
REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 9
DATE OF MEETING:	26 APRIL 2017	CATEGORY: DELEGATED
REPORT FROM:	STUART BATCHELOR DIRECTOR OF COMMUNITY AND PLANNING	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	Nicola Sworowski nicola.sworowski@south- derbys.gov.uk	DOC:
SUBJECT:	AFFORDABLE HOUSING SPD CONSULTATION	REF:
WARD(S) AFFECTED:	DISTRICT	TERMS OF REFERENCE: EDS03

1.0 Recommendations

- 1.1 It is recommended that the Committee approve the South Derbyshire Affordable Housing Supplementary Planning Document (Affordable Housing SPD) at Appendix 1 for consultation.

2.0 Purpose of Report

- 2.1 To update Members on the progress of the Affordable Housing SPD and to seek Members' approval to consult on the document.

3.0 Background

- 3.1 Members will be aware that the Local Plan Part 1 (Part 1 Plan) was adopted by the Council in June 2016. Both policies H20: Housing Balance and H21: Affordable Housing within the Part 1 Plan will be further detailed by the Affordable Housing SPD. The Local Development Scheme timetables consultation on the Affordable Housing SPD for early 2017.
- 3.2 An Affordable Housing SPD has now been produced for consultation. It is anticipated that following the consultation, revisions to the Affordable Housing SPD will be made where necessary prior to publication of the final document.

4.0 Detail

- 4.1 Policy H21 of the Part 1 Plan seeks to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15

dwellings. The Policy then goes on to set out how this requirement may be affected by the local housing market, the viability of the proposed scheme and the tenure and mix of dwellings types being proposed. The opportunity for the provision of rural exception sites, delivering affordable housing for local people provided that the housing is kept as affordable in perpetuity, is also set out within Policy H21.

- 4.2 Policy H20 addresses the balance of housing of any new housing development; this relates to the mix of dwelling types, tenure, size and density. The affordability of housing is assessed when producing a Strategic Housing Market Assessment, a document on which Policy H20 relies for an up to date profile of the housing market and any gaps in the housing offer.
- 4.3 The Affordable Housing SPD provides further detail on: the different types of affordable housing; housing need; affordability and tenure; quality of affordable housing; mechanisms and expectations for delivery and; affordable housing providers.
- 4.4 The Affordable Housing SPD further supplements Policy H21 by detailing the requirements with regard to viability, rural exception sites, the phasing of provision and commuted sums in lieu of on-site provision.

5.0 Financial Implications

- 5.1 None arising directly from this report.

6.0 Corporate Implications

- 6.1 The adoption of a complete South Derbyshire Local Plan is a key priority of the District Council and is included as an action within the Corporate Plan. The Affordable Housing SPD will assist the implementation of the Local Plan.

7.0 Community Implications

- 7.1 The affordability of housing continues to be an issue of national concern and the delivery of affordable housing is essential to ensuring that everyone living in South Derbyshire has the opportunity to live in a home that they can afford.

8.0 Background Papers

- 8.1 South Derbyshire Local Plan Part 1

Appendix

- 1 South Derbyshire Affordable Housing Supplementary Planning Guidance

APPENDIX 1

Affordable Housing Supplementary Planning Document April 2017

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This guidance supersedes the Affordable Housing Guidance published in March 2008.

Introduction

It is important that everyone living in South Derbyshire has the opportunity of a decent home they can afford. The District Council is committed to helping local people who cannot afford to buy or rent homes on the open market in the area.

At the heart of England and the National Forest, South Derbyshire has grown some 15.8% between 2001 and 2011, making it the second fastest growing local authority in the East Midlands.

In recent years, house prices in the District have been higher than the Regional and Derbyshire averages. The gap between the regional average and the South Derbyshire average is not reducing as figures published by the Office for National Statistics (ONS) in 2015 (Table 1) show that both East Midlands and South Derbyshire saw an increase in average house prices of 20% between 2005 and 2015.

