

Teignbridge Local Development Framework

Affordable Housing Supplementary Planning Document

Adopted December 2010





Teign Housing



Sovereign Housing Group



Teign Housing

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Foreword

This Supplementary Planning Document has been adopted by Teignbridge District Council in order to improve the living conditions of local people. It sets out, for the first time in a statutory planning document, targets for the provision of affordable housing through planning applications. It also sets out a number of other related policies.

The final document has taken account of the consultation responses received on the draft and I would like to thank those who responded to the consultation, as they have helped us improve the document. In particular we have considered the need for housing development to be viable and to actually come forward. As an interim measure, taking account of the difficult economic circumstances, targets have been set below the 40% need which we know exists.

Anyone interested in the planning of the area, and particularly in the provision of housing and affordable housing, should read this policy. It will be a material consideration when Teignbridge District Council's Development Control Committee considers relevant planning applications.

Councillor Mike Haines

Portfolio Holder for Planning

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1. Introduction

- 1.1** The Teignbridge District Council Affordable Housing Supplementary Planning Document forms part of a wider set of plans and policies which the Council is drawing up. These together will provide the Local Development Framework for the District outside Dartmoor National Park.
- 1.2** A Supplementary Planning Document expands upon policy and/or provides further detail to policies in adopted Development Plan Documents. When adopted, Supplementary Planning Documents form part of the Local Development Framework but do not have development plan status and are not subject to independent examination.
- 1.3** This Affordable Housing Supplementary Planning Document expands upon relevant policies within the Teignbridge Local Plan 1989-2001 adopted in October 1996 and the Devon Structure Plan 2001 – 2016 and applies across the District outside Dartmoor National Park. This Supplementary Planning Document also builds on Planning Policy Statement 3: Housing and Planning and Circular 05/05 to provide a balanced and fair approach to affordable housing which ensures the creation of mixed and balanced communities.
- 1.4** This Supplementary Planning Document takes account of representations expressed by the development industry, local people and other interested parties. These were received during stakeholder consultation and during the six-week period of public consultation undertaken in July – August 2010. A report on the representations has been prepared and is available on the Council's website at www.teignbridge.gov.uk/ldf
- 1.5** It is anticipated that there will be a review of this Supplementary Planning Document once the Core Strategy has been adopted.



2.0 Purpose of the Supplementary Planning Document

2.1 This Supplementary Planning Document supplements Local Plan and Structure Plan policies on the provision of affordable housing, where these policies are not clear or precise. Its purpose is to act as interim guidance in advance of a full review of policies on affordable housing through the preparation of the Core Strategy and other Development Plan Documents. The provisions of this Supplementary Planning Document do not apply to those parts of the Dartmoor National Park located in Teignbridge because planning policies within the National Park are the responsibility of the National Park Authority.

2.2 The objectives of this document are as follows:

- To facilitate the delivery of affordable housing to meet housing needs;
- To provide clarity, certainty and strong guidance for all those involved in the provision of affordable housing including developers, landowners, registered providers and the broad range of stakeholders including the general public concerned with affordable housing;
- To provide detailed guidance on the interpretation of the requirements in respect of affordable housing including on rural exceptions sites to be provided in accordance with the policies in the Local Development Framework;
- To ensure that new housing developments planned in the district address the identified housing needs of all parts of the community;
- To assist the creation and maintenance of sustainable, inclusive and mixed communities; and
- To provide guidance on the calculation of financial contributions in lieu of on-site provision of affordable housing.

2.1 Those preparing planning applications for residential development and rural exception sites are advised to contact the Council to discuss their proposals and the Council's requirements for affordable housing before the application is submitted. Such contact should not only be with planning officers but also with the Council's housing enabling officer who will be critical in the consideration of the planning application and can provide helpful information on likely levels, mix and type of affordable housing required.



3.0 Policy context

National

3.1 Planning Policy Statement 12 – “Local Spatial Planning”

Planning Policy Statement 12 states a planning authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its Development Plan. In this instance the Devon Structure Plan and the Teignbridge Local Plan are the adopted Development Plan; their policies have been saved by the Secretary of State.

