
Housing

Supplementary Planning Document

**Adopted
July 2022**




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1 Introduction

- 1.1** The provision of housing that is affordable and suitable for all sectors of the community is a key objective of national and local planning policy. The high-quality environment of Hambleton makes it an attractive place to live and work and, consequently, homes are in high demand, resulting in relatively high prices compared to relatively low household incomes. At the same time the profile of residents is changing with an increasing proportion of smaller and older person households.
- 1.2** This supplementary planning document (SPD) supports the housing policies of the Hambleton Local Plan. The Local Plan seeks:
- the provision of affordable housing;
 - a change in the types and sizes of homes built in the district; and
 - more choice in tenure so that all residents can access a decent home that they can afford and which suits their needs.
- 1.3** The guidance contained in this SPD draws on the findings of the [Strategic Housing Market Assessment \(SHMA\)](#), published in 2016 and the [Housing and Economic Development Needs Assessment](#) published in 2018. These documents provide the evidence relating to the scale and nature of future housing needs and therefore serve to underpin both the relevant local plan policies and this SPD.

2 Context

Planning Context

The National Planning Policy Framework (NPPF)

- 2.1** The National Planning Policy Framework (NPPF) sets out a requirement to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. The NPPF also requires local planning authorities to seek to significantly boost the supply of homes. It also states that the needs of groups with specific housing needs should be addressed.
- 2.2** The NPPF requires that local plan policies be informed by assessment of the overall housing requirement and the size, type and tenure of houses needed for different groups in the community. This should include those who require affordable housing, families with children, older people, people who rent their own homes and people who wish to build their own homes.
- 2.3** Where a need for affordable housing is identified, the NPPF states that planning policies should specify the type of affordable housing required and for it to be met on-site. At least 10% of the new homes on major sites are expected to be available for affordable home ownership subject to a number of exemptions.
- 2.4** The NPPF also requires local planning authorities to support the development of entry-level exception sites, suitable for first time buyers or renters where the need is not being met by existing or planned provision. In rural areas, planning policies should continue to support opportunities to bring forward rural exception sites.
- 2.5** In encouraging inclusive and accessible places, the NPPF indicates that planning policies should make use of the optional technical standards for accessible and adaptable housing and the nationally described space standard where the need for this is justified.

The National Planning Practice Guidance (PPG)

- 2.6** The NPPF is supported by the Government's Planning Practice Guidance (PPG), which provides greater detail as to how national planning policy is expected to be delivered.
- 2.7** The PPG requires that local plan policies recognise the diverse types of housing needed in an area and, where appropriate, to identify specific sites for all types of housing to meet the housing requirement. Where this isn't considered appropriate, policies should include sufficiently robust criteria to set out when different types of housing will be permitted.
- 2.8** In relation to the assessment of different types of housing need, the PPG provides further clarification in relation to the following:
 - Older people
 - Housing for people with disabilities
 - The private rented sector
 - Self-build and custom housebuilding
 - Student housing
 - Affordable housing
 - First Homes

- 2.9** The PPG also provides detailed guidance on the application of the optional technical standards relating to accessibility and internal space. Local planning authorities are required to gather evidence to determine whether there is a need for these additional standards in their area and, if so, justify setting appropriate policies in their local plans.

Hambleton Local Plan

- 2.10** Chapter 5 of the Local Plan, 'Supporting Housing Growth', contains a range of policies designed to ensure that the housing market in Hambleton is appropriate to meet the needs of its communities throughout the plan period. Policy HG1 'Housing Delivery' sets out the location and quantum of site allocations that are necessary to meet the assessed need for 6,930 new dwellings over the plan period. Other policies are intended to ensure that the housing delivered through development is suitable in terms of size, type, tenure and affordability. These policies are as follows:

HG2: Delivering the right type of homes:

Requiring that all new residential development should consist of dwellings that reflects identified needs, with specific support for:

- An appropriate mix of types and sizes and a wider tenure choice;
- Adaptable and flexible dwellings that secure an appropriate level of internal space;
- Provision for self and custom built homes;
- Specialist accommodation and shared accommodation; and
- Community-led housing schemes.

HG3: Affordable Housing Requirements:

Requiring the provision of 30% affordable housing, comprising a mix of tenures on all sites of 10 or more dwellings and on sites of 5 or more dwellings in designated rural areas⁽¹⁾.

HG4: Housing Exceptions:

Allowing for entry-level and rural affordable housing schemes to be developed on sites adjacent to settlements where these would not otherwise be released for housing.

- 2.11** Although this SPD concentrates on providing guidance and advice relevant to these policies, reference is also made to other policies where appropriate.

Housing Market Context

- 2.12** Hambleton's housing market is heavily influenced by the high quality natural and built environment of the district and the cross-boundary relationships with neighbouring areas, particularly York, the Tees Valley and the North York Moors National Park. As a result, Hambleton is a desirable place to live. This places upward pressure on house prices and has influenced the size and type of housing provided in recent years.

¹ Designated rural areas are described under section 157(1) of the Housing Act 1985. For Hambleton this includes all parts of the district except for the parishes containing the towns of Aiskew and Bedale, Easingwold, Northallerton with Romanby, Stokesley, and Thirsk and Sowerby, as well as the parish of Great Ayton.

- 2.13** The [Strategic Housing Market Assessment \(SHMA\)](#) published in January 2016 and updated in September 2016, together with the [Housing and Economic Development Needs Assessment \(HEDNA\)](#) published in 2018, provide analysis of the district's housing market and identify what types of homes, both market and affordable, will be needed up to 2035.
- 2.14** The SHMA and HEDNA identified the following key characteristics:
- The proportion of detached houses in Hambleton, at 42%, is significantly higher than the Regional and national averages.
 - The most common dwelling size in the district is three-bedroom properties (39%). The proportion of four and five-bedroom homes, at 22% and 8% respectively, is significantly higher than the regional and national averages. Under-occupation in Hambleton (86.1%) is significantly higher than regional and national levels.
 - The tenure profile is dominated by owner occupation. The Census of 2011 showed that 39.7% owned outright, which is significantly higher than the regional and national averages.
- 2.15** Furthermore, information from other sources provides additional evidence:
- Hambleton's average house price in May 2021 was £252,336 (Land Registry data). This has increased significantly since June 2020 when it was £226,983.
 - The district's affordability ratio of 11:1 in May 2021 is one of the highest in the region. The ratio compares average house prices (£252,336), as above, to median earnings (£22,694 (ONS)) and is a key sign of house affordability.
 - The median monthly private rent in Hambleton was £595 in March 2021 (ONS).
 - There are approximately 1,000 households on the Council's housing register who require affordable housing to rent as at 2021. This figure has remained similar for the past 5 years. The majority are in need of one bedroom accommodation.
- 2.16** These figures demonstrate the difficulty in being able to afford open market house prices and rents in Hambleton, hence the need for new affordable housing. Further information can be found in the [SHMA](#) and [HEDNA](#) reports.