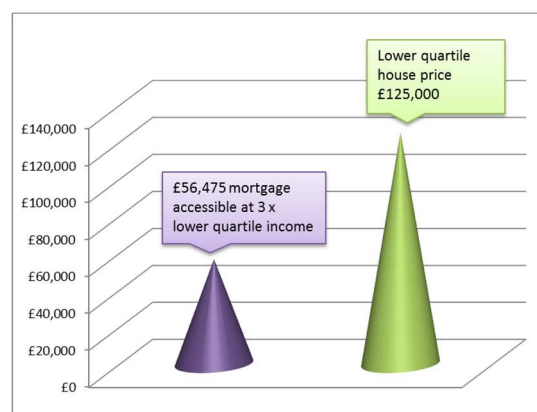
Table 1

Average House Prices	England	East Midlands	South Derbyshire
2005 Quarter 3	£189,130	£152,049	£158,309
2015 Quarter 3	£272,847	£183,284	£190,651

Source: ONS - House Price Statistics for Small Areas: Mean House Prices using Land Registry data

Lower quartile house prices provide a benchmark for first-time buyers and those on low incomes wishing to purchase a home. In 2015 the lower quartile house price in South Derbyshire was £125,000; £10,000 higher than the Derbyshire average.

Diagram 1: Lower quartile house price against mortgage available at low quartile income

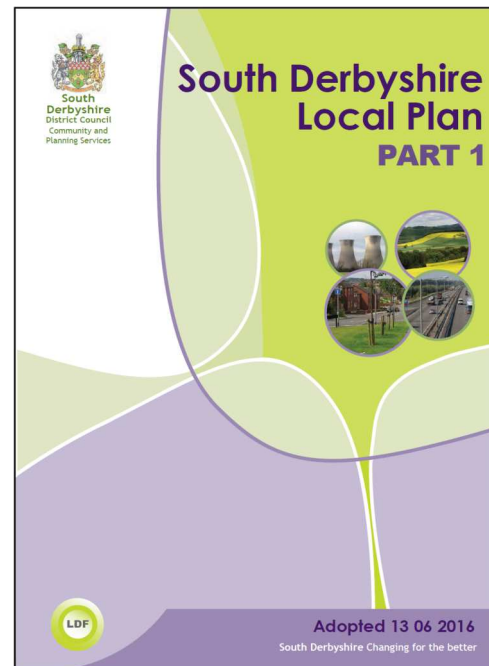


Lower quartile house prices in the District are typically 6.64 times that of lower quartile household incomes. Mortgages have traditionally been set at three times earnings. Therefore, without a significant deposit, home ownership is out of reach for many potential first-time buyers living South Derbyshire.

The supply of appropriate and affordable housing impacts on the District's ability to retain and recruit skilled and talented people to support the economic growth of the local economy. Therefore, improving access to and the supply of housing is a key priority in the Council's Corporate Plan.

The District Council's own supply of land available for affordable housing is limited. Therefore, the Council will require developers of market housing to provide affordable housing within their schemes in accordance with Policy H21 of the Local Plan Part 1. The Council will also consider allowing exception sites for affordable housing to meet local needs in rural areas.

Affordable housing needs to be of good size and quality, fit for purpose and make a positive contribution to sustaining mixed and balanced communities. This document expands on the National Planning Policy Framework (NPPF) guidance and the Council's affordable housing policies contained within the Local Plan Part 1, providing planning guidance for landowners, developers, applicant's agents and council officers regarding proposals for new residential development.



Negotiations for affordable housing provision will be considered on individual sites informed by up to date evidence including: the latest Strategic Housing Market Assessment (SHMA), information from South Derbyshire's Homefinder housing waiting list and, evidence of affordable housing provision needed in the locality of the site.

What is Affordable Housing?

The Council uses the Government's own definition of affordable housing, as detailed in the NPPF.

Affordable Housing is defined by the NPPF as:

- Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
- Provision should be included for the affordable housing to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by others and provided under equivalent rental arrangements, as agreed with the local authority or the Homes and Community Agency.

Affordable rented housing is let by local authorities or private registered providers to eligible households. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social

rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market', will not be considered as affordable housing for planning purposes.