3.2 Plan Making Manual

The Communities and Local Government’s Plan Making Manual which accompanies Planning Policy Statement 12 states that Supplementary Planning Documents are not required to have a specific link to or ‘hang off’ a development plan document policy, but they must be consistent with national planning policy and the relevant regional plan.

3.3 Planning Policy Statement 3 - “Housing”

The main guidance on affordable housing is provided by Planning Policy Statement 3 - “Housing” and the accompanying document “Delivering Affordable Housing”. Planning Policy Statement 3 stresses the key role the planning system has in securing the delivery of affordable housing and confirms therefore that delivering affordable housing is a material consideration. This statement sets out the Government’s aim of providing high quality homes in mixed communities by widening the opportunities for home ownership and offering a greater quality and choice to those who rent. It also sets out the definition of “Affordable Housing” and it is this definition that the Council has adopted for the purposes of this Supplementary Planning Document (see section 4).

3.4 Planning Policy Statement 1 – “Delivering Sustainable Development”

This statement advocates the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel.

3.5 Planning Obligations and Circulars

In securing affordable housing, Section 106 of the Town and Country Planning Act 1990 enables Local Planning Authorities to enter into legally binding agreements or planning obligations with a landowner (or as appropriate) in association with the granting of planning permission.

- 3.6 “Circular 05/2005 - Planning Obligations” provides guidance on the use of planning obligations. It stresses that they must be relevant to planning; necessary to make the development proposed acceptable in planning terms and fairly and reasonably related in scale to the development proposed. There is a general requirement that planning obligations should be reasonable in all other terms.
- 3.7 Three of these tests have been reinforced by the Community Infrastructure Levy Regulations 2010. It should be noted that the limitations on the ‘pooling’ of Section 106 contributions set out in the Regulations does not apply to affordable housing.
- 3.8 Planning obligations can be used to secure the inclusion of an element of affordable housing in a residential or mixed-use development where there is a residential component¹.
- 3.9 A requirement through a planning obligation for the provision of an element of affordable housing in residential or mixed-use developments with a residential component should be in line with Local Development Framework policies on the creation of mixed communities².
- 3.10 The presumption is that the affordable housing elements of residential or mixed-use developments with a residential component required by local policies on mixed communities and provided through planning obligations should be provided in-kind and on-site. However, there may be certain circumstances, where it may not be necessary for provision to be on-site, and where provision on another site or a financial contribution may represent a more appropriate option³.

¹ Part extract from Paragraph B12 of Circular 05/05 – Planning Obligations

² Paragraph B13 of Circular 05/05 – Planning Obligations

³ Paragraph B14 of Circular 05/05 – Planning Obligations

Statutory Development Plan

3.11 Devon Structure Plan 2001 - 2016 adopted 2004

The Devon Structure plan states the importance of taking into account the affordability of housing and the nature of housing need. It highlights the strategic importance of the need to provide for affordable housing and the need to secure an overall mix and choice of housing which best meets the needs of the community in both urban and rural areas. These are set out in the policies below.

Policy ST18 - Affordable Housing

In providing for housing development in accordance with Proposal ST17, Local Plans should ensure that adequate provision is made for affordable housing, based on an up to date assessment of need, and should secure affordable housing which best meets the needs of the area.

Policy ST18a - Mix and Type of Housing

Local Plans should ensure the provision of a mix and type of housing that best meets the needs of local communities, taking into account an up to date assessment of future housing need and existing housing availability.

3.12 Teignbridge Local Plan 1989 – 2001 adopted 1996

The Teignbridge Local Plan has policies that set out the local need for affordable housing. These are detailed below.

Policy H1

To provide for the development of about 8,900 dwellings in the Plan area within the period 1989 – 2001 to be distributed in accordance with Table H2 and as shown on the Proposals Map. The Council will **regard an identified need for the provision of affordable housing as a material consideration** to be taken into account in the assessment of proposals for new residential development on a substantial scale associated with Sub Regional, Area and Selected Local Centres.

