
Leicester City
**local
development
framework**

**Supplementary
Planning Document**



AFFORDABLE HOUSING SPD

**PRE-ADOPTION DRAFT
January 2011**



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Part 1. Background

Purpose

1.1 This Supplementary Planning Document (SPD) provides further detail on, and supports the implementation of, Policy CS7 of the Council's Local Development Framework Core Strategy document (See Appendix 2). It aims to provide greater certainty and clarity for all parties involved in the delivery of affordable housing within the City, and is intended to be used in decision making relating to planning applications that include residential development. The SPD has been developed in the context of the following:

National Policy

1.2 Planning Policy Statement 3: Housing sets out the Government's national housing objectives, including those in relation to affordable housing. Its main aim is to improve the affordability and supply of housing ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

1.3 PPS3 also contains definitions for affordable housing, social rented housing and intermediate housing. These are the definitions that the Council has adopted for the purposes of Core Strategy Policy CS7 and this SPD. The definitions can be found in Appendix 1.

1.4 Since coming to power in May 2010, the Coalition Government has made a number of new announcements relating to affordable housing policy. These include a proposal to introduce a new 'affordable rent' tenure, and a new 'Local Standards Framework' that will eventually replace the current HCA Quality Standards. The City Council will continue to monitor the impact these and other future proposals have as they are incorporated into national policy, and this will be reflected in the contents of any future reviews of this SPD.

Local Policy and Other Strategies

1.5 The Council's LDF Core Strategy was adopted on 25th November 2010. This sets out the spatial planning strategy for the City up to 2026 and is the key document within the Council's Local Development Framework. Policy CS7 relates specifically to affordable housing – this policy can be seen in Appendix 2.

1.6 Encouraging mixed housing developments and ensuring a real choice of housing for everyone, with an increased supply of affordable housing, are also priorities of the One Leicester Sustainable Communities Strategy, adopted in 2008.

1.7 In addition, the Council also has an Affordable Housing Strategy (November 2009) which seeks to maximise the provision of high quality affordable housing across the City.

Part 2. Evidence Base

Strategic Housing Market Assessment (Affordable Housing Need)

2.1 The Leicester and Leicestershire Strategic Housing Market Assessment (SHMA), published in December 2008, identified a shortfall of 790 affordable dwellings per year within the City over the next 7 years. This equates to 55% of all new housing provision - although the study acknowledged that experience shows this is unlikely to be economically viable: subsidy, from whatever sources, is unlikely to be available on this scale.

Affordable Housing Viability Assessment (Viability)

2.2 The Council undertook an Affordable Housing Viability Assessment (AHVA) in August 2009 with Housing Market partners, which builds on the contents of the SHMA and balances the high level of need with the realities of what is economically viable. This has identified a significant variation in viability across the City, making the use of a single affordable housing requirement impractical. The Viability Assessment directly informed the development of the Core Strategy affordable housing policy.

Part 3. Delivering Through The Planning Process

Engagement with the Council

3.1 The Planning pages on the City Council's website (see Appendix 4 for link) contain a large amount of information relating to what is required to proceed with development schemes. Developers and applicants are advised to refer to these at their earliest opportunity.

3.2 Pre-application discussions with the Council are also encouraged. These can help to identify any potential issues before detailed plans are drawn up and submitted, often saving considerable time and money. The first point of contact should be the Planning Management and Delivery team (see Appendix 4 for contact details).

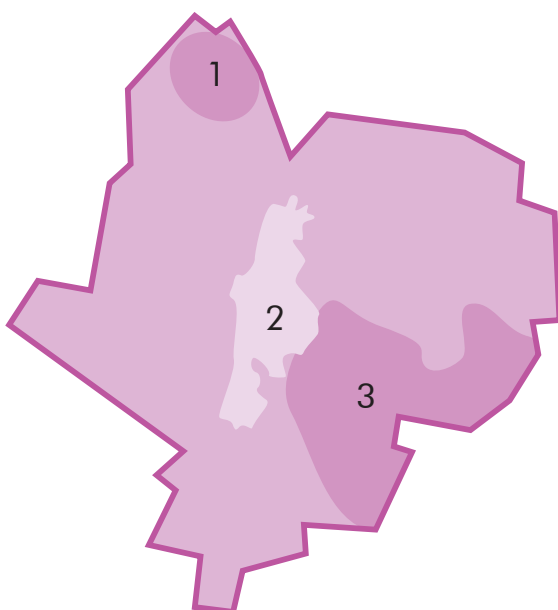
3.3 The flow chart in Appendix 5 provides guidance on the process any applicant proposing a development above the affordable housing threshold needs to go through to proceed to a completed development, and which Council Officers should be involved at which stages of the process. The guidance in Appendix 6 also sets out exactly what is required in terms of a planning application containing an element of affordable housing provision.

When Does The Core Strategy Policy Apply?

CS POLICY 7:

"On all sites of 15 dwellings or more or 0.5 ha or over, the Council will require the following percentages of the total number of dwellings proposed to be affordable, to meet local needs:

- 15 % in the Strategic Regeneration Area
- 30 % in the South East of the City and Ashton Green
- 20 % elsewhere in the City"



Affordable Housing

1. Ashton Green
2. Strategic Regeneration Area
3. South East Leicester

3.4 Policy CS7 applies to all applications containing a gross number of 15 dwellings or more, or 0.5 ha or over. This includes mixed use developments where 15 or more dwellings form part of a larger scheme, or where the residential element of the scheme covers more than 0.5ha. It also includes conversions and changes of use.