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3 Delivering the right type of homes

3.1 A key element of the Local Plan strategy is to ensure that new housing development is of a high quality and meets the needs of future residents. The purpose of this chapter of the SPD is to set out how the provisions of Local Plan Policy HG2 will be applied, particularly in relation to the provision of:

- An appropriate range of house types and size
- Space and Design Standards
- Self and custom-built homes
- Specialist housing
- Shared accommodation
- Community-led housing schemes

Housing types and size

3.2 As part of achieving its aims and objectives the Council wants to ensure that new housing meets housing needs and demand and supports the economic growth ambitions of the Economic Strategy; for local businesses to grow and new ones to set up there needs to be assurance for investors that there is a range of good quality housing for their workforce. Although there will be some demand for large homes, the main need is for a supply of housing that is affordable to those on modest incomes.

Policy requirement:

HG2:	f. a range of house types and sizes is provided, that reflects and responds to the existing and future needs of the district's households as identified in the Strategic Housing Market Assessment (SHMA) or successor documents, having had regard to evidence of local housing need, market conditions and the ability of the site to accommodate a mix of housing;
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3.3 The Council will expect all housing development to provide a mix of dwelling sizes. Target ranges are set out in Table 3.1 'Mix of housing for market and affordable housing' below. The percentages for one and two bed affordable accommodation have been adjusted from those recommended in the 2016 SHMA to take into account need and demand and registered provider delivery.

Table 3.1 Mix of housing for market and affordable housing

House size	Mix	
	Market housing	Affordable housing
1 bedroom	5-10%	20-25%
2 bedrooms	40-45%	50-60%
3 bedrooms	40-45%	10-20%
4+ bedrooms	0-10%	0-5%

- 3.4** The Council's preference is for one-bedroomed properties to be made up of a small number of apartments, in blocks of a maximum of four dwellings, all with their own entrance, or for quarter houses.
- 3.5** Whilst the Council wishes to see the target mix delivered across the district during the plan period, it is recognised that different housing mixes will be appropriate in different locations and across different character areas of large sites. Other considerations in determining the appropriate mix on individual sites are, therefore, likely to include:
- The location and particular physical and environmental characteristics of the site, including its accessibility to local services and transport;
 - The characteristics of the existing stock in the locality including age, condition, occupancy and demand;
 - Any site-specific guidance contained in adopted planning policy or documents such as design guides/codes;
 - Current housing market conditions; and
 - Other local housing needs information, for example relating to elderly people or special needs.
- 3.6** Development proposals that do not reflect the target mix will be required to justify the proposed mix on any particular site against this information.
- 3.7** Hambleton has very low proportion of bungalows within its existing stock. In particular there is a shortage of two-bedroom bungalows on the market for older people to downsize to, particularly in Stokesley, Easingwold and Great Ayton. The Council is therefore keen for developers to include more two-bedroom bungalows in their schemes and for these to be developed to engender a sense of community and security for older people.
- 3.8** To assist older people to downsize and improve the offer of smaller accommodation the Council will seek bungalow provision where there is an evidenced need. Bungalows should normally be two-bedroom. However, some three-bedroom bungalows of an appropriate size will also be supported where they meet an identified need. Provided that there are no site constraints, there is an expectation that the bungalows will be distributed throughout schemes and interspersed with two-storey properties to embed a spirit of community where old and young residents live side by side.

Market housing mix

- 3.9** The mix for market housing reflects the Council's objective of increasing the number of two and three bedroom homes. This will improve housing options for smaller families and couples that do not need and can't readily afford four and five bedroom houses. It will also provide more options for older people to downsize to accommodation better suited to their long term needs. The target for 5-10% of one-bedroom homes on all new housing sites is intended to help to meet the needs of young single people and couples.

Affordable housing mix

- 3.10** The mix for affordable housing is weighted towards one and two-bedroom houses reflecting the demand for, and turnover of, one-bedroom homes in this sector and statutory homeless responsibilities of local authorities. However, it is recognised that the need for affordable

housing of different sizes will vary by area at a more localised level and over time. In considering the mix of homes to be provided within specific developments, therefore, the mix range should be taken into consideration alongside details of households currently on the [Home Choices Housing Register](#) in the local area and the stock and turnover of existing properties. Pre-application advice should be sought on the mix for affordable housing.

Technical Housing Standards

Nationally Described Space Standard

Policy requirement:	
HG2:	g. all homes meet the Nationally Described Space Standards (NDSS), or any successor standard/ policy;

3.11 The [Nationally Described Space Standard](#), published in March 2015, sets out requirements for the gross Internal (floor) area of new dwellings at a defined level of occupancy. The table below sets out the main floor space requirements. More detail is provided in Appendix B: 'Nationally Described Space Standards'.

Table 3.2 Nationally Described Space Standard, 2015

Number of Bedrooms	Number of bed spaces (persons)	One storey dwellings (m ²)	Two storey dwellings (m ²)	Three storey dwellings (m ²)	Built-in storage (m ²)
One bed	1	39 (37)	-	-	1.0
	2	50	58	-	1.5
Two bed	3	61	70	-	2.0
	4	70	79	-	2.0
Three bed	4	74	84	90	2.5
	5	86	93	99	2.5
	6	95	102	108	2.5
Four bed	5	90	97	103	3.0
	6	99	106	112	3.0
	7	108	115	121	3.0
	8	117	124	130	3.0
Five bed	6	103	110	116	3.5
	7	112	119	125	3.5

Number of Bedrooms	Number of bed spaces (persons)	One storey dwellings (m ²)	Two storey dwellings (m ²)	Three storey dwellings (m ²)	Built-in storage (m ²)
	8	121	128	134	3.5
Six bed	7	116	123	129	4.0
	8	125	132	138	4.0

3.12 All proposals for housing development, including affordable housing, will be expected to comply with all of the requirements set out in the NDSS. Under exceptional circumstances, in the event that any individual dwelling fails to meet the minimum space standard, it will be necessary for applicants to provide evidence setting out why it is not possible to meet the NDSS requirements and how it has been established that the design of the unit provides appropriate living space and associated storage for the intended number of residents.