Policy H9

The Council will **positively seek to secure *an element of affordable housing on sites of a substantial scale***, either allocated for housing development or with residential planning permission, in both urban and rural areas where there is a demonstrable lack of affordable housing to meet local needs.

- 3.13 This Supplementary Planning Document in later sections sets out how it supplements the relevant parts of the policies described above. These have been highlighted in bold and italic text.

Other Local Strategies

3.14 Teignbridge Corporate Plan

The Teignbridge Corporate Plan produced in 2008 sets out the Council's goal to work towards an average of 40% affordable housing on new housing developments across the district, (excluding the Dartmoor National Park area) and makes reference to the need to link this target with the provisions of the Exeter and Torbay Strategic Housing Market Assessment.

3.15 The Teignbridge Sustainable Community Strategy

This is the long-term vision and action plan showing how local organisations and agencies will work together to improve the social, economic and environmental well being of Teignbridge. The current document will shortly be succeeded by a new Sustainable Community Strategy covering the period 2010-2030. Both the current strategy and the review have a strong stance on affordable housing and the need for the Council to tackle the housing needs of all residents but especially the needs of our young people and the elderly.

3.16 A Housing Strategy for Teignbridge 2010-2015 – adopted Nov 2009

The Teignbridge Housing Strategy is supported by an Affordable Housing Strategy (adopted Feb 2010). The Housing Strategy is the plan which the Council will follow to ensure that the right homes are available with the opportunity for everyone to access a good quality home to suit their needs. The Affordable Housing Strategy amplifies this by setting out a number of initiatives and targets including; working in partnership to enable the delivery of 1000 additional affordable homes in the next five years; provide more homes suitable for older, disabled and vulnerable people and increasing the use of renewable materials and recycling in the construction of new homes.

- 3.17 Specific housing need figures for individual areas will be available through the housing enabling officer and will be drawn from a range of sources including the Housing Register and where appropriate Local Housing Needs Assessments.
- 3.18 The Council considers that in many instances the most satisfactory method of managing affordable housing sites is through a Registered Provider. The Council has established the Teignbridge Affordable Housing Partnership comprised of housing association partners who are able to demonstrate high standards and a commitment to deliver the Council's housing objectives. Developers are asked to consider working with our preferred partners as listed below. Further details may be obtained from the Council's Housing Enabling Officer.

Preferred Partners:

- Hastoe Housing Association - aharries@hastoe.com - 01305 216936
- Sovereign Housing Group - sgriffin@sovereign.org.uk - 01392 888022
- Teign Housing - enquiries@teignhousing.co.uk - 01626 322777
- Westcountry Housing Association –info@westwardhousing.org.uk - 01803 217500



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4.0 Definition of affordable Housing

- 4.1 The current Teignbridge Local Plan and Structure Plan do not specifically define affordable housing.
- 4.2 Planning Policy Statement 3 - Housing Annex B sets out the definition which is set out in the box below. This is up-to-date national advice and it is this definition the Council has adopted for the purposes of planning which includes this Supplementary Planning Document.

Affordable housing

‘Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.

- 4.3 Planning Policy Statement 3 states in the main text of the document that affordable housing includes social rented housing and intermediate affordable housing. Annex B defines each of these categories in more detail:

Social rented housing is:

‘Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.’

Intermediate affordable housing is:

‘Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.’

- 4.5 This definition constitutes the base definition of affordable housing which will be sought from developers through the provisions of this Supplementary Planning Document. For the avoidance of doubt such a definition does not include low cost market housing provided without subsidy as set out in paragraph 41 of the Communities and Local Governments paper on “Delivering Affordable Housing” published in November 2006.
- 4.6 New housing products are likely to emerge and when these products are seen to be in conformity with the two categories above or can otherwise be classed as affordable housing products they will be accepted as such for the provisions of this Supplementary Planning Document.
- 4.7 Sheltered Housing which provides for independent living will also not normally constitute affordable housing but institutional housing falling within Use Class C2, or housing with an element of care on site, may be considered as meeting the definition of affordable housing when judged against the individual circumstances of the type of development proposed. Student or staff housing will not be accepted as falling within the category of affordable housing.
- 4.8 Gypsy and Traveller accommodation is another significant category of accommodation required in the District. For the purposes of planning, pitches for Gypsies and Travellers will be included in the definition of affordable housing.
- 4.9 The Government is committed to providing high quality housing for people who are unable to access or afford market housing, for example, vulnerable people and key workers. Indications also suggest that a significant proportion of people in affordable housing are elderly. It