Starter homes have been introduced as part of the Housing and Planning Act 2016. Such homes are defined as new homes, available for purchase by qualifying first-time buyers at least 23 years old but not yet reached 40 years old; sold at a discount of at least 20% of the market value and less than the price cap (£250,000 for outer Greater London). A Starter Homes exception sites policy has been introduced with the intention that Local authorities should provide starter homes on commercial and industrial land that is either under-used or unviable in its current or former use, and which has not currently been identified for housing. Guidance is provided in the NPPG with further detail expected in the forthcoming revised NPPF.



Housing Need

In 2012 the District population was 94,611. The population is expected to increase to approximately 123,000 by 2035 (an increase of 30%).

There is a need for affordable housing across South Derbyshire. As at 1st April 2016 there were 1,061 households registered on the District housing waiting list in need of an affordable home. This is further evidenced in the 2013 Strategic Housing Market Assessment (SHMA) which identified a need for 1,723 new affordable homes by 2017.

There are three sub market areas within South Derbyshire. Table 2 shows the additional affordable housing requirements within each of these sub areas. Whilst there is need across the whole District, it is clear that the greatest need is within Swadlincote as over 60% of the need is outstanding there.

In addition to the District housing need, as part of the Local Plan, South Derbyshire agreed to meet some of Derby's housing need that it was unable to deliver in full itself. This means that when negotiating affordable housing in the Derby Fringe sub-housing market regard will also be given to affordable housing needs arising from the City.

Table 2

South Derbyshire sub-market area *	Net Need	Affordable Housing Completions 2013 to 2015	Outstanding Need as at 1st April 2015
Derby Fringe	447	107	340
North West	248	0	248
Swadlincote South	1,028	69	959
Total	1,723	176	1,547

* See Annexe 2 regarding make-up of each sub-market area

Source: 2013 Derby HMA Strategic Housing Market Assessment

Affordability and Tenure

Ensuring that homes are affordable to local people in housing need is crucial. The Council recognises that its housing needs are varied and best met through a balance of rented, intermediate tenure homes and starter homes.

Affordable housing use:

- **Social rented** housing tends to be for those households who need to claim housing benefit regardless of the cost of the property.
- **Affordable rented** is assigned to households who could afford a social rented home without the need to claim housing benefit but need to claim benefit to be able to afford and affordable rented home (80% of market rental costs).
- **Intermediate housing** is assigned to households who can afford housing above 80% of market rents but cannot afford full market costs.
- **Starter home** is assigned to first-time buyers of at least 23 years old but under the age of 40 years sold at a price at least 20% below market value and less than the price cap. Guidance is included within the NPPG.

Wherever possible, the Council will seek 1-bedroom properties suitable for 2 persons, 2-bedroom properties suitable for 4 persons and 3-bedroom properties suitable for 5 persons.

A proportion of affordable homes for rent, intermediate housing and starter homes will normally be sought on all sites where there is a requirement to provide affordable housing.

This means that developers are required to transfer affordable homes to Private Registered Providers or to the Council at a substantial discount of the market price or to sell on the open market at a substantial discount to ensure that they are affordable to low income households.

In practice, transfer rates to Private Registered Providers are likely to be less than 50% of the open market value. Starter homes and other discounted market products are likely to be restricted to an open market value or discounted more than 20% to be affordable to those eligible households whose needs are not met by the market.

In December 2015 the price of a lower quartile semi-detached home in South Derbyshire was £160,000. At 20% discount, £128,000 starter home is not accessible to the majority of first-buyers who require a deposit of at least 10% (£12,800) to be able to access a mortgage, in addition to other associated costs such as conveyancing and valuation fees.



Quality of Affordable Homes

The Council requires all affordable homes to be of good design and quality and fit for purpose.

To ensure the creation of mixed and integrated communities the affordable homes should be 'tenure blind'. This means that it should not be visually distinguishable from the market housing on the site in terms of build quality, materials, detailing, levels of amenity space and privacy including the treatment of gardens and boundaries.

The homes must as a minimum meet the Technical Housing Standards – Nationally Described Space Standard (March 2015, partially updated May 2016) as set out in Annex 2 or as can be demonstrated to be acceptable to Registered Providers. Good space standards are required as affordable homes will normally be let to maximum occupancy as a consequence of the Social Housing Size Criteria, which requires two children to share a bedroom up to the age of 10, and for two of the same sex children to share up to the age of 18.