Accessibility Standards

Policy requirement:	
HG2	h. within large scale major development, defined in the 'Glossary', 9% of market housing meet building regulation M4(3)a 'wheelchair adaptable dwellings' (or replacement standards) and 30% of affordable housing meet building regulation M4(3)b 'wheelchair accessible dwellings' (or replacement standards), subject to physical site conditions and other planning considerations.

3.13 Homes meeting building regulations M4(2) 'accessible and adaptable dwellings' standards include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with disabilities, and also families with young children. Homes meeting M4(3) include design features so that homes are capable of meeting or being adapted to meet the needs of most wheelchair users.

3.14 Although policy HG2 does not require homes to meet building regulation M4(2) the Council encourages all homes to be built to this standard, particularly specialist housing. Compliance with M4(2) will allow dwellings to be easily converted to a wheelchair standard at a future date.

3.15 On large scale major development proposals, involving 200 or more dwellings (or if the number of homes is not known then sites of 4ha or more), the expectation is that a proportion of the homes will be constructed to an enhanced standard, in compliance with M4(3). The policy requirement is that 9% of new market homes meet M4(3)a 'wheelchair adaptable dwellings' and 30% of affordable homes meet M4(3)b 'wheelchair accessible dwellings'. It is recognised, however that precise levels of need will vary in response to circumstances at the time a planning application is determined and the Council will negotiate levels of provision as necessary.

Self and Custom Build Homes

Policy requirement:

- | | |
|------|--|
| HG2: | b. Work with developers, registered providers, landowners and relevant individuals or groups to address identified local demand for self and custom build homes as identified in the Hambleton Self and Custom Build Register; |
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3.16 Self-build and custom housebuilding offers the opportunity for residents to be involved in the design and construction of their own homes. The benefits include increasing the supply of housing, enabling more people to get onto the property ladder (through the delivery of lower cost housing), enabling a range of smaller developers into the local housebuilding market and providing a greater mix and variety of homes.

3.17 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines self-build and custom housebuilding as:

‘...the building or completion by –

- a. individuals,*
- b. associations of individuals, or*
- c. persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.*

But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.’

3.18 The Act does not distinguish between self-build and custom house building and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. The Planning Practice Guidance ([Paragraph: 016 Reference ID: 57-016-20210208](#)) further clarifies that in considering whether a home is a self-build or custom build home:

‘...relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.’

3.19 In accordance with the legal requirement set out in the Self-build and Custom Housebuilding Act, the Council has established a self-build register where individuals can indicate their interest in acquiring a serviced plot within the local authority area in order to build their own home. As of October 2021 160 individuals had formally registered their interest. The Council considers that much of this demand can be addressed through the Local Plan’s policy support for residential development, particularly in villages in rural areas. Subject to meeting other planning policy requirements, the Council will support applications from individuals for development that will meet their own housing need and are of high quality and well designed.

3.20 Not all of the demand for this type of housing will be addressed through small site development. Consequently, the Council will work with developers to secure the provision of plots for sale for self and custom build housing, serviced with access to water, waste, electricity and

telecoms/broadband. Where self-build plots are to be provided, these should be made available at a reasonable price, reflecting prevailing market values, and marketed appropriately for at least 12 months. In circumstances where such plots have not sold within this time, the plots can be built out and sold as conventional market housing by the developer.

3.21 The Local Plan, in relation to policy E1: Design sets out the expectation that design codes will be drawn up for some housing development proposals. This expectation applies to sites where it is known from the outset that development will take place over more than one phase or will involve more than one developer, and so includes sites for self or custom build homes.

3.22 Early engagement with the Council at the pre-application or outline application stage will help establish the scope and detail expected of a design code. A greater degree of variation in design is anticipated for self and custom build sites compared with sites built by a single developer. However, a design code will help to maintain a level of consistency in design by establishing parameters for details such as the set back from the highway or the proportion of the plot width that can be built on.

Specialist Housing

3.23 In order to meet the full range of housing needs in Hambleton during the plan period, specialised private and affordable development are needed to support people who are vulnerable as a result of physical or mental health conditions or who will need such accommodation as they become older and frail (hybrid models may also be appropriate, particularly in rural areas). The term 'specialist housing' covers a broad range of accommodation generally falling within the following categories:

Sheltered housing (Use Class C3):	Including some form of scheme manager (warden) service but no registered personal care. This type of housing will usually include shared facilities such as a residents' lounge, laundry and garden.
Enhanced sheltered housing (Use Class C3):	Typically include 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities to those in sheltered housing.
Extra care housing or Assisted living (Use Class C3):	Accommodation that allows residents to live independently. Care and support is available on site when required in addition to a range of communal facilities.
Supported housing/Supported living (Use Class C3)	In supported housing, accommodation is provided alongside support, supervision or care to help people live as independently as possible in the community.
Residential care (Use Class C2):	Where a care home is registered to provide residential (personal) care only.
Nursing care (Use Class C2):	All beds are allocated to nursing care.

- 3.24** A key influence on the future housing stock is the forecast increase in the number and proportion of older people living in the district during the plan period. The [Strategic Housing Market Assessment \(SHMA\)](#) estimates that between 2014 and 2035 there will be a 52% increase in the number of people aged 65 and over, compared with an overall population growth of 9%, and a 168% increase in the over 85 age group. This demographic change is expected to result in an increase in the number of people with specific disabilities as well as a general increase in the numbers with a long-term health problem or disability. In particular, there is projected to be a large rise in the number of people with dementia (up 105%) along with an 80% increase in the number with mobility problems. This highlights the need to make provision for specialist accommodation and wheelchair accessible homes when seeking an appropriate mix of types of homes in accordance with policy HG2, which states that the Council will:

'Support proposals for the development of specialist accommodation in market towns and service villages that increase choice for older, vulnerable and disabled residents and would meet an identified need' (criterion c).