3.5 For the purposes of the Local Development Framework, a dwelling is defined as falling under the C3 use class as defined in the Town and Country Planning Use Classes Order. This includes some specialist accommodation such as certain types of older persons housing. However the policy does not apply to development providing accommodation outside of Use Class C3, e.g. most care and nursing homes that are not self contained, hotels, hostels or hospitals.

3.6 The policy will also not apply to housing units that have been conditioned to limit occupancy to students - but if student-type accommodation is proposed and the developer does not wish to limit their occupation to students then the policy will apply.

3.7 When applying the policy the Council will consider the gross number of proposed dwellings not the net increase. This means that where, for example, a proposal is for 20 new dwellings but proposes the demolition of 6 existing dwellings, an affordable contribution would still be expected as the gross number of dwellings would be over the 15 threshold even though the net increase would be under it.

3.8 Maps showing detailed boundaries of the Strategic Regeneration Area, Ashton Green and the South East of the City can be found in Appendix 3.

Subdivision and Efficient Use of Land

CS POLICY 7:

“Developers should not circumvent this policy by artificially subdividing sites, and are expected to make efficient use of land. If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.”

3.9 With all housing proposals the Council will seek to maximise the efficient use of land considered suitable for development, whilst having regard to the character of the locality. Schemes that subdivide sites into smaller areas or inappropriately reduce densities to deliberately avoid the requirement to provide affordable housing will not be acceptable

3.10 Similarly, the development potential of land adjacent to a site will be examined with a view to securing appropriate comprehensive development. Where it is clear that the site could form part of a larger above threshold site, by including adjoining land not necessarily in the same ownership, then affordable housing may be sought/justified as part of a comprehensive, integrated development. The piecemeal development of land to avoid the requirement to provide affordable housing will not be acceptable.

3.11 In determining whether two or more adjacent pieces of land should be considered as one, the Council will consider the following:

- Whether a previous application incorporated parts of both sites;
- Whether the sites are inter-dependant (i.e. when one site is dependant on another for development) in any way – for example, functionally or physically;

- Whether there is a financial or business link between the owners (e.g. if a site has been deliberately split into two, and put in two different names);
- Whether there is a reasonable prospect of developing both sites together; and
- Whether there have been actions undertaken on behalf of an owner or developer to release land after a site in close proximity has benefited from a planning permission.

Viability

CS POLICY 7:

“The Council will expect... (the full percentage)... requirements to be met and any proposal below the percentages indicated will need to be fully justified through clear evidence set out in a viability assessment, and will need to demonstrate that grant funding sources have been fully explored.”

3.12 The Council will initially expect the required level of affordable housing to be delivered without public subsidy and provided on site. If a developer claims that it would be unviable to provide the required amount of affordable housing then the onus will be on them to prove this through the use of an appropriate financial viability assessment in the form of a detailed development appraisal, submitted at the same time as their planning application. This appraisal should be in line with the Council’s latest guidance on the Preparation of Development Appraisals.

3.13 The Council will make a judgement on whether they consider the proposed reduction in affordable housing provision is justified based on the evidence provided and any other available information. Developers are expected to factor in the Council’s requirements for affordable housing and other developer contributions when assessing the value of any residential site.

3.14 While the Council acknowledges that in certain circumstances there may be exceptional and unforeseen development costs, over and above typical build costs, which will impact on the financial viability of a scheme, it also expects land and property values to take account of all abnormal costs which could have reasonably been foreseen. Such costs include site clearance and demolition, landscaping, archaeological and ecological costs, flood alleviation, drainage, planning requirements and any other development costs including Section 106 obligations. Therefore applicants should not automatically assume that because a site is previously developed and site clearance/decontamination is required, that these are exceptional and unforeseen costs. Similarly it is not acceptable as part of any viability test for a developer to pay, or commit to pay, an enhanced purchase price significantly above the market value of the site.

3.15 The Council will always seek to have transparent and open discussions with applicants, and any commercially sensitive information that is submitted will be treated as confidential.

3.16 The Council will also expect applicants to have provided evidence demonstrating that they have explored all possible sources of grant funding before resorting to reduced affordable housing provision. The Council will seek to assist with trying to identify sources of grant funding wherever possible.

3.17 Developers are expected to explore every opportunity to maximise the affordable housing provision up to the requirements set out in CS7. Close working between developers, the Council, RSLs and where relevant the HCA (or any successor organisation) as early as possible in the planning application process should help to achieve the highest possible levels of provision and ensure the most desirable possible levels of housing mix and design.

On Site/Off Site Provision

CS POLICY 7:

“Affordable housing should be provided on site and only in exceptional circumstances will contributions to make an equivalent provision elsewhere be acceptable.”

3.18 The Council expects affordable housing to be provided onsite to help create a mix of housing type and tenure within new developments. Only in exceptional circumstances, where the developer can robustly justify that it is not appropriate to provide affordable housing on site will off site provision elsewhere in the City, or in lieu financial contributions, be acceptable. In such instances, it will be necessary for the developer to demonstrate that the off-site or in lieu provision would better meet the need for affordable housing and better support the creation of mixed communities.

3.19 In terms of collecting financial contributions in lieu of on-site provision, PPS3 states that the contribution should be of ‘broadly equivalent value’ and should contribute to the creation of mixed communities in the local area (PPS3, paragraph 29).