is therefore important that affordable homes are also affordable and accessible to live in. This includes ensuring the homes are as energy efficient as possible and as accessible as possible throughout life. One mechanism to meet the changing needs of a household is through the Lifetime Homes Standard as set out in the Department of Communities and Local Governments publication Lifetime Homes and Lifetime Neighbourhoods - a National Strategy for Housing in an Ageing Society (February 2008). Therefore the Council seeks to ensure as many homes as possible meet this standard. If it is not possible to meet all the criteria, then the Council will seek to ensure as many of the Lifetime Homes criteria are met as possible. The Council will also seek to ensure that as many houses as possible are built to meet wheelchair standards in line with Wheelchair Housing Design Guide. In terms of energy efficiency, the Council seeks to ensure that all new affordable homes are constructed to Code 3 as set out in the document "Code for Sustainable Homes" published in 2006 or to any higher level prescribed by national standards prevailing at the time the planning application is considered.



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5.0 Thresholds

Affordable housing will be sought on housing sites proposed for 15 dwellings or more, which are capable of accommodating 15 dwellings or more, or are 0.5 hectares or more in size, including new dwellings proposed through conversions and changes of use.

The Council reserves the right to calculate the capacity of the site to accommodate dwellings where it considers that the development proposed is not an appropriate density specifically for the purpose of avoiding the affordable housing threshold. The Council may also consider the overall area and capacity of adjoining parcels of land where development is phased or subject to separate planning applications, where such parcels can be considered to make up parts of a larger site.

Schemes including a significant proportion of non-residential floorspace will be considered on the basis of the numbers of dwellings proposed.

- 5.1 Local Plan Policy H9 states that affordable housing will be sought on “sites of a substantial scale”. PPS3 states that the national indicative minimum size for this is 15 dwellings, but that planning authorities can set lower thresholds than this in appropriate circumstances. It is considered that a lower threshold is best set through a Development Plan Document which is subject to independent inspection. Therefore this Supplementary Planning Document defines “substantial scale” as a site with capacity for 15 dwellings. The threshold will be reviewed as part of Development Plan policies in due course, or if national guidance reduces or removes such thresholds and any such policy may supersede this document on this matter.
- 5.2 The above gives further advice in relation to how site sizes will be measured in various different scenarios, in order to ensure clarity and consistency of application.



6.0 Site Targets

On qualifying sites for which affordable housing grant is not available affordable housing targets are set as follows:

- Kingskerswell, Kingsteignton, Newton Abbot and Ogwell parishes: 25%
- Dawlish and Teignmouth parishes: 30%
- All other parishes: 40%

These targets apply until 31st March 2011. At each 1st April after that date, the targets will increase by 1%, subject to a maximum of 40% and to the expected recovery of the housing market.

Affordable housing grant, where available, will be used to support increases in affordable housing provision on qualifying sites up to 40%.

Affordable housing will normally be required in the ratio of 70% social rented to 30% intermediate.

6.1 In terms of providing greater detail to policy, this chapter seeks to amplify what is meant by the relevant policies in the current Development Plan in relation to affordable housing requirements.

- Policy ST18 of the Devon Structure Plan states ‘**that adequate provision is made for affordable housing, based on an up to date assessment of need, and should secure affordable housing which best meets the needs of the area**’.
- Policy H1 of the Teignbridge Local Plan states that the Council will **regard an identified need for the provision of affordable housing as a material consideration**.
- Policy H9 of the same clearly states that the Council will **positively seek to secure an element of affordable housing on sites of a substantial scale**.