'Seek the use of good quality adaptable housing designs that provide flexible internal layouts and allow for cost-effective alterations to meet changing needs over a lifetime and reduce fuel poverty' (criterion a)

- 3.25** It is expected that the majority of older people in Hambleton will continue to live in mainstream housing within the owner-occupied sector. It is important, therefore, to ensure the size, mix, design and location of new homes gives consideration to the needs of older residents and that properties are futureproofed to allow occupants to maintain an independent lifestyle. This is reflected in the requirement for small and medium-sized homes, including bungalows, in the housing mix section of this SPD. Self-build and custom housebuilding may also offer an opportunity for residents to customise their homes to meet their needs.
- 3.26** The Council acknowledges the role that sheltered housing schemes provided by the private sector can play in improving housing choice and meeting the housing aspirations of some older people. Providers of such accommodation, as well as marketing outright sale properties, also often offer other tenure options such as equity release, life lease and market rent. Subject to meeting other planning policy criteria, the Council will support sheltered schemes that provide different tenure offers to increase choice for older people from all walks of life. Where on-site delivery is not achievable, commuted sums generated from developments of this type could be used to subsidise delivery of affordable housing for older person's accommodation. Schemes should be located within easy walking distance of town or local district centres and benefit from good transport links.
- 3.27** Extra care schemes provide housing with support for older people and meet more specialist needs, such as providing care for people with dementia. The Council supports a 'Hub and Spoke' model of extra care which encourages the provision of some bungalows. This model increases choice by allowing older people to opt for more independent living accommodation, separate from the main block but with the opportunity to use care and support packages and the facilities that extra care schemes provide.

3.28 In considering planning applications for this type of housing, developers are encouraged to enter into early discussions with the relevant officers from the Council and colleagues from North Yorkshire County Council Extra Care Team, who can offer advice and expertise on key aspects such as what facilities should be provided eg café, sensory garden; where they are best located within the development; their detailed design and also care and support packages.

3.29 Supported housing/living schemes provide housing with support for people with support needs. This covers a wide range of groups including; older people; people with a learning disability; people with a physical disability; autistic people; individuals and families at risk of or who have experienced homelessness; people recovering from drug or alcohol dependence; people with experience of the criminal justice system; young people with a support need (such as care leavers or teenage parents); people with mental ill health and people fleeing domestic abuse and their children. Developers are encouraged to enter into early discussions with the relevant officers from the Council and colleagues from North Yorkshire County Council.

Shared Accommodation

Policy requirement:

HG2:	d. Support the provision of shared accommodation for single people in defined settlements (see policy S3: Spatial Distribution);
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3.30 Shared accommodation can help to meet the needs of single people, usually young people, who are unable to access larger self-contained accommodation.

Community-led housing

Policy requirement:

HG2:	e. Support proposals for the development of community-led housing schemes.
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3.31 Community-led housing schemes are projects usually developed by, or in partnership with, community groups to provide new homes or reuse existing buildings to meet local housing needs. This form of housing has many forms of delivery, from general stewardship and oversight of dwellings financed and owned by a housing association or land trust, through to actual tenancy management and outright ownership of the asset. Whatever model is adopted, it is essential that the project is genuinely community-based, driven by the community for the community and aims to deliver good quality homes that meet local needs and remain affordable in perpetuity to local people.

3.32 Contact the Council's Rural Housing Enabler in the Housing Team for assistance with progressing community-led housing schemes.

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4 Addressing Affordable Housing Needs

What is affordable housing?

4.1 The Council uses the Government's definition of affordable housing, as set out in the NPPF (February 2019), which is set out in full in Appendix F: 'Definition of Affordable Housing':

'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential local workers) and which complies with one or more of the following definitions:

- a. Affordable housing for rent;
- b. Starter homes;
- c. Discounted market sales housing; and
- d. Other affordable routes to home ownership, such as rent to buy.

4.2 The Council uses two key mechanisms for delivering affordable housing in Hambleton:

- negotiation of affordable housing as part of market housing sites that are allocated in the Local Plan or other 'windfall' sites, in accordance with Local Plan policies, and
- provision of entry-level or rural housing exception schemes on sites where planning consent would not normally be granted.

Market housing sites

4.3 Most of the affordable housing provision within the district during the plan period is expected to be made through the development of market housing sites. Policy HG3 of the local plan sets out the expectations for considering how individual proposals will contribute to meeting affordable housing needs. The following sections in this chapter provide details about how the approach set out in the local plan should be implemented.

Qualifying sites

Policy requirement:

HG3:	On all developments for new market housing, including mixed-use schemes, conversions and housing development that forms part of a wider development, the Council will seek the provision of 30% affordable housing unless the proposal is for: <ol style="list-style-type: none">a. 9 units or fewer, or has a combined gross floorspace of no more than 1,000m² (gross internal area); orb. 4 units or fewer and is located within a parish defined as a designated rural area⁽²⁾
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4.4 The policy requirement for affordable housing means that affordable housing will be sought on all developments for market housing involving sites of 10 or more dwellings or a combined floorspace of more than 1,000m² (gross internal area, measured in the same way as for the nationally described space standards, see 'Technical Housing Standards' above). Further to this affordable housing will be sought all developments for market housing in designated rural

2 Designated rural areas are described under section 157(1) of the Housing Act 1985, which includes Areas of Outstanding Natural Beauty.

areas, where affordable housing will be sought on sites of 5 or more dwellings. Guidance on affordable housing calculations is shown at Appendix C: 'Affordable housing requirement calculations'.

Designated rural areas

- 4.5** Designated rural areas, as defined in section 157(1) of the Housing Act 1985, include those parishes in Hambleton outside the market towns⁽³⁾ and Great Ayton. This means that the lower threshold will apply in most areas of the district.
- 4.6** The requirement for affordable housing applies equally to proposals for residential development on both greenfield and brownfield sites including conversion schemes above the applicable threshold.
- 4.7** In assessing whether a site should contribute to affordable housing provision, the Council will consider whether the number of units proposed is appropriate for the site area. Where this is not the case, the Council will seek to negotiate a revised scheme that may bring the number of dwellings above the relevant site threshold, necessitating the provision of an element of affordable housing.
- 4.8** The Council will also give careful consideration to proposals where land adjacent to the site has potential for housing development. Where such sites form part of a wider allocation or a larger area within the control of the developer, this will be taken into account in order to avoid piecemeal development that does not make appropriate provision of affordable housing.
- 4.9** Policy HG3 applies to conversion schemes in the same way as to new build developments, see 'Commuted Provision' below for details of the exceptions that may apply to such schemes.
- 4.10** The NPPF provides an incentive for brownfield development on sites containing vacant buildings, see 'Vacant building credit' below for details of how this will affect affordable housing provision.

Residential care homes and nursing homes

- 4.11** Residential care homes and nursing homes falling within Use Class C2 are not subject to a requirement to provide affordable housing under policy HG3. However, the Council must be satisfied that the proposed development is genuinely one that is for the provision of personal care to residents who are in need of care.
- 4.12** The Council's preference is that all proposals for residential institutions should accept referrals from North Yorkshire County Council (NYCC) Health and Adult Services, which has responsibility for providing social care in Hambleton. As an alternative, the applicant's own criteria for assessing potential residents should be approved in writing by NYCC to ensure that all residents that are in need of care before planning permission is granted. It is expected that a proposal of this type will accommodate at any time more than 'low dependency' residents and preferably residents with a range of dependency needs.