3.20 The City Council will invest any sums received in lieu of on site provision to secure additional affordable housing elsewhere in the City, to meet identified priorities.

Dwelling Size, Tenure and Mix

CS POLICY 7:

“The type and mix of affordable housing sought will reflect the findings of the Strategic Housing Market Assessment.”

3.21 To support the creation of sustainable, inclusive and mixed communities, the Council will seek to secure a mix of housing types and sizes for both the market and affordable elements of a scheme. (The Council is currently producing a Housing Mix and Type SPD to assist with this). Whilst the final tenure and mix will be agreed on a scheme-by-scheme basis, the Council will seek to secure a range of housing types as recommended by the SHMA or any subsequent updates. The table in Appendix 7 summarises the recommended mix of the affordable dwellings and will be used as an indicative guide for determining the appropriate mix of affordable dwellings on a site.

3.22 The precise mix of all affordable housing sought by the Council on any development site will reflect our latest SHMA data and may also reflect other evidence of Housing Needs, such as an analysis of our Housing Register, the City Council’s Adapted Housing Database, supplementary studies/information relating to Supported Housing needs, etc.

3.23 All large residential sites will be expected to contribute towards meeting the City’s requirements for wheelchair housing. The Council’s Housing Development Team will discuss the affordable wheelchair housing requirements for each individual site with the applicant.

Social Rented/Intermediate Split

3.24 The split of social rented/intermediate housing should be in line with the needs information set out in the latest SHMA or its subsequent updates. Our current evidence, contained within the 2008 SHMA and as seen in Appendix 7, concludes that this should be a 75% social rented / 25% intermediate split.

Quality Standards

3.25 All new housing in the City - including all affordable housing - should meet the highest possible standards of design and construction by complying with all other relevant policies as required by the Core Strategy and other Development Plan Documents policies (including Code for Sustainable Homes, Building for Life and Lifetime Homes standards). This is in addition to complying with all national legislation and planning guidance.

3.26 All affordable homes will be required to be built to the Homes and Communities Agency (or its successor) or the Council's own minimum space standards, whichever is the greatest. The Council's current space standards for affordable housing are shown for information in Appendix 8.

3.27 The Council also has its own enhanced standards requirements for wheelchair accessible homes. (Please contact the Housing Development Team for more details).

3.28 Details such as site levels/gradients and standards with regards to fully wheelchair accessible dwellings should be agreed and finalised with the Council's Housing Development Team both at pre-planning stage and **prior** to construction of the dwellings.

3.29 In addition, all affordable housing shall meet the latest design standards required by the Homes and Communities Agency (HCA) where HCA funding is available. Where such funding is not available, best endeavours shall be made to match the same standards.

Integrating Affordable Housing

3.30 The affordable dwellings should be well integrated and indistinguishable from the market housing, and will be expected to demonstrate the same high design quality in terms of form, layout and contribution to the character and appearance of the area. The Council will generally expect the affordable units to be dispersed in small clusters across the whole site rather than in one location.

3.31 This applies to all types of housing. However it is recognised that in some apartment and flat schemes, due to service charge issues, it may be more appropriate for a number of affordable units to be grouped together on a particular floor or in small blocks – but ensuring that these are still well integrated and indistinguishable from the market housing on the site.

3.32 Where the Council and developer agree that an entire block of flats can be for affordable housing, the Council will expect to see the freehold transfer of the affordable housing block to the RSL (or other housing provider approved by the Council) to enable service charges to be within the control of the RSL.

In Perpetuity

CS POLICY 7:

Affordable housing should be available to those in housing need in perpetuity.

3.32 It is important that affordable housing units provided through planning agreements (and any other means) are retained within the affordable housing stock for the long term and the Council will seek to ensure that affordable housing is occupied by those people who need it. The involvement of a Registered Social Landlord (RSL) such as a Housing Association or other housing provider, approved by the Council, will ensure a greater element of control over the continued occupancy of new affordable housing.

3.33 For all types of affordable housing, the Council will ensure that through the legal agreement, condition or other secure mechanism entered into, the affordable housing will remain available at rents (or prices) affordable to those in housing need, in perpetuity or that the value is recycled to provide other forms of affordable housing, to meet an identified local need (in line with the definition of Affordable Housing set out in Appendix 1 and PPS3).

Management and Maintenance

3.34 Many new developments, particularly flat developments, require the payment of annual service/maintenance charges for the upkeep of internal and external public areas. However, these costs can jeopardise the provision of housing which is affordable for households in housing need. Therefore, in developments where the affordable housing provided would be subject to service and/or maintenance charges, the charges should be minimised so that occupancy does not become unaffordable. In addition, the City Council will consider adopting areas of open space created as part of new development, subject to this being in the public and Councils interest. The proposed level of service charges will form part of pre-application discussions.

Ensuring Timely Delivery

3.35 In order to ensure the timely provision of the affordable housing element on mixed tenure development sites a condition will normally be imposed to restrict the number of market homes to be built on the development until such time as a pre-determined proportion of affordable housing has been built and transferred to a RSL (or other housing provider approved by the Council)

3.36 The Council will generally secure provision of affordable housing through a Section 106 agreement. Our standard s106 agreement is available through a weblink listed in Appendix 4.