6.2 The Structure Plan and Planning Policy Statement 3 sets out the need to understand

and base affordable housing requirements on an up to date assessment of need. In understanding the needs of the district, The Exeter and Torbay Strategic Housing Market Assessment was undertaken and published in December 2007 and updated in 2010 to take account of the economic downturn. The Local Area Report for Teignbridge states that the number of affordable homes required in Teignbridge to meet the need exceeds the possible supply. Teignbridge presently has a low rate of affordable housing provision at around 10% of the total housing stock falling into the affordable category. The Report shows a net housing requirement for the Teignbridge district for the five years from 2009 to be 3,674 of which 58.5% should be market housing and 41.5% affordable housing. This is equivalent to 740 per year, of which 300 should be affordable. This percentage figure not only identifies need but justifies and supports the percentage target reflected in this Supplementary Planning Document and both the Council's Corporate and Housing Strategies.

- 6.3 In clarifying what Policy H9 means by an element, the Council considers the best way to present this is by way of a percentage of the overall number of residential dwelling being applied for.
- 6.4 In the current economic climate there is also a need to be flexible in the approach to viability. Planning Policy Statement 3 Paragraph 29, states that an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery should be undertaken. Accordingly the Council has undertaken an Affordable Housing Economic Viability Assessment.
- 6.5 The outcomes of this study has shown that whilst an affordable housing target of 40% without grant is viable and appropriate in some areas this is not the case throughout the district in the early years due to the current economic climate. It has shown that with grant, 40% can be achieved. It has also shown that in the Newton Abbot area and in the towns of Dawlish and Teignmouth that 40% without grant is not viable in the short term. This is primarily due to the house prices being lower in these areas.
- 6.6 Therefore this Supplementary Planning Document sets out initial percentages for affordable housing requirements in line with the conclusions of the Affordable Housing Economic Viability Study that forms part of the Local Development Framework's evidence base and is published on the Council's website, www.teignbridge.gov.uk/ldf. It should be noted that these percentages are on a without grant basis. Where grant is available the percentage of affordable housing required will be increased.
- 6.7 The study tested a number of notional sites with different variables and assumptions which

can have an impact on viability. Where an overall percentage figure has been given in this document it has been assumed that there would be planning requirements such as education, public transport and other infrastructure contributions costing about £7500 per market house. It has also allowed for the additional costs associated with lifetime homes and the prevalent Sustainable Code cost. Should these variables change this will have an impact on the overall viability of a scheme.

- 6.8 The viability study indicates a potential recovery path for the housing market from its current position and should this occur future years will see the potential for higher affordable housing provision. This is reflected in the proposed annual target increases. These will be applied on 1st April each year, provided that house prices meet the forecasts set out in the viability report.
- 6.9 The Land Registry data shows that the Devon average price was £195,278 in April 2010. The potential 'middle' recovery path from the position at 1st April 2010 (shown on an index, April 1st 2010 = 100), is included in the table below, with equivalent Devon average house price figures shown.

Year	2010	2011	2012	2013	2014
Index	100	102	103	105	111
Price	£195,278	£199,184	£201,136	£205,042	£216,759

- 6.10 If the April average house price for Devon reaches these levels by April each year, the affordable housing targets will be increased as set out in Box 2 above. In the situation where the price is not met any increase will not be applied until evidence indicates that the market has recovered to a sufficient level, which may be during the following year.



7.0 Developer Contributions

Where the site targets set out in Section 6 of this Supplementary Planning Document assume that no affordable housing grant will be available to fund the provision of affordable housing, the developer will be required to construct the affordable dwellings and sell the completed dwellings to the affordable housing provider at a price which retains their affordability without the need for external grant funding. The matrix set out below gives these prices, calculated at 2010/11 prices. These will be recalculated each year to take account of the changing financial situation.

Where grant is available this will be used to increase the provision of affordable housing on sites up to 40% rather than to subsidise the expected grant free provision.

