

Appendix E

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.