Part 4. Monitoring and Review

4.1 The application of both Core Strategy Policy CS7 and this SPD will be monitored. In addition, monitoring of the provision of new affordable housing is carried out as part the Local Development Framework Annual Monitoring Report. Information gathered will form part of the evidence base which will be used to inform any subsequent reviews or updates of the SHMA and of this SPD.

Appendix 1. Affordable Housing Definitions

The following are the affordable housing definitions used in the Local Development Framework (including in this SPD), reflecting those provided in Planning Policy Statement 3 (PPS3):

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'.

Social Rented Housing:

'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 (now Homes and Communities Agency) as a condition of grant.'

Intermediate Affordable Housing:

'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 (eg HomeBuy), other low cost homes for sale and intermediate rent.'

NOTE: 'Low cost market housing' provided without subsidy will not be accepted as part of any negotiated affordable housing. These units, which are generally smaller units or starter homes at the bottom end of the price range, can meet a need at the lower end of the housing market, but do not meet the definition of affordable housing as set out above and in PPS3.

Affordable Rent is a form of affordable housing tenure first introduced by the Coalition Government in 2010. A DCLG consultation document (February 2011) proposes that it is included as part of the PPS3 definition of affordable housing from April 2011, defined as follows:

Affordable Rented Housing:

"Rented housing provided by registered providers of social housing, that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents."

Appendix 2. Core Strategy Policy CS7: Affordable Housing

The Core Strategy was adopted on 25th November 2010. It includes the following affordable housing policy:

CS POLICY 7. AFFORDABLE HOUSING

New residential development should contribute to the creation and enhancement of sustainable mixed communities through the provision of affordable housing.

On all sites of 15 dwellings or more or 0.5 ha or over, the Council will require the following percentages of the total number of dwellings proposed to be affordable, to meet local needs:

- 15 % in the Strategic Regeneration Area
- 30 % in the South East of the City and Ashton Green
- 20 % elsewhere in the City

The Council will expect these requirements to be met and any proposal below the percentages indicated will need to be fully justified through clear evidence set out in a viability assessment, and will need to demonstrate that grant funding sources have been fully explored.

The type and mix of affordable housing sought will reflect the findings of the Strategic Housing Market Assessment.

Developers should not circumvent this policy by artificially subdividing sites, and are expected to make efficient use of land. If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.

Affordable housing should be provided on site and only in exceptional circumstances will contributions to make an equivalent provision elsewhere be acceptable.

Affordable housing should be available to those in housing need in perpetuity.

4.4.34 The One Leicester Sustainable Community Strategy aims to provide a real choice of housing for everyone, with an increased supply of affordable homes. Affordable housing need in Leicester is currently very high. The Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) 2008 has identified that there is a shortfall in the City of some 790 affordable units a year for the next 7 years. To meet this need through developer contributions alone would require 55% of all new housing to be affordable. However the SHMA recognises that this is not practical. The Council will therefore continue to work with Registered Social Landlords (RSLs) to maximise opportunities for increased numbers of affordable housing units outside of the Section 106 system.

4.4.35 Consultation on the Core Strategy has highlighted the issue of viability as being key, with respondents being unanimous in wanting challenging yet realistic and achievable affordable housing targets, which are based on an informed assessment of economic viability and take account of the varying degrees of viability in different parts of the City.

4.4.36 The Council has therefore undertaken an Affordable Housing Viability Assessment (AVHA) with Housing Market Area partners, which builds on the contents of the SHMA and Infrastructure Assessment and balances the high level of need with the realities of what is economically viable. This has identified a significant variation in viability across the City making the use of a single affordable housing requirement impractical.

4.4.37 The Council has therefore set different affordable housing requirements in Policy CS7, reflecting the evidence of varying degrees of viability.

4.4.38 The affordable housing threshold and required percentage contributions reflect a consideration of:

- i) The economic viability of providing affordable housing within the local area and the need to maintain housing delivery in a changing economic climate;
- ii) The need for balanced communities, including the mix of units necessary to meet local needs;
- iii) Infrastructure requirements and the availability of funding from other sources, both towards infrastructure and affordable housing; and
- iv) The particular high costs of redevelopment within the Strategic Regeneration Area.

4.4.39 The overall affordable housing target for the City for 2006-2026 is 4065 dwellings. Taking into account completions between 2006 and 2009 this amounts to 3474 dwellings between 2009 and 2026 – an average of 204 dwellings per year.

4.4.40 The target represents the minimum number of additional affordable dwellings that the Council expects to be provided. It has been devised having regard to viability considerations and is therefore lower than the overall need identified within the City.

4.4.41 It is expected that this target will be met largely through S106 developer contributions. However the Council acknowledges the important contribution that Council and RSL-led schemes, purchase of existing stock and other sources will also make to meeting the overall affordable housing need and the opportunity they provide for the City to achieve levels of affordable housing provision well above the minimum target levels identified above.

4.4.42 The Council will continue to monitor affordable housing completions and progress towards achieving the target. If it appears that the number of affordable units being secured through the planning system is not to the levels predicted then the Council will give strong consideration to lowering the affordable housing threshold when the Core Strategy is reviewed.

4.4.43 Similarly, the Council will continue to monitor market conditions; if they change significantly from those tested in the AHVA it will lead to a review of the percentage targets in the policy and the overall affordable housing target for the City. This too will be taken forward as part of the review of the Core Strategy.