- 7.1 The Development Plan policies outlined earlier do not set out requirements in relation to the financing of affordable housing through development of market housing sites. However, clearly there is a need for guidance in this respect, in order to ensure that the housing provided will actually be affordable. Planning Policy Statement 3 confirms that it is for Local Development Documents (such as this Supplementary Planning Document) to set out the approach to seeking developer contributions to facilitate the provision of affordable housing.
- 7.2 It is not economically feasible to provide affordable housing without external subsidy, because the cost of land and construction cannot be met by below-market rent and purchase costs. Subsidy has in recent years come from a mix of public sector grants (such as those from the Homes and Communities Agency) and private sector investment through use of Planning Obligations under Section 106 of the Town and Country Planning Act 1990.
- 7.3 It is known that the availability of public sector funding will be significantly reduced in the next few years and therefore there will be a need to ensure that affordable housing provided

through market housing is on a zero grant basis. In other words, the housing association (or other managing organisation) will purchase the dwellings at a price which they can borrow or otherwise finance themselves, based on their expected income stream from the dwelling.

- 7.4 The need to provide affordable houses in this grant free environment therefore will require the developer to subsidise each dwelling to a greater extent than may have been the case in the past. The site targets set out in the previous section reflect this increased cost per affordable dwelling, and therefore this will not impact on the overall economic viability of development.
- 7.5 The implications for developers are set out above and in the matrix below. This sets out the maximum price at which developers will be able to sell their completed dwellings to a housing association. This is a mechanism to ensure that the policy aim is met and is based on analysis by the Council's preferred partners. This will be set out in the Section 106 agreement. The cost set is correct at 2010/11, and will be recalculated annually.

Teignbridge District Council Matrix

Rented Properties

House type	Size m ²	Maximum Sum Payable by Housing Association
1b2p flat	46	£33,500
2b4p flat	71	£43,500
2b4p house	76	£50,250
3b5p house	86	£59,000
4b6p house	96	£76,000

Shared Ownership Properties

House type	Size m ²	Open Market Value	Maximum Sum Payable by Housing Association
1b2p flat	46	100,000	£39,000
2b4p flat	71	120,000	£51,000
2b4p house	76	145,000	£67,000
3b5p house	86	175,000	£85,000



8.0 Testing Viability

Developers that wish to negotiate affordable housing provision below the target set out in this Supplementary Planning Document are strongly recommended to contact the Council in advance of making an application with the required information.

Where a developer can prove that a site is unviable with the targets, for example, where the site is subject to significant costs which are exceptional to that site and which reduce the financial viability of the development, then the Council will consider whether changes to the proposal are necessary in the interests of delivering appropriate development.

Changes to the scheme which improve viability will be considered by the Council during negotiations, including but not limited to reduced affordable housing provision, alterations to the mix, tenure split and scale of housing and changes to other planning and infrastructure requirements.

On sites of 100 dwellings or more, the Council will require re-assessment of financial viability at each new 50 dwellings phase in order to reconsider the potential for affordable housing in that phase.

- 8.1 The provision of affordable housing is obviously a significant cost to developers, and the policy approach recognises this fact. The affordable housing percentages set out earlier have been tested and this indicates that the incorporation of this level of affordable housing retains a significant land value, sufficient to bring the site forward. This testing has ensured that the policy is achievable in current circumstances and taking account of a range of potential development costs including planning related costs associated with the provision of infrastructure.
- 8.2 There may, however, be occasions where significantly higher costs are associated with the

development. In such cases, it is open to the potential developer to seek to negotiate a reduced provision with the planning authority. Given the work that has been undertaken on viability, this is expected to be a rare occurrence, and the developer will need to provide clear proof that their costs are significantly higher than have been accounted for within the Council's study.

- 8.3 Such proof will need to be provided to the Council in detail in order to allow the planning authority to assess them. The Council employs a valuer who will advise the planning officers as appropriate. If any variations to the usual costings are agreed then the Council will use these to reassess the scheme's viability.
- 8.4 The provision of affordable housing is not the only issue open to negotiation in terms of viability and the policy makes it clear that a variety of changes should be considered in order to provide a viable scheme. The Council will need to make a judgement about whether the scheme continues to be appropriate or if the changes arising from this viability assessment are so significant that it should now be refused.
- 8.5 Where sites are over 100 dwellings, they will take over a year to complete, and therefore the economic background to viability will change during their lifetime. The interim target set out earlier is based on current economic circumstances, and does not meet the level of need. Accordingly, it is appropriate for the Council to incorporate a clause in the planning obligation ensuring that viability is re-assessed for future phases.



