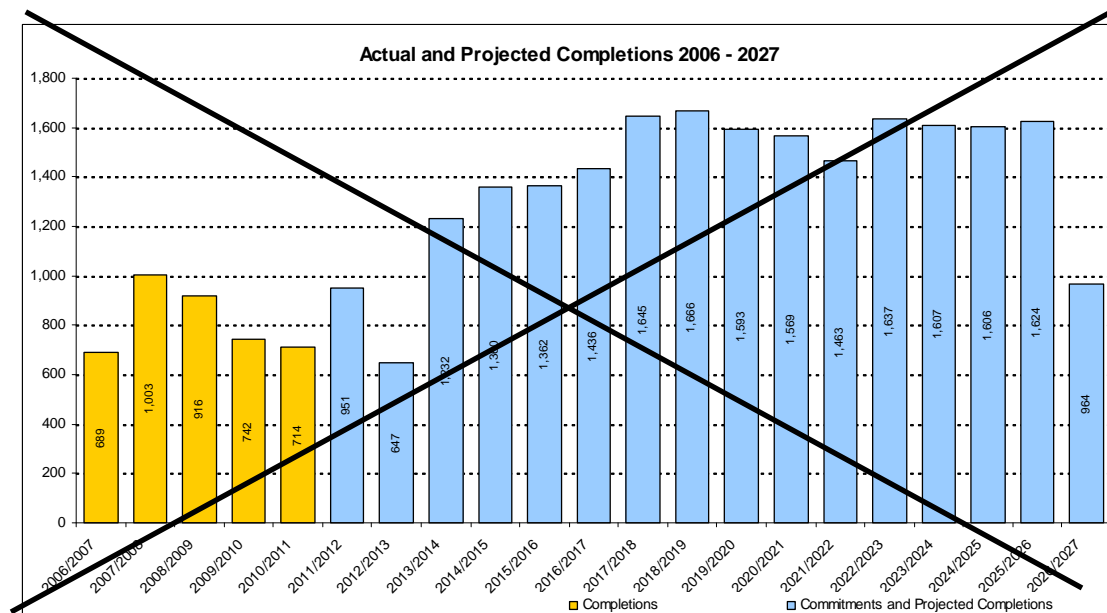
(c) Policy CS20 Extra Care Housing

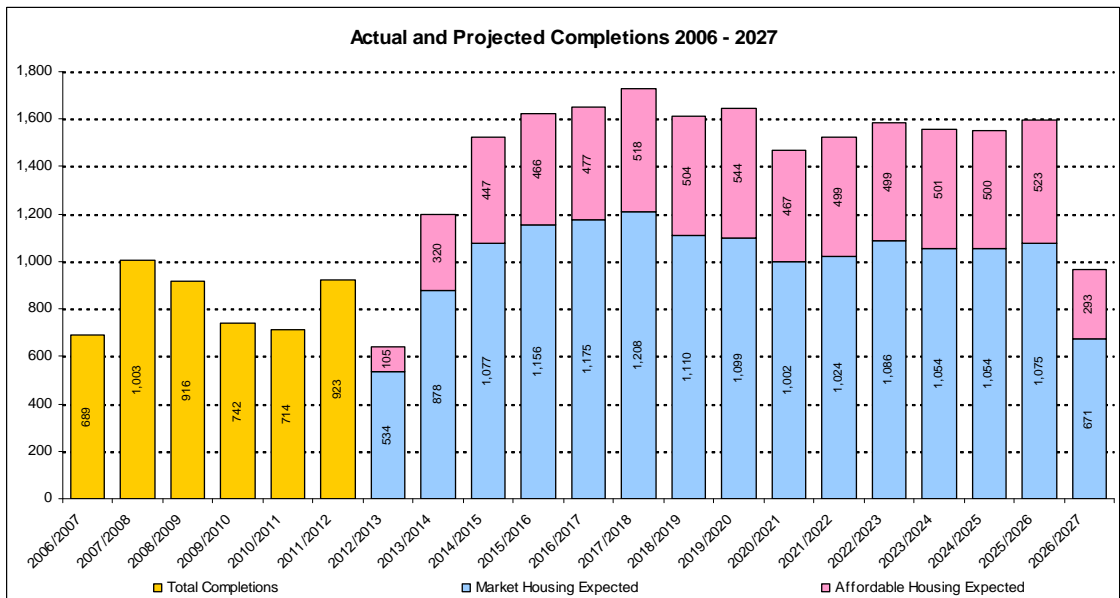
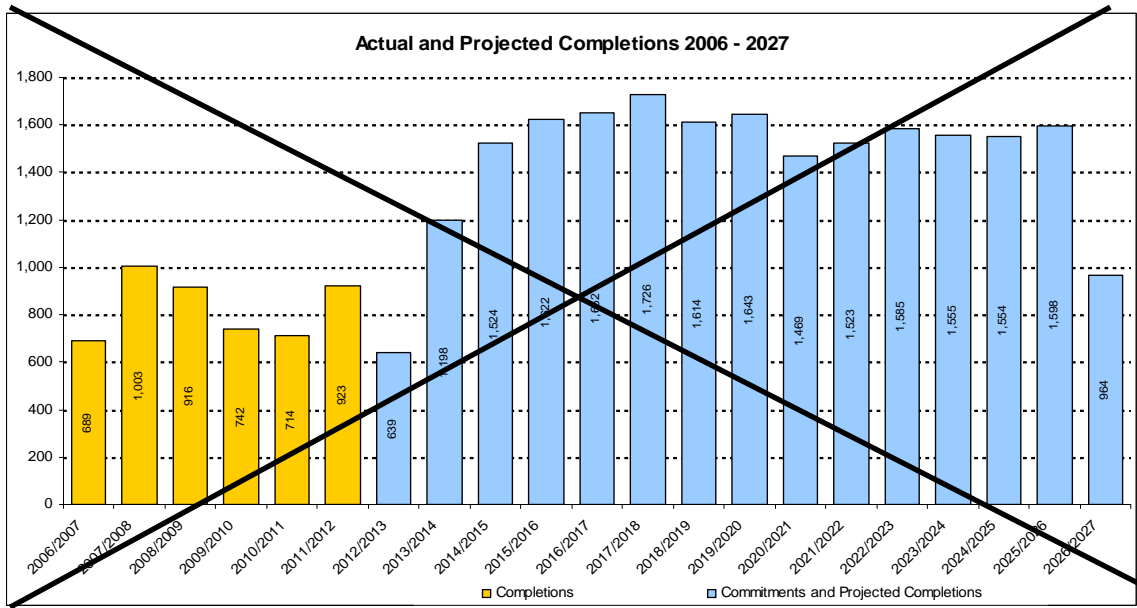
Officers undertook to amend **Policy CS20** and the supporting text in **para. 10.55** to clarify (i) that Extra Care Housing should be provided throughout South Gloucestershire and not simply in the new neighbourhoods and (ii) to further clarify in **CS 20** itself that affordable units as part of such schemes should be provided where 'viable and appropriate', this would ensure consistency with the existing text.

The proposed amended **CS 20** and **para 10.55** text is shown in **Appendix 3**

Appendix 1

10.6a This new housing will be delivered in accordance with the phasing set out in Policy CS15 together with the requirement for affordable housing set out in Policy CS18. The purpose of this is to provide practical steps to guide development and to identify broad timescales for the release of development to co-ordinate with infrastructure delivery in accordance with the locational strategy. The 'flexibility' in the provision also enables the Core Strategy to provide a 15 years supply of land at adoption. The following housing trajectory demonstrates that there is a deliverable and adequate supply of both market and affordable housing available until 2027.