4.4.44 The requirement to provide affordable housing applies to all types of development involving self-contained C3 dwellings (including mixed use developments and conversions).

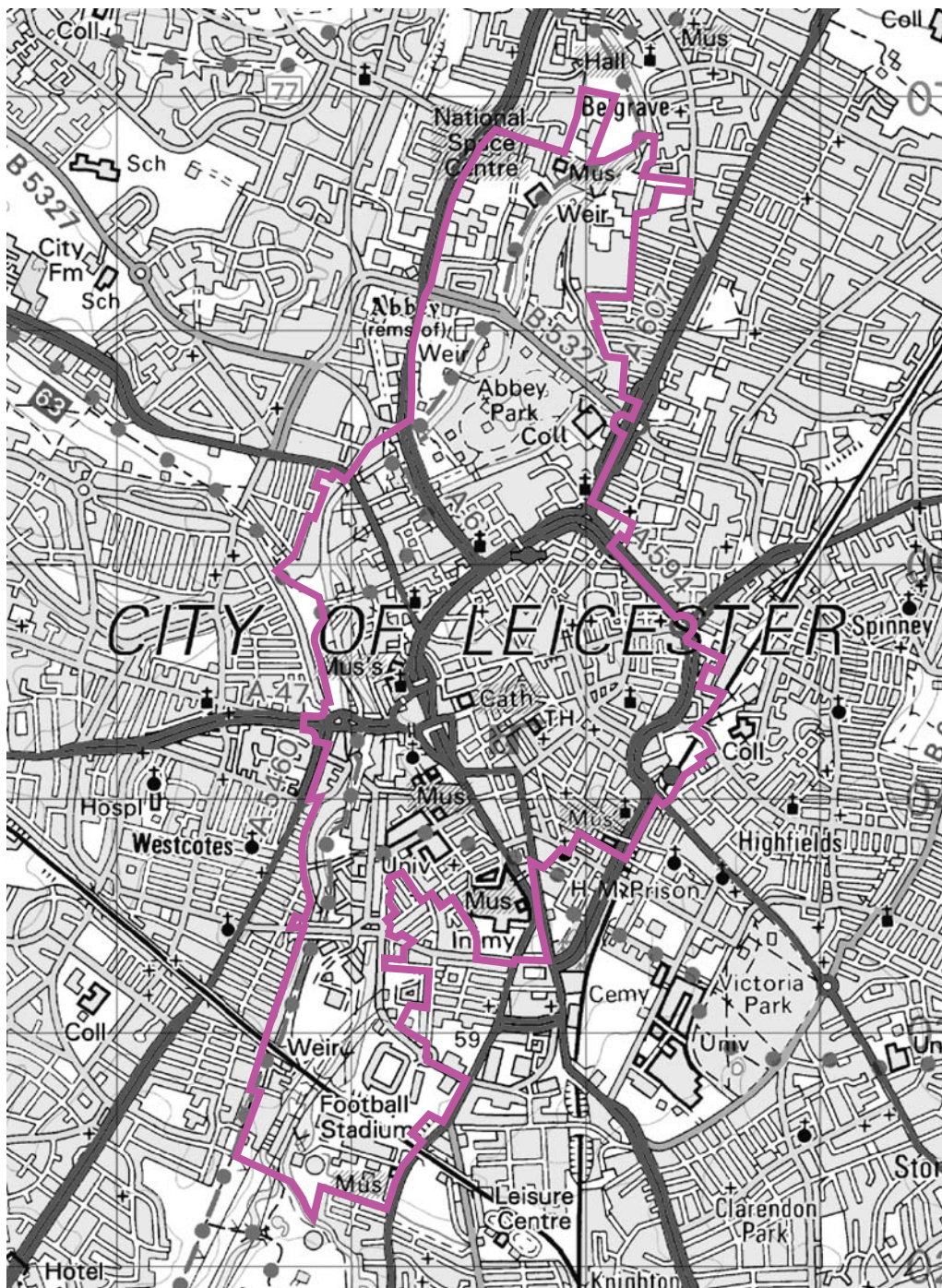
4.4.45 The Council will initially expect the required level of affordable housing to be delivered without public subsidy and provided on site. If a developer claims that it would be unviable to provide the required amount of affordable housing then the onus will be on them to prove this through the use of an appropriate viability assessment. The Council will expect developers to seek grant aid. In these circumstances we will assist the developer in attracting additional funding (for instance through RSLs and the HCA) to achieve the level of affordable housing required.