3 Aiskew and Bedale, Easingwold, Northallerton and Romanby, Stokesley, and Thirsk and Sowerby

- 4.13** Proposals for other forms of care and retirement accommodation, including sheltered and very sheltered housing, assisted living, extra care and close care, which are self-contained, fall within the Use Class C3 and will therefore be considered as applications for dwellings. In such cases, each unit of accommodation will be treated as a single dwelling and provision of affordable housing will be sought in accordance with policy HG3.

Affordable housing requirement

- 4.14** On all eligible sites the Council will expect 30% of the dwellings proposed to be affordable housing. This requirement will be calculated on the basis of the net increase in units proposed on the development site. Where the application of the 30% requirement results in a fraction of units, provision on site will be sought for the whole number of units and a financial contribution will be sought for the remaining fraction.

For example:

On a proposal for development of 23 net additional dwellings, the affordable housing requirement would be:

30% of 23 is 6.9 affordable homes.

In this case the Council would expect 6 affordable homes to be provided on-site and a financial contribution for the remaining 0.9.

The financial contribution will be calculated using a proportion of the implied developer subsidy of a similar unit provided on-site, as explained in Appendix C: 'Affordable housing requirement calculations'.

Development viability

Policy requirement:

HG3: Planning permission will be refused for proposals where it appears that a larger site has been sub-divided into smaller parcels in order to avoid developer contributions for affordable housing.

Where it can be demonstrated that the requirements above are not viable, due to specific site conditions or other material considerations affecting development of the site, an alternative dwelling or tenure mix that meets local need or a lower level of provision may be acceptable. When amending the level of provision, preference will be to reduce the proportion of intermediate housing and other types of affordable home ownership first, then affordable rented housing and finally social rented housing. A development viability assessment will be required to justify a lower level of affordable housing provision.

Where a lower level of provision is initially agreed, the Council may require developers to enter into an agreement that will allow affordable housing contributions to be increased in the future should higher levels become achievable. The Council will also reappraise viability on subsequent phases of large schemes.

- 4.15** The level of affordable housing provision set out in policy HG3 has been subject to viability testing as part of the work to prepare the Hambleton Local Plan. This level has been shown to be viable and deliverable in the majority of circumstances. The Council, therefore, expects 30% affordable housing to be delivered on all qualifying sites.
- 4.16** Applicants should consider the overall cost of development, including the required planning obligations and any other costs involved, prior to negotiating the purchase of land or the acquisition or sale of an option. However, on certain sites development viability may be affected by a range or combination of factors that it was not possible to identified prior to purchase.
- 4.17** The Council accepts that for a land owner and developer to bring a site forward for development this will be dependent on the development providing a competitive return. The cost of providing affordable housing and meeting all other planning requirements will be a significant factor in that calculation.
- 4.18** Where the applicant considers that development viability is affected, the applicant should identify these issues and associated costs and submit a financial appraisal (at their own expense) to the Council at the earliest opportunity and, at the latest, as part of any submitted planning application. The preferred approach is for an agreed deliverable level of affordable housing to be negotiated through the results of a financial appraisal prior to submission of a planning application. Such appraisals will be on an 'open book' basis and be available for public scrutiny. Where viability has been proven to be an issue the Council will seek to work with the developer and a Registered Provider to seek funding from Homes England to maintain the 30% affordable housing requirement. Should such grant funding not be available an agreed deliverable level of affordable housing will be negotiated through the results of a financial appraisal prior to submission of a planning application. This will avoid delay of the planning application as a result of on-going negotiation and avoid additional costs from continuing amendments to the appraisal. The appraisal should cover all the costs and expected receipts arising from the development to provide a net residual valuation.
- 4.19** The Council will refer the submitted financial appraisal to a suitably qualified viability expert adviser for consideration and will require an open and co-operative approach between the applicant, the Council and the valuer. The valuer should be reasonable, transparent and fair in objectively undertaking and reviewing financial viability assessments.
- 4.20** The valuer's costs will be met by the applicant and will be reasonable and justified. As part of this co-operative process, the valuer will provide an independent assessment of the appraisal and the instruction will be made jointly between the applicant and the Council. The valuer's report will consider other development costs, such as infrastructure and other Section 106 costs, when assessing the viability of the scheme. In circumstances where the conclusion of the report is that the scheme is not deliverable when the target level of affordable housing is provided on site and Homes England funding is not available, the Council will negotiate further with the developer in order to achieve a suitably viable scheme. This may involve a reduced provision of affordable housing, reduced infrastructure contributions or a combination of the two if this would best meet community needs. Where a reduction in the level of affordable housing is considered, the preference will be to reduce the proportion of intermediate housing and other types of affordable home ownership first, then affordable rented housing and finally social rented housing.

- 4.21** The viability of a scheme can change between the time of the application and the time and duration of building works. Where contributions have been reduced below the requirements set out in policy HG3 at the time the application is determined, the Council will require viability review mechanisms through Section 106 agreements on all major applications. This will allow viability to be reassessed in the event that the market improves in order to increase the provision of affordable housing and delivery of a policy-compliant scheme.
- 4.22** Further guidance on development appraisals is set out in Appendix E: 'Development viability appraisal guidance'.

Vacant building credit

- 4.23** National policy seeks to encourage brownfield development through the application of a vacant building credit, which allows existing vacant floorspace to be offset against some of the affordable housing requirement. In calculating the affordable housing contribution on relevant new housing schemes, developers will be offered a financial credit against the normal affordable housing requirement equivalent to the existing gross floorspace of any vacant buildings on the site that are to be brought back into lawful use or demolished to be replaced by new buildings.
- 4.24** The vacant building credit will not apply where buildings have been abandoned in planning terms, made vacant for the sole purpose of redevelopment or demolished prior to the application being validated. The Council may also consider that vacant building credit is not applicable where vacant buildings are the subject of an extant or recently expired planning permission for the same or substantially the same development. Applicant should be prepared to submit suitable evidence that vacant building credit is applicable.
- 4.25** The steps involved in determining what affordable housing contribution is required with vacant building credit are set out below.

