

**Draft Affordable Housing Supplementary Planning Document (and accompanying Draft Housing Advice Note)****EXECUTIVE SUMMARY OF KEY CHANGES AND ADDITIONS TO GUIDANCE**Draft Supplementary Planning Document

The SPD reflects the following:

- National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG)
- Local Plan 2016 affordable housing policies
- The market in which affordable housing is delivered has changed
- Incorporates content of (interim) Planning Advice Note 2017, which sets out the approach to implementing Policy COM7 following publication of revised PPG on 19 May 2016 regarding circumstances where tariff style and affordable housing contributions should be sought.

The SPD provides new and additional guidance of the following:

- New definitions of affordable housing tenures such as Rent to Buy and Private Intermediate Rented Homes
- Strengthens the Council's case for achieving Social Rent
- How older persons and specialist housing, extra care housing, and self-build and custom-build housing will be considered as regards affordable housing
- How the Council will secure affordable housing on-site
- How the Council will use financial contributions towards affordable housing
- What developer/applicant can expect from the Council
- Developers to undertake early engagement and negotiation
- That the thresholds and tenure mix are the starting point for negotiations
- Site specific viability to be taken into account at early stage including land purchase and drawing up development scheme
- How the Council will take account of viability issues. This includes the circumstances in which viability evidence be required, the content and format viability assessments and how the Council will consider these
- Details of the potential review mechanism in a Section 106 agreement to reflect how viability changes over time.
- Where viability is such that a financial contributions for off-site provision is reduced, the circumstances that will require a review of the viability
- If provision of affordable housing on an alternative site is accepted, the criteria that needs to be met for the provision of a suitable serviced plot, including the definition of a serviced plot
- Circumstances in which Registered Providers can apply for capital grants from the Council's Affordable Housing Programme
- How the Council will calculate a Vacant Building Credit (VBC)
- How developers can apply for wavers to allow occupants to 'staircase' up to 100% ownership in Designated Protected Areas (DPAs)
- How the Council will work with developers and landowners to bring forward rural exception sites (Policy COM8)

- For community led development (Policy COM9), adds details to the requirement to demonstrate community involvement

### Draft Housing Advice Note

This is an additional provision and provides further technical detail and best practice guidance on the following:

- The Council's expectations in relation affordable housing to delivery and quality of homes provided such as size of units
- The Council's requirements and expectations in entering into negotiations
- What applicant could do in line with promoting good practice
- Eligibility criteria for non-preferred Registered Providers or Managing Agents as well as applicants
- Restrictions on disposal of affordable homes
- Procedures and processes, for example applying for a waiver or seeking viability appraisals
- Collaborative approach to facilitate housing delivery and unlock stalled sites
- Types of community engagement and techniques