4.4.46 The Council will generally secure provision of affordable housing through a Section 106 agreement.

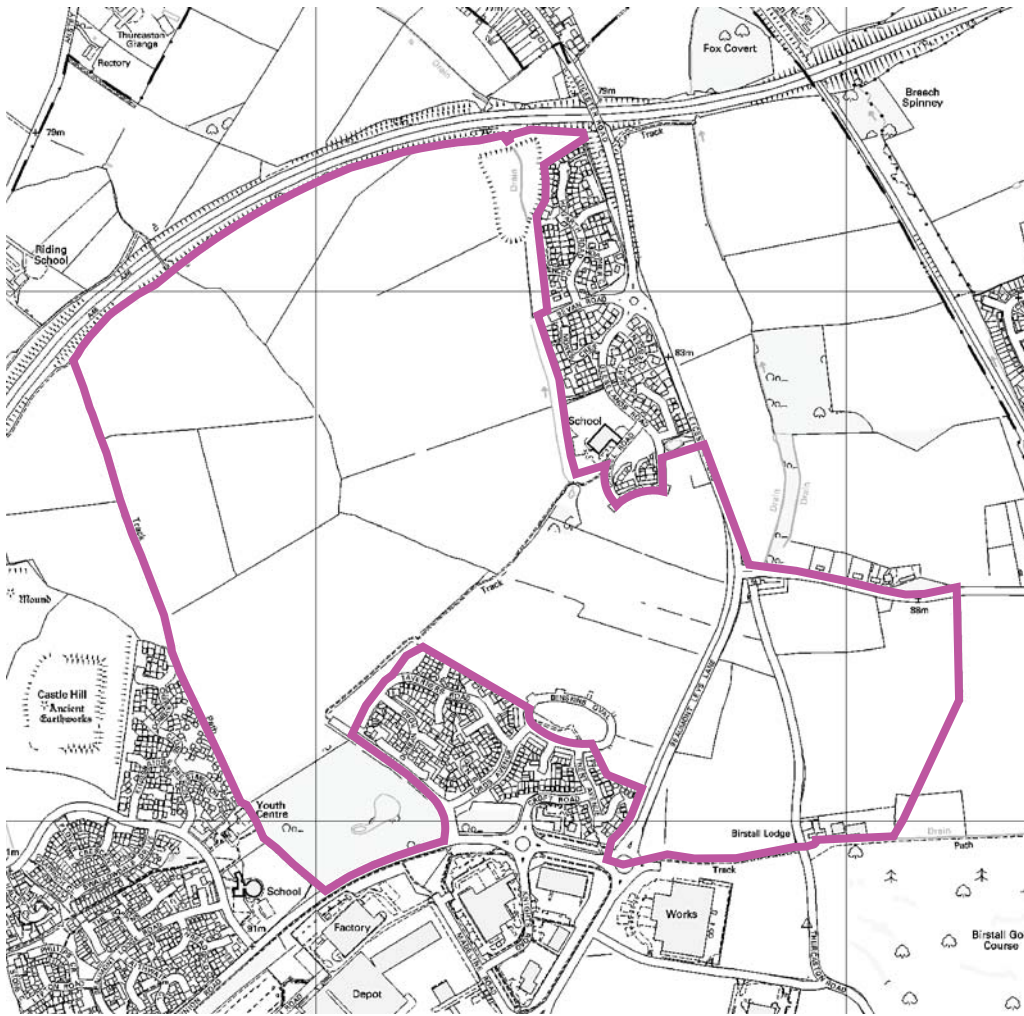
4.4.47 Further guidance on the detailed application of this policy will be found in an Affordable Housing Supplementary Planning Document. This will include more information on when equivalent off-site in lieu contributions will be considered and how these will be calculated.