The following boxes offer information on what is preferred by Registered Providers in the affordable homes that are built. Further information on design within South Derbyshire will be available in the Design SPD.

The Council will not support schemes where the affordable homes offered are:

- Over detached blocks of garages
- 2 or more bedroom flats
- Exceeds 2-storey
- Predominantly over undercrofts
- Predominantly over retail units
- In blocks of unbroken terraces or flats of more than four dwellings.
- Overlooking large areas of courtyard parking.
- Bedrooms not large enough for two children to share

Wherever possible, the Council will prefer affordable homes which have:

- In-curtilage or nearby parking
- Gardens finished to the same standard and size as their private neighbours
- External materials and finishes to the same standard as the equivalent private dwellings.
- Sympathetic boundary treatment in keeping with private dwellings
- No shared highway access arrangements.



Mechanisms for Delivering Affordable Housing

The Council uses four key mechanisms for delivering affordable housing

- Negotiation of up to 30% affordable housing on market sites for developments of over 15 dwellings.
- Registered Provider or Council-led schemes that come forward and achieve higher levels of affordable housing that would not otherwise be viable such as on brownfield sites.
- Provision of affordable housing on rural exception sites to meet a local identified housing need.

In exceptional circumstances, the Council may accept:

- Commuted sums in lieu of on-site provision to facilitate the delivery of affordable housing on an alternative site.



Affordable Housing Secured on Market Sites

Policy H21 seeks to secure up to 30% of new housing development as affordable housing on **market sites** of more than 15 dwellings. These shall be secured through agreements made under Section 106 of the Town and Country Planning Act 1990 (as amended).

Consideration will be given to:

- I. the local housing market;
- II. the viability of any proposed scheme which will be assessed through independent viability assessments;
- III. the tenure mix and dwelling type to be delivered on-site based on the SHMA or other up to date housing evidence in conjunction with the Council;
- IV. the phases of development that are being proposed.

The onus is on the applicant to demonstrate if market conditions and extraordinary costs mean that there may be a case for reducing the proportion of affordable housing to less than 30%. The applicant will be expected to submit sufficient details in support of any claim for a reduction in the affordable housing including an Economic Viability Assessment and agree to payment of all reasonable costs for the independent checking and verification by the District Valuer.

Registered Provider and Council-Led Schemes (Affordable Housing Provider)

The Council will support Private Registered Providers who wish to develop sites delivering more than 30% affordable housing where:

- I. there is an identified local housing need for affordable housing; or
- II. a brownfield site is not viable for the delivery of market housing; or
- III. the site forms part of a regeneration programme involving the demolition of some or all of the existing affordable housing on the site.

Where the Council considers it is appropriate to permit the development of more than 30% of affordable housing on a site, the affordable housing provider will be required to provide other appropriate development contributions unless independent economic viability assessment demonstrates that it is not viable.



Rural Housing Exception Sites

A rural exception site is a site where planning permission will only be granted for small scale rural affordable housing, as an exception to normal planning policy, to meet an identified local need. Rural Exception Sites must be in scale and keeping with the settlement they are within or adjoining and its setting. The NPPF definition of Rural Exception Sites is:

‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households which are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding’.

Policy H21 of the Local Plan Part 1 permits the development of housing on rural exception sites that are kept in perpetuity as affordable housing for local people where sites adjoin existing Key Service Villages, Local Service Villages and Rural Villages. The number of dwellings must be in accordance with the settlement hierarchy set out in Policy H1, see Annex 3, and only in exceptional circumstances to normal policy where:

- i. the homes meet a clearly identified local need;
- ii. the development provides a majority of affordable homes;
- iii. the need cannot reasonably be met within the development limits of the village concerned and

- iv. the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

An application for development on an exception site must be supported and based on robust evidence such as an up to date independent Local Housing Needs Study reflecting the property types and tenure identified in that study and demonstrating why the need cannot be met from other more suitable sites either within or adjoining the village. The affordable housing must be transferred and managed by a Private Registered Provider (or the Council) and remain affordable perpetuity and be available for local people as a matter of priority.

The development of rural exception sites are permitted to meet an identified housing need for the local community. On this basis local residents or those who can demonstrate a local connection to the community should be given first priority to either rent or purchase an affordable home and this principle should apply to any subsequent rental lets or sales.