Table 4.1 Steps to calculate affordable housing requirement with vacant building credit

Step	Action
1.	Calculate the required affordable housing contribution on a given site – i.e. 30% of the total number of dwellings proposed.
2.	Calculate, as a proportion, the extent of existing floorspace compared to the proposed floorspace ⁽¹⁾ .
3.	Make a deduction to the number of affordable dwellings to be provided based on the proportion identified at Step 2

1. All measurements will be taken to mean Gross Internal Area as defined by the RICS in the [Code of Measuring Practice](#).

Example

Development proposed: fifteen homes totalling 1,500m². A 500m² building on the site is proposed to be refurbished into five dwellings with the remaining ten dwellings being new build on the rest of the site.

Step 1

The affordable housing contribution for this site before VBC is applied is 30% of 15 dwellings = 4.5

Step 2


The proportion of existing floorspace to proposed floorspace is 500 / 1500 = 1 third

Step 3

The affordable housing contribution is therefore reduced by 1 third. The revised affordable housing requirement = 3 dwellings

Commuted Provision

- 4.26** The Council's normal expectation is that the affordable housing requirement should be met on-site in line with national policy. However, in exceptional circumstances the Council may permit some or all of the affordable housing requirement to be met on an alternative site within the district or by way of an appropriate financial contribution. In either case, applicants will need to justify robustly why it is not possible to provide the affordable housing within the development site.
- 4.27** In both instances the same level and type of affordable housing should be provided as that required on the qualifying site. Tenure will be determined primarily by the site's location. In addition, the Council will need to be assured that the 'off site' affordable homes are provided within the same timescale as the market homes being provided and that any potential barriers to them being delivered to this timescale have been addressed.
- 4.28** The payment of commuted sums in lieu of onsite provision will be considered where the Council is satisfied that such payment will actually result in the provision of affordable housing in the locality. All sums received will only be used to subsidise affordable housing provision in the district. Where payment of a commuted sum is acceptable to the Council, the amount payable per dwelling will be a sum equal to the difference between the appropriate registered provider purchase price (see Appendix C: 'Affordable housing requirement calculations') and the open market valuation of an equivalent dwelling in the locality.
- 4.29** 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 on-site housing makes a development unviable. In such a circumstance the Council would seek a Homes England grant funding to make up any viability shortfall and enable the affordable housing target to be met in the first instance.

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- 4.30** Where commuted provision is proposed, the address of the alternative site/ dwellings must also be identified on the affordable housing form submitted with the planning application. The mechanism for transfer of commuted dwellings and payment of commuted sums will be secured through a Section 106 agreement.

Grant Funding (Public Subsidy)

- 4.31** Grant funding from Homes England, may be available for affordable housing developments where this would bring additional value to the development over and above normal planning requirements. Such grants can help to secure the viability of the scheme or to provide additional affordable homes, enhanced standards of quality and design or more appropriate mix of tenures. Developers struggling to meet the Council's affordable housing requirements must therefore demonstrate that such grant funding has been explored and is not available as part of their financial appraisals. Evidence of enquires made should be provided with submitted appraisals.

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5 Site Delivery Expectations

5.1 This chapter provides specific details about the Council's expectations in terms of the delivery of affordable housing.

Affordable housing mix and tenure

Policy requirement:	
HG3:	<ul style="list-style-type: none">c. provide a mix of tenures, subject to identified need, consisting of one third each of:<ul style="list-style-type: none">i. affordable rented;ii. social rented; andiii. intermediate dwellings (shared ownership) or other types of affordable home ownership;d. be dispersed in small clusters across development sites;e. be externally indistinguishable in terms of design and materials from any market housing on the site; andf. be transferred at transfer price.

5.2 The mix of tenures required by policy HG3 is based on the analysis set out in the 2018 HEDNA, which concluded that the greatest need was for affordable rented products. Whilst the target mix is the starting point for negotiations, the Council is prepared to consider an alternative mix where there is evidence that this would better meet local housing needs.

5.3 Where the delivery of affordable housing will unreasonably affect the economic viability of a development, the Council will work with registered providers and the applicant to achieve a balance between meeting the requirement for affordable housing and providing the appropriate tenures, size and types of affordable dwellings. Preference will be to reduce the proportion of affordable home ownership first, then affordable rent and finally social rent.

5.4 Applicants should contact the Council and registered provider partner at the pre-application stage in order to discuss the appropriate mix of tenures across the site for their proposed development. The Council would encourage developers to engage with registered providers to understand their distribution requirements as early as possible. There may be circumstances where registered providers have management reasons for seeking a proportion of the affordable housing to be sited together, such as in flatted schemes. This should be discussed and agreed with the Council in advance.

Affordable rent

5.5 The Council expects that these homes will be transferred to a registered provider at the designated transfer value (see 'Transfer prices' below). The rent is set in accordance with the Government's rent policy for affordable rent, i.e. at least 20% below local market rents (including service charges).

Social rent

- 5.6** The Council expects that social rent homes will be transferred to a registered provider at the designated transfer value (see 'Transfer prices' below). The rent is set in accordance with the Government's rent policy for social rent.

Intermediate/Affordable home ownership

- 5.7** A variety of products can be applied to meet the requirement for one third of all affordable homes to be intermediate/affordable home ownership. These are explained below. It should be noted that where there is local evidence which supports the need for a particular product over other products then this should be taken into account when proposing a suitable tenure mix. Furthermore, local evidence may support the need for a mix of affordable home ownership products particularly on larger sites.

Starter homes

- 5.8** The Government definition of affordable housing includes, 'Starter homes'. The concept of 'starter homes' was established through the Housing and Planning Act 2016 which includes a general duty for local authorities to promote the supply of such homes through the preparation of local plans and other means. However, the relevant parts of 2016 Act have not been commenced and secondary legislation required for its implementation is still not in place. It is therefore considered unlikely that the 'Starter Homes' initiative will now be rolled out, particularly as the Government has introduced 'First Homes'.

First Homes

- 5.9** The Government introduced First Homes in June 2021, however transitional arrangements apply to local authorities that are well advanced with the production of a new local plan. Such authorities are not expected to implement First Homes until such time that the Government announces an implementation date at some point in the future. This applies to Hambleton District Council. Hence there will be no requirement for developers to include First Homes in any planning applications for housing developments at the present time. However, should any developer wish to include an element of First Homes these will be considered under policy HG3. The homes should be sold (initial and subsequent re-sales) at 50% below open market value (see Discount Market Sale section below) and must comply with the Government's [First Homes](#) policy restrictions. The Government's First Homes policy stipulates that a single fixed discount rate must be applied to all First Homes within a local authority planning area, hence there is no possibility of applying different discount rates to different areas within the district, different tenures or different house types.
- 5.10** Please note that the Council will levy a fee for the administration of First Homes, separate to planning fees, in accordance with the latest fees and charges policy.