POLICY CS18 - AFFORDABLE HOUSING

The Council is committed to improving affordable housing provision to meet housing need in South Gloucestershire. This will be achieved through:

- Requiring developers to achieve 35% on-site affordable housing on all new housing developments, normally without public subsidy, in urban areas of 10 or more dwellings, or 0.33 hectares irrespective of the number of dwellings (except in rural areas where the threshold will be 5 or more dwellings or 0.20 hectares); ~~such provision to be normally made without public subsidy;~~ unless the developer demonstrates that the economic viability of a particular site is affected by specific factors and as a result that a lower percentage should be provided without public subsidy, in which case other financial contributions should be sought to achieve the 35% requirement;
- ~~consideration~~ delivery of direct provision on sites by registered providers, ~~for example on sites which might be allocated solely for affordable housing in rural areas, including rural housing exception sites in accord with Policy CS19;~~
- the delivery of Rural Housing Exception sites in accordance with Policy CS19;
- providing affordable housing in suitable mixed use schemes, where this would form a viable element of a commercial development, and through existing properties in need of investment brought back into use as permanent affordable housing by registered providers;
- seeking off-site provision, or a broadly equivalent financial contribution in lieu of on-site provision, but only in exceptional circumstances where it can be robustly justified, for the provision of affordable housing elsewhere in South Gloucestershire.
- empowering local communities through opportunities presented by Neighbourhood Planning.

In implementing this policy the Council will negotiate the maximum level of affordable housing on each site that is feasible up to the 35% figure and will aim to ensure that:

- developments contribute to a range of housing provision in local areas, with the aim of achieving mixed and balanced communities, and refer to the findings of the Strategic Housing Market Assessment, (and in rural areas, where appropriate, to local housing needs surveys), in providing the specific housing mix required to meet housing needs;

- the different types of defined affordable housing are used effectively to maximise appropriate provision in line with the West of England Strategic Housing Market Assessment 2009 or as updated by future housing market assessments; and that
- ~~the split between the provision of affordable social rented housing and affordable intermediate housing will be 80:20, or as updated by future housing market assessments; and that~~
- ~~regard is had to any specific factors affecting the economic viability of particular site development, including likely development costs, existing market conditions, and the availability of other financial support, with developers demonstrating the validity of such factors.~~

The Council will further develop policy guidance on affordable housing through updating and replacing the current SPD including its approach to the calculation of financial contributions and to the provision of affordable housing in Extra Care housing schemes.

POLICY CS20 - EXTRA CARE HOUSING

~~*Extra Care schemes should be located so they are accessible to local facilities, proportionate in scale to the locality and provide ancillary facilities as part of the development. These ancillary facilities should complement locally available amenities and be made available to the wider community.*~~

In order to assist in meeting emerging need, and creating sustainable, inclusive and mixed communities, the provision of Extra Care Housing will be required in South Gloucestershire, particularly in through the new neighbourhoods identified in Policies CS26, CS27 and CS31. ~~*The Council would expect 35% of Extra Care Housing on these sites to be delivered as on-site affordable units in accordance with Policy CS18.*~~

Where viable and appropriate the Council would expect all Extra Care Housing schemes to deliver 35% of the total Extra Care Units provided either as affordable Extra Care units or as general needs affordable housing, and in exceptional circumstances it will seek off-site provision or a financial contribution in lieu of on-site provision in accordance with Policy CS18.

~~*Extra Care schemes should be located so they are accessible to local facilities, proportionate in scale to the locality and provide ancillary facilities as part of the development. These ancillary facilities should complement locally available amenities and be made available to the wider community.*~~

- 10.55 Extra Care Housing schemes will be required throughout South Gloucestershire and the Council will particularly look to the Strategic housing allocations set out in Policies CS26, CS27 & CS31 to deliver such schemes as an integral part of those developments . In accordance with Policy CS18, and will be required to provide an element of Extra Care on-site, including where viable and appropriate, 35% of the total Extra Care units provided should be delivered either as affordable extra care units or as general needs affordable housing or in exceptional circumstances through equivalent off-site provision or a financial contribution in lieu. as a proportion of affordable units. These affordable units will count towards meeting the overall affordable housing requirement.