The following definition of local connection (based on 2002 Housing Act) shall apply:-

- a person has a local connection because he or she is, or was in the past, normally resident there, and that residence was of his or her own choice; or
- he or she is employed there; or
- because he or she has an immediate family association; or
- because of special circumstances he or she needs to live in the community.

In all circumstances local connection must be for a minimum of 6 continuous months

in a 12 month period or at least 3 years in the previous 5 years

There are restrictions placed on Private Registered Providers that limit the amount they can pay for land. Typically, this will be in the region of £10,000 to £14,000 per property. Where it can be demonstrated through a financial viability assessment that taking into account all of the available funding a scheme is not viable then consideration will be given to a proportion of the site being developed with market housing. However, this will be limited to the number of market housing which makes the scheme viable provided the majority is of housing are affordable homes.

Commuted Sum in Lieu of on-site Provision

The Council will not accept the payment of a commuted sum in lieu of on-site provision where it is argued that the provision of affordable housing on-site makes the development unviable.

Policy H20 (Housing Balance) of the Local Plan Part 1 seeks to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. Therefore, it is expected that where affordable housing is required as part of a proposed development, it should be provided on site.

The payment of commuted sums in lieu of on-site provision may be considered in the following circumstances, but only where the Council is satisfied that such payment will actually result in the provision of affordable housing in the locality:

- I. where the Council considers it is more appropriate to provide the affordable housing on an

alternative site led by the Council or a Private Registered Provider;

- II. where the Council considers it is more appropriate to subsidise the delivery of affordable housing on an alternative market housing site whereby it has not been possible due to viability to secure 30% affordable housing;
- III. where the Local Housing Strategy has identified a need for specialist or support housing and the Council wishes to pool some or all of the contributions for affordable housing to development;
- IV. where the Council considers it is more sustainable to provide the affordable housing by purchase of existing homes (acquired and refurbished).

Where a commuted sum is acceptable to the Council, the amount payable per dwelling will be calculated and checked by the Council through the District Valuer. All sums received will only be used to subsidise affordable housing provision in the relevant housing sub-market area in which the market housing is being developed and shall result in the equivalent number of affordable homes.



Delivery Expectations

Clustering of Affordable Housing

In order to integrate different tenures, the Council will not support the principle of grouping all affordable dwellings together. Instead, new residential developments should be designed so that affordable housing is distributed across the whole site/phase amongst the open market housing in clusters of no more than 10 dwellings with the exception of 100% schemes.

Clusters will be counted as follows:

- a cluster will include all affordable housing tenures including discounted low cost housing and starter homes.
- a cluster includes all affordable housing which is contiguous including the adjacent gardens and those properties immediately opposite each other divided by a road or car parking.
- a cluster includes any existing affordable homes or any affordable home proposed in an adjacent construction phase regardless as to who the developer is.

Design issues

As with all other forms of residential accommodation, the Council expects affordable housing to be built to a high standard of design and amenity.

Affordable dwellings provided within a new residential development should be visually indistinguishable, built to the same quality and using the same materials as open market homes including all gardens and boundaries finishes.

All affordable homes are expected to have their own front door directly leading to the outdoors.

Affordable dwellings should be well designed and conform to the minimum space standards as set out in Annex 2 providing a good level of living space for their maximum occupancy. Consideration of the Council's Design SPD should also be made.



Layout plans

For outline planning applications, the delivery of affordable housing must be agreed in principle. The Council will require details of the percentage of all homes proposed to be affordable homes, types and tenures to be provided and, once agreed, this will be set out in a Section 106 Agreement.

In the case of full and reserved matter planning applications, a site layout plan should be submitted showing the 'Affordable Housing Scheme' indicating the type, tenure and location of the affordable housing. Details of the gross internal floor area and number of bedrooms for each dwelling type should be provided in a schedule shown on the relevant site layout plan.



Property Type

In determining the property types, regards will be given to the current Strategic Housing Market Assessment and local housing needs evidence including need identified through the district housing waiting list.

1-bed properties should preferably comprise of 1 bed houses. Where 1-bed flats are permitted, these should be in blocks of no more than four properties with no internal communal spaces such as corridors and staircases.