Appendix 3. Core Strategy Affordable Housing Areas

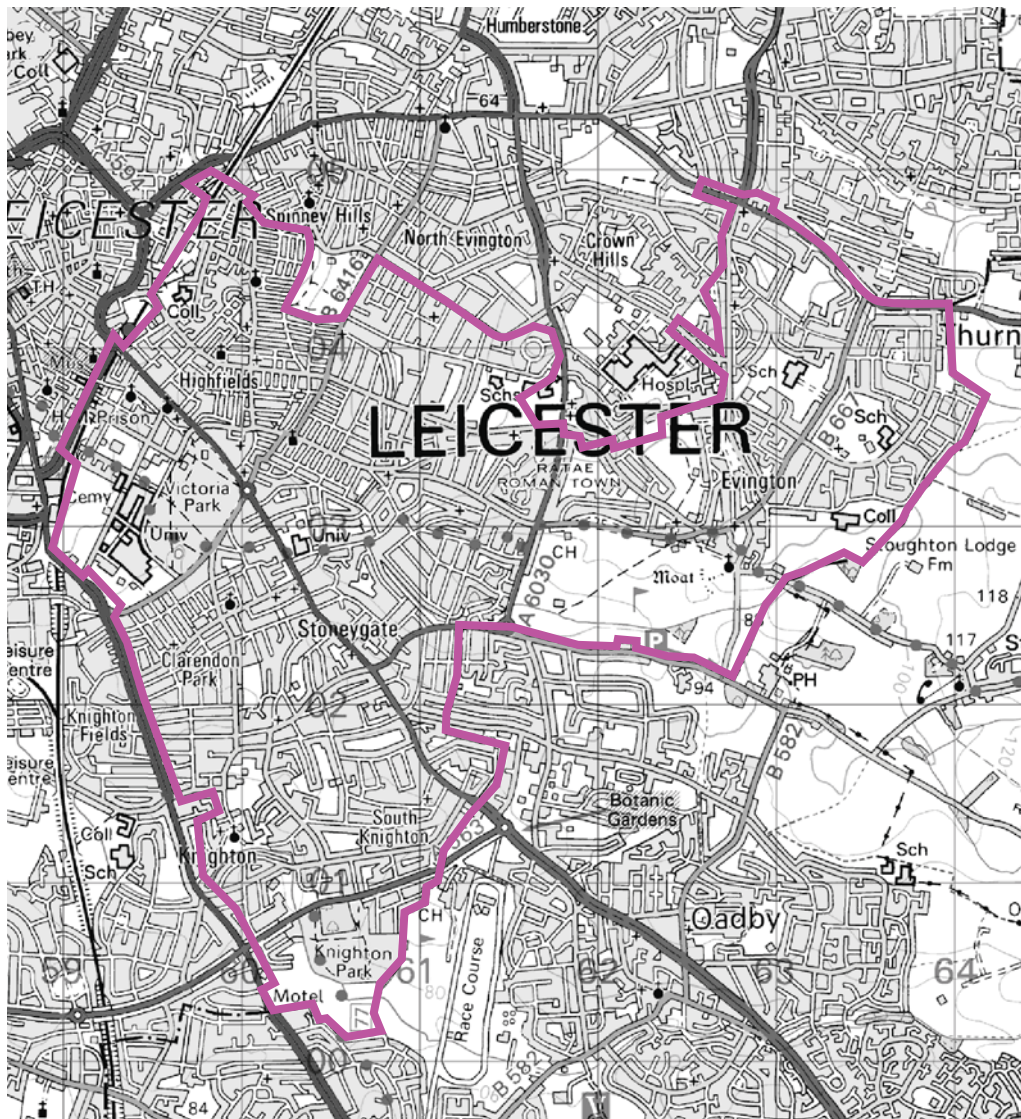
Strategic Regeneration Area



Ashton Green



South East of the City



Appendix 4. Contacts and Links

The Planning pages on the City Council website contain a large amount of information for applicants and developers. These can be found at:

<http://www.leicester.gov.uk/your-council-services/ep/planning/planningapplications/planningapplications/adviceforapplicants/>

You can also contact:

Planning Management and Delivery

(The first point of contact for any development enquiries, pre-application discussions or planning application requirements)

Tel: 0116 252 7000

Email: planning@leicester.gov.uk

Housing Development Team

(For advice on affordable housing standards, housing mix and type requirements and potential grant funding)

Tel: 0116 252 8714

Email: housingdevelopment@leicester.gov.uk

Property Services

(For advice on viability issues)

Tel: 0116 252 9191

Email: brendan.mcgarra@leicester.gov.uk

Planning Policy

(For enquiries relating to the guidance contained within this SPD or the Core Strategy affordable housing policy)

Tel: 0116 252 7232

Email: planning.policy@leicester.gov.uk

Other useful links include:

Core Strategy

<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/ldfcore-strategy/>

Affordable Housing Strategy

<http://www.leicester.gov.uk/your-council-services/housing/about-us/affordable-housing-strategy/>

Affordable Housing Viability Assessment

<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/ldfevidence-base/cs-affordable-housing-viability-assessment/>

Leicester and Leicestershire Strategic Housing Market Assessment

<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/ldfevidence-base/shmaa/>

Guidance on Developer Contributions & Standard Draft S106 Agreement

<http://www.leicester.gov.uk/your-council-services/ep/planning/planningapplications/planningapplications/adviceforapplicants/developercontributions/>