9.0 Social Inclusion

Affordable housing should not be visually distinguishable from market housing through design, materials or size.

On sites of 15 dwellings or more affordable housing and market housing should be intermixed, avoiding particular concentrations in one street or area

- 9.1 Structure Plan policy Aim 4 sets out the need for social inclusion as a key element of the planning system. The provision of affordable housing is, in itself, important for social inclusion, ensuring that those who cannot afford market housing have access to decent housing. However, experience has shown that planning requirements need to go further.
- 9.2 In new housing areas, it is an excluding and/or divisive factor if affordable dwellings are distinguishable from market dwellings, and this can be particularly a concern where they are separated into different streets or areas within a housing estate. Therefore, the policies of this Supplementary Planning Document seek to avoid such exclusion by requiring that new affordable and market dwellings are similar in appearance and are intermixed within housing areas. There may be exceptions to this but these will need to be clearly justified.
- 9.3 It is understood that some affordable housing providers are concerned about the impact on management costs of this approach. However, the social costs of seeking to separate communities by design and layout can be very high. It is also a legal requirement that planning should seek to reduce crime through design and layout.



10.0 Off Site Provision

Where sites provide affordable housing in accordance with Local Plan policy H9 then the Council will encourage its provision within the site, in order to promote the creation of inclusive communities.

However, where it is appropriate the developer and Council may agree that affordable housing is provided elsewhere. Such developer contributions will be through completed dwellings, land with residential planning permission and/or financial contributions, which together permit the provision of the target number of affordable dwellings within Teignbridge District Council area without the need for external public funding.

These contributions will be used to increase the provision of affordable housing within the Teignbridge District Council area.

- 10.1 It is the preference of the Council that affordable housing is provided as part of mixed developments, to foster social inclusion and because this is usually the most effective way to bring forward affordable housing development. However, there will be occasions when it is appropriate for a development to provide for the district's affordable housing needs on a different site to that of the development site. Where the Council agrees to this approach, the above policy gives guidance on alternative methods.
- 10.2 There are a number of approaches open to a developer in providing for delivery of affordable housing off-site. The policy sets a number of options which are not exclusive and these are set out in the bullet points below. There is potential for a mix of these to be provided, subject to the overall package providing the target level of grant free affordable housing.
- The developer could sell completed dwellings to the housing association, at the price set out in paragraph 7.5 under Developer Contributions for completed dwellings.

- The developer could provide land with planning permission to the Council, plus a sum sufficient to provide affordable housing without the need for public subsidy.
- The developer could provide a sum sufficient to cover the purchase of land and the construction of affordable dwellings, allowing for investment from a housing provider, but again without the need for public subsidy.

10.4 Any such sums received by the Council will be retained, and used for the purpose of increasing the supply of affordable housing in Teignbridge.



Westcountry Housing Association



11.0 Exceptions Sites

The Council will positively encourage the provision of affordable housing in rural areas through the use of exceptions sites providing 100% affordable housing. Local Plan policy H8 will be read in this positive context.

- 11.1 Teignbridge Local Plan policy H8 sets out the current Development Plan approach to the provision of affordable housing in rural areas through the exceptions approach. In order to ensure that the Council's corporate objectives for rural affordable housing provision are met, this Supplementary Planning Document confirms that the policy must be read in a positive, enabling light and not used to deter appropriate and much-needed provision. The Council currently supports rural housing enablers, who can help communities to assess their housing needs.
- 11.2 The Government is introducing a Right To Build policy, which will enable rural communities to approve certain small scale developments subject to local referenda. It is envisaged that this will be another method for the achievement of affordable housing in rural areas.