2, 3, 4+ bed properties should be houses or bungalows (i.e. no flats) and should preferably be no more than 2-storey suitable to meet the needs of a family and include a private garden space.

The district has an increasing older population with a 96% (4,489) increase in those over the age of 75 by 2031. Where there is evidence, the Council will seek a proportion of the bungalows of a good size, suitable for wheelchair users to be developed on all suitable sites.

Tenure

The affordable housing tenure will be broadly in line with that recommended in the current Strategic Housing Market Assessment at a sub-housing market level.

Negotiations regarding the tenure split will be based on viability with regards given to the Government's intention to introduce a proportion of Starter Homes on sites.

South Derbyshire sub-market area	Percentage of Affordable homes for rent	Percentage of Intermediate affordable homes
Derby Fringe	75%	25%
North West	68%	32%
Swadlincote South	68%	32%

Tenure Split recommended in the 2013 Derby HMA Strategic Housing Market Assessment

Transfer price to a Housing Provider

Private Registered Providers are restricted in what they can pay to developers for new homes limited by the finance they can raise on the property, and the associated long term costs of financing the purchase and managing and maintaining the property. The maximum rents they can charge must be affordable, and intermediate tenure must be sold at a price that is affordable to those households not able to access full price market housing.

The Council does not specify a price to which a developer must transfer the affordable housing to a Private Registered Provider and does not limit the developers choice in whom they may wish to transfer the properties to. However the Council expects the developer to proactively seek a Provider and be willing to accept a transfer price less than 50% of the open market value. The developer will need to demonstrate through an independent Economic Viability Assessment if they consider the price offered by a Private Registered Provider renders the scheme unviable and are seeking a variation to the overall percentage/ tenure split of the

affordable housing as set out in the S106 legal agreement.

Service Charges

The developer should not apply service charges to a Private Register Provider. On developments where there are communal areas such as car parking the developer should transfer the freehold of the space/area to the Private Registered Provider to enable them to minimise future costs to the occupiers.

Phasing

Developers will be expected to complete the affordable units on site broadly in tandem with the delivery of market housing and this will be secured through a legal agreement. A 'Phasing Plan' will be required identifying the phases of the development (if the development is intended to be developed in phases), which will usually be part of the Section 106 Agreement. For single phase developments the proportion, mix (unit types, sizes and tenures) and locations (specific plot number) of the affordable housing will be agreed at the time of a full application or at the time of a reserved matters application for outline applications.

For multi-phase developments, the maximum and minimum amounts of affordable housing on each phase will be agreed at the time of the outline application. The proportion, mix (unit type, size and tenures) and locations (specific plot numbers) of affordable housing on each individual phase will then be agreed at the start of each phase.

Affordable Housing Providers

The Council works with a number of Affordable Housing Providers (Private Registered Providers) to develop and ensure the long term retention, management and availability of all affordable homes.

The Council recommends that following pre-application discussions with the Council that the applicant puts forward their proposals with an Affordable Housing Provider so they can be involved in the negotiation at the earliest possible stage and preferably be party to the required Section 106 Agreement.

A list of Affordable Housing Providers developing across the District is shown in the box opposite.

This list is not restricted and applicants may work with an Affordable Housing Provider that is not included in this list. However, the proposed Affordable Housing Provider must be agreed in advance by the Council before any contract with the Provider is entered into, as all of the affordable housing units must be able to be allocated through the District's Choice Based Lettings scheme – Homefinder or other arrangements approved by the Council.

Affordable Housing Providers developing across South Derbyshire

Derwent Living
East Midlands Housing Association
Midland Rural Housing
Nottingham Community Housing Association
Riverside Housing Association
Sanctuary Housing Association
South Derbyshire District Council
Trent & Dove Housing Association
Trident Housing Association
Waterloo Housing Association



Contacts and Publications

If you need any further assistance or clarification of affordable housing policy, please contact the Planning Department.