Discount market sale

- 5.11** The Government defines discounted sale as homes sold at a discount of at least 20% below local market value. Evidence in the Council's [Housing and Economic Development Needs Assessment](#) (June 2018) supports a discount of 50% being applied in the district. Hence the Council will seek to apply a discount of 50% to the initial sale price and subsequent re-sales.

It is intended that the same discount would be applied to First Homes once implemented. The 50% discount is based on evidence from Table 52 on page 83 of the [Housing and Economic Development Needs Assessment](#).

Shared ownership

5.12 The Council expects that these homes will be transferred to a registered provider at the designated transfer value (see 'Transfer prices' below). The provisions will be set in accordance with the Government's current shared ownership policy. Initial sales will be on the basis of purchasers acquiring a share of between 10% - 70%. Subsequently purchasers may acquire additional equity up to 100% except within parishes stated in the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009. Proceeds received from sales of additional equity are expected to be recycled into new affordable housing in the district. Where these homes include funding from Homes England no restrictions will be placed on them in a section 106 agreement.

Rent to buy

5.13 The Council expects that these homes will be transferred to a registered provider at the designated transfer value (see 'Transfer prices' below). The provisions will be set in accordance with the Government's current rent to buy policy. The homes will initially be let to prospective first-time buyers at an affordable rent for a period up to 5 years. Subsequently the homes can be sold at market value, however the net proceeds must be recycled into new affordable housing in the district. Where these homes include funding from Homes England no restrictions will be placed on them in a section 106 agreement.

Location of affordable housing

5.14 In order to integrate different tenures, the Council will not support grouping all affordable dwellings together as set out in policy HG3, d. New residential developments should be designed so that affordable housing is 'pepper potted' amongst the open market housing, generally, in clusters of no more than six to eight dwellings. On smaller schemes pepper-potting in groups of two may be appropriate.

Design issues

5.15 The Council expects all housing, including affordable housing, to be built to a high standard of design and amenity in accordance with national policy and local plan policies E1: Design and E2: Amenity. With this in mind the Council expects that all homes will be designed to be dual-aspect; the Council will not accept single aspect dwellings.

5.16 Affordable dwellings provided within a new residential development should be visually indistinguishable from, and built to the same quality and using the same materials as, open market homes, as set out in policy HG3, e. The dwellings should be well designed and having regard to welfare reform they should be of a size that provides a good level of living space for their expected maximum occupancy.

- 5.17** The Council will encourage all homes and in particular affordable homes to include energy efficiency measures including solar panels, ground or air source heat pumps and improved insulation as set out in the Council's Sustainable Development SPD⁽⁴⁾.

Phasing

- 5.18** 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 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 be part of the agreement. For single phase developments the proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing will be agreed at the time of a full application or at the time of reserved matters application for outline applications.
- 5.19** For multi-phase developments, the maximum and minimum number of affordable housing on each phase will be agreed at the time of the outline application, wherever possible. The proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing on each individual phase will then be agreed before the start of each phase. As set out in policy HG3, where a lower level of provision is initially agreed, the Council may require developers to enter into an agreement that will allow affordable housing contributions to be increased in the future should higher levels become achievable. The Council will also seek to reappraise viability on subsequent phases of large schemes.

Developer contributions

- 5.20** Affordable housing will be treated in a similar way to market housing in terms of the Council's policies relating to developer contributions for non-strategic infrastructure, on-site public open space, but will not be subject to Community Infrastructure Levy (CIL) payments.

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4 The Sustainable Development SPD is available from the Council's [website](#). Although the SPD was produced before the Hambleton Local Plan was prepared its contents should be useful. The Council intends to review and update all SPD so that their content is in line with and supports the Local Plan.

6 Securing the delivery of affordable homes

6.1 This chapter sets out how the Council expects affordable homes will be secured.

Procedure for market housing sites

6.2 To help developers make informed land purchase arrangements, the Council encourages applicants to engage in pre-application discussions with the housing and planning teams to consider the scale and type of affordable housing provision required. The Council wishes to avoid situations where developers buy land without taking into account the requirement to provide affordable housing. Developers should not expect that this requirement will be waived where this has not been accounted for in the land purchase price.

6.3 Pre-application discussions should take place with the relevant Planning Officer and either the Housing Development Officer (for sites in the market towns) or the Rural Housing Enabler (if the site is in a rural parish). At this stage the applicant will also be provided with copies of recent Section 106 agreements that have been anonymised and advised to make contact with a registered provider with a view to entering into a contract with them regarding the transfer of the affordable homes.

6.4 In the interests of speeding up the application process, where a proposed development gives rise to a requirement for affordable housing under policy HG3, at the detailed application stage the applicant is required to complete an 'Affordable Housing Proposal Form' (available on the [Council's website](#)).

At the planning application stage, the affordable housing form should be submitted as part of an 'Affordable Housing Plan' which also includes the following details:

- a. a written statement detailing the affordable housing that will be provided;
- b. details of the delivery mechanism - the Council's preference is for a Section 106 agreement, but this may also be by unilateral undertaking or condition;
- c. a site plan identifying the affordable homes accompanied by a schedule showing the type (i.e. house, flat, etc. and number of bedrooms), tenure and size (m²) of each plot. Floor plans must be provided for flatted schemes; and
- d. floor plans for each dwelling type including furniture layouts.

6.5 The Housing Department is consulted on all planning applications where there is an affordable housing requirement. Where housing officers are not satisfied that the requirements have been fulfilled, or there are any matters requiring clarification, the applicant will be invited to discuss these issues at the earliest opportunity. Any unresolved matters and/or subsequent issues will be reported to Planning Committee at the decision stage.

Housing exception schemes

6.6 While most of affordable housing built during the local plan period will be through the development of market housing sites, policy HG4 of the local plan supports the delivery of entry-level and rural exception schemes on small sites as an exception to normal planning policy.