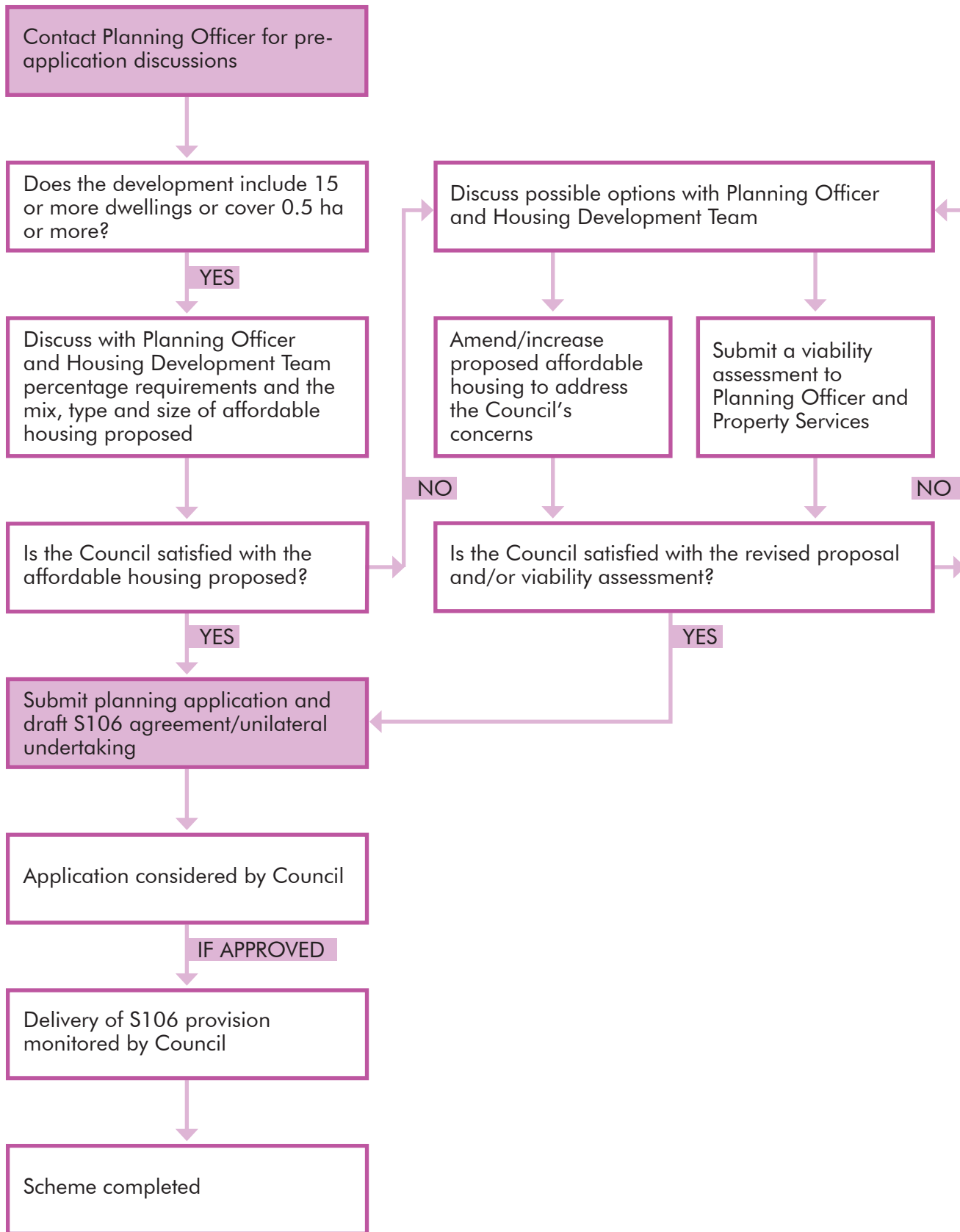
Lifetime Homes Standards

<http://www.lifetimehomes.org.uk/pages/reviced-design-criteria.html>

Homes and Communities Agency Design & Quality Standards - April 07 (or its successor)

http://www.homesandcommunities.co.uk/design_sustainability_standards

Appendix 5. Decision Making Route for Affordable Housing Provision



Appendix 6. Preparing and Submitting a Planning Application

The Council will expect planning applications on sites where an element of affordable housing is required to be accompanied by the following information:

- i. A schedule of the number, size, type (bedroom numbers and gross internal floorspace) and tenure of all dwellings to be provided, which clearly indicates which of these are to be for affordable housing.
- ii. Details of the price ranges for any intermediate for sale affordable dwellings.
- iii. Details of how and when the affordable dwellings will be delivered in relation to the open market dwellings and transfer arrangements.
- iv. Details of who will own, manage and maintain the affordable dwellings, how they will be secured in perpetuity, what mechanisms are in place to ensure occupants are drawn from those unable to meet their needs in the open market, and transfer arrangements.
- v. A site layout plan showing the location(s) of the affordable dwellings and both site and plot levels (for example, sectional drawings to show plot gradients across the entire plot, including all external private amenity space).
- vi. A statement indicating compliance with latest design standards (including Code for Sustainable Homes, Lifetime Homes, Leicester City Council's Wheelchair Standards and HCA standards).
- vii) Where a deviation is proposed from the levels of affordable housing or the design specifications set out in this SPD, the justification for this should be set out and supported by the submission of an economic viability development appraisal in line with the Council's most up-to-date guidance on Development Appraisals.
- viii) Details of any proposed service charges (amount, purpose, arrangements, etc).

Failure to provide the above information may lead to a delay in determination of a planning application or a refusal.

The above is in addition to what should be submitted with a standard planning application. Further information on this can be found at:

<http://www.leicester.gov.uk/your-council-services/ep/planning/planningapplications/planningapplications/adviceforapplicants/submitting-plans/>

Appendix 7. Recommended Mix of Affordable Dwellings (Based on SHMA Data)

Social Rent: 75%	
4%	Supported Housing for rent
2%	One bedroom /two person general needs housing for affordable rent
9%	Two bedroom/four person general needs flats/bungalows for affordable rent
10%	Two bed accommodation for older households for affordable rent
18%	Two bedroom/ four person general needs housing for affordable rent
3%	Three bedroom/five person general needs flats for affordable rent
25%	Three bedroom/five person general needs houses for affordable rent
4%	Four bedroom and larger general needs houses for affordable rent

Intermediate Affordable Housing: 25%	
0.5%	One bedroom /two person housing
12%	Two bedroom/ four person houses
10%	Three bedroom /five person houses
2.5%	Four bed plus houses

Appendix 8. City Council Space Standards for Affordable Housing

Size of Dwellings (bedrooms/ persons [bedspaces])	Type	Affordable Tenure Required	Required Accessibility Standard	Current LCC Minimum Indicative Floor Areas (sq.m)
1 bed/2 person	Dwelling	Rent	HCA wheelchair access standard	56
1 bed/2 person	Flat	Rent	HCA access standard	46
2 bed/3 person	Dwelling	S/O	HCA access standard	56
2 bed/3 person	Dwelling	Rent	HCA access standard	60
2 bed/4 person	Dwelling	Rent	HCA wheelchair access standard	86 bungalow/flat 96 house
2 bed/4 person	Dwelling	Rent	HCA access standard	71
2 bed/4 person	Dwelling	S/O	HCA access standard	71
3 bed/5 person	Dwelling	Rent	HCA wheelchair access standard	101
3 bed/5 person	Dwelling	Rent	HCA access standard	82
3 bed/5 person	Dwelling	S/O	HCA access standard	82
4 bed/8 person	Dwelling	Rent	HCA wheelchair access standard	128
4 bed/6 person	Dwelling	Rent	HCA wheelchair access standard	116
4 bed/8 person	Dwelling	Rent	HCA access standard	116
4 bed/8 person	Dwelling	S/O	HCA access standard	116