If your query relates to a specific planning application, please contact the Development Control team member dealing with your application or email planning@south-derbys.gov.uk

Annex One

South Derbyshire Sub-Markets in the Derby Housing Market Area

Sub-Market	Wards in Sub-Market	External Influences
Derby Fringe	Aston, Melbourne, Stenson, Repton, Willington and Findern	Derby
Swadlincote & South	Church Gresley, Hartshorne and Ticknall, Linton, Midway, Newhall and Stanton, Seales, Swadlincote, Woodville	Burton-upon-Trent, Ashby-de-la-Zouch
North West	Etwall, Hilton, North West	Derby, Burton-upon-Trent

Source: 2013 Derby HMA Strategic Housing Market Assessment prepared by GL Hearn

Annex Two

Space Standards Required for Affordable Homes

Minimum space standards, based on DCLG Technical Housing Standards and set out below, apply to all affordable homes regardless of tenure.

Number of Bedrooms	No of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
1	1p	39		
	2p	50	58	
2	3p	61	70	
	4p	70	79	
3	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6	7p	116	123	129
	8p	125	132	138

Additional information

Wheelchair adapted properties should allow for a minimum turning circle of 1500 x 1500 and property type drawings submitted with a planning application should demonstrate that a wheelchair user can move freely around the property and including using toilet and bath/shower facilities.

Annex Three

The Settlement Hierarchy

Policy H1 'Settlement Hierarchy' of the adopted Local Plan is set out below:

1. Urban Areas – development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement as an exception or cross subsidy site as long as not greater than 25 dwellings.

Swadlincote including Woodville	Adjacent to Burton upon Trent
Adjacent to Derby	

2. Key Service Villages– development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement as an exception or cross subsidy site as long as not greater than 25 dwellings.

Aston on Trent	Etwall	Hatton
Hilton	Melbourne	Overseal
Repton	Shardlow	Willington
Linton		

3. Local Service Villages – development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.

Coton in the Elms	Findern	Hartshorne
Mount Pleasant	Netherseal	Newton Solney
Rosliston	Ticknall	Weston on Trent

4. Rural Villages – development of a limited nature will be allowed as follows:
 - i. within the settlement boundary where applicable or adjacent to as an exceptions or cross subsidy site as long as not greater than 15 dwellings;
 - ii. Or of limited infill and conversion of existing building where no settlement boundary.

Ambaston	Barrow upon Trent	Bretby
Burnaston	Cauldwell	Church Broughton
Coton Park	Dalbury	Drakelow Village
Egginton	Elevaston	Foremark
Foston	Ingleby	Kings Newton
Lees	Long Lane	Lullington
Marston on Dove	Milton	Radbourne
Scropton	Smisby	Stanton
Stanton by Bridge	Sutton on the Hill	Swarkstone
Thulston	Trusley	Twyford
Walton on Trent		

5. Rural Areas – areas outside of the defined settlements listed above. Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.

Annex Four

Affordable Housing Need identified in the 2013 Strategic Housing Market Assessment

Estimated level of Housing Need (2012-17) by Type of Affordable Housing (Numbers)

Area	Intermediate			Social/Affordable Rented			Total net need
	Total need	Supply	Net need	Total need	Supply	Net need	
Derby Fringe	130	16	114	480	147	333	447
North West	84	5	80	284	115	168	248
Swadlincote & South	361	33	328	1701	1001	700	1028
Total	575	54	522	2465	1263	1201	1723

Source: G L Hearn: 2013 Derby HMA Strategic Housing Market Assessment

Estimated level of Housing Need (2012-17) by type of Affordable Housing (Percentages)

Area	Intermediate	Affordable Rent	Social rent	Total
Derby Fringe	26%	12%	62%	100%
North West	32%	11%	57%	100%
Swadlincote & South	32%	1%	67%	100%
District Average	30%	8%	62%	100%

Source: G L Hearn: 2013 Derby HMA Strategic Housing Market Assessment

Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.

Phone: 01283 595795

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यदि आपको ये दस्तावेज़ किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करने की कृपया करें। ये जानकारी माँग करने पर वड़े अक्षरों, ब्रेल या आडिओ के रूप में भी उपलब्ध कराई जा सकती हैं।

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡੀਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہیں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔

Published by **South Derbyshire District Council**

Civic Offices, Civic Way, Swadlincote, Derbyshire DE1 1 QAH

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