Entry level exception schemes

Policy requirement:	
HG4:	<p>A proposal for affordable housing development on land adjacent to the built form of a defined settlement (see policy 'S3: Spatial Distribution') will only be supported where:</p> <ol style="list-style-type: none">it is demonstrated, based on robust evidence, such as an up to date needs assessment, that the need for the housing proposed will not be met through allocations in this plan or development with extant planning permission;it consists of affordable housing types suitable for first time buyers and/or first time renters;it is limited to no more than 1 hectare in size or consist of no more than 5% of the number of homes in the existing settlement, based on the most recent data available from the Council; andthe development is of a scale and character that respects the appearance of the existing settlement, local built form and landscape character. <p>Entry-level exception sites will not be supported in the Howardian Hills or Nidderdale AONBs, or the York Greenbelt or any other circumstances where the proposal would compromise the protection given to the assets of particular importance identified in the NPPF.</p>

- 6.7** The Council will only support applications for development of entry-level exception schemes where all the following criteria are met:
- The site is sustainably located on land adjacent to the built form of a settlement defined in policy S3 of the local plan;
 - The proposal is for housing that will meet a demonstrable local need for affordable homes for first time buyers or those looking to rent and the Council is satisfied that the homes will be genuinely affordable to these households based on local purchasing power or affordable rent;
 - The proposal will consist of affordable housing types that are suitable for first time buyers and/or first-time renters;
 - The proposal involves the development of a site that is no more than 1 hectare in size or yields no more than 5% of the number of homes in the existing settlement (based on the most recent data available from the Council), whichever results in the lower number of homes; and
 - The proposal is for development of a site that is outside the Howardian Hills AONB, the Nidderdale AONB and the York Greenbelt and will not compromise the protection given to assets of particular importance identified in the NPPF.

Rural exception schemes

Policy requirement:	
HG4:	<p>A proposal for a rural exception scheme on land adjoining the built form of a defined settlement (see policy S3: Spatial Distribution) will only be supported where it is demonstrated that:</p> <ul style="list-style-type: none"> e. it will provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community, as demonstrated through an up to date local housing needs assessment; f. the housing will be for those with a local connection in the first instance and this will be ensured through legal agreements such as S106; g. the development is of a scale and character that respects the appearance of the existing settlement, local built form and landscape character; h. the development would not have a significant detrimental effect on the character and appearance of the countryside or the York Green Belt. <p>A proposal for a rural exception site must provide 100% affordable housing, unless it can be demonstrated that an element of market housing is essential to enable the delivery of the affordable housing. In those circumstances the market housing must be the minimum required to achieve viability in the absence of any public subsidy to secure the affordable housing provision. A S106 will be secured to ensure the delivery of affordable homes in advance of necessary market provision.</p>

- 6.8** Any proposal for a rural exception site must be supported by the results of a survey demonstrating local housing need, the format, analysis and geographical extent of which has been agreed with the Council, please contact the Rural Housing Enabler (RHE) to discuss requirements.
- 6.9** The Council encourages an early dialogue with the RHE, who will be pleased to assist rural communities by providing information about local housing need and facilitating engagement with local community representatives. It is expected that proposals for rural exception sites will be developed with the involvement of the local community and in partnership with the RHE and a registered provider.
- 6.10** The number and tenure of affordable homes provided on rural exception sites will be determined by local need and local incomes and will be secured in perpetuity by a Section 106 Agreement.
- 6.11** The following table sets out the stages that a rural exception site should be progressed through.

Table 6.1 How a rural exception site is progressed

Stage	
1	Contact is made with the RHE (Landowner, Parish Council, members of the community). Ward member notified.
2	RHE attends parish council meeting to seek support to undertake a housing need survey, once completed a report is presented to the parish council

3	RHE contacts landowners to identify site and interest, contacts registered provider (RP) of choice (undertaking a sequential test with the RP and parish council if appropriate)
4	Preferred site identified and Planning Department, Policy and Highways view obtained
5	Community consultation held to discuss identified need, reveal site and seek comments
6	Draft scheme prepared by RP in consultation with Planning department
7	Community consulted on draft scheme prior to planning application submission
8	Statement of community involvement and comments prepared by RHE, who attends Planning Committee to answer questions raised by members
9	Planning application determined. RHE and legal department consult on s106 agreement wording.
10	S106 agreement signed, RP can start on site.
11	RHE maintains communication with community, informing of stages to be completed in line with allocations process
12	RHE and RP consult with community on allocations process
13	RHE and RP host open day of completed properties prior to occupation

6.12 The Council, together with sub regional partners (including registered providers), supports the position of Hambleton's Rural Housing Enabler (RHE), who works in rural areas across Hambleton in settlements of 3,000 or less, however, this could include settlements of up to 5,000 population. The remit of the RHE is to work in partnership with parish councils to research local housing need and identify and progress innovative housing solutions on rural exception sites. The RHE works with landowners, local communities and registered providers to create rural affordable housing schemes. Landowners who want to develop land as a rural exception site should first seek the advice of the RHE.

6.13 The RHE's role is to undertake housing needs surveys, facilitate community consultation events and to seek community views and input on specific sites, scheme designs and the type and mix of any proposed homes. As well as bringing forward rural exception sites, the RHE also negotiates affordable housing provision on market sites in rural areas.

6.14 For more information on the work of the rural housing enabler or leaflets/advice on how to progress a rural affordable housing scheme is available from the [North Yorkshire Strategic Housing Partnership](#).

Registered providers

6.15 It is important that any affordable housing provided should remain at an affordable price for future eligible households or that mechanisms are otherwise in place to enable the subsidy to be recycled for alternative affordable housing provision. The Council believes that the most effective way of doing this is through a registered provider (RP), such as a housing association.

- 6.16** Applicants are strongly recommended to identify a RP to deliver the required affordable housing at the earliest opportunity so that they can be involved in negotiations and preferably be party to the required Section 106 Agreement. Early engagement also increases the chances that the RP will be able to purchase the affordable housing and provides an opportunity for them to influence the design and layout of a scheme, ensuring their requirements can be met.
- 6.17** The Council works with a number of RPs to develop and ensure the long-term retention, management and availability of affordable homes. These partners have affordable housing stock in the district and are supported by the Council for further development. All partners work to the same financial parameters to make sure that homes delivered are affordable to local people. A list of approved RPs operating in the Hambleton is provided on the [Council's website](#). The list is not exhaustive and applicants may work with a RP that is not included in this list. However, the proposed RP must be agreed in advance by the Council before any contract with the RP is entered into, as all affordable housing units must be able to be allocated through the Council's choice based lettings scheme - North Yorkshire Home Choice or other future arrangements approved by the Council.
- 6.18** Where the proposed affordable housing is not to be transferred to a RP, such as discounted market sale homes, the Council will need to be satisfied that arrangements are in place to ensure that the affordable housing will remain at an affordable price. This will usually be secured through the use of planning obligations restricting occupancy to households who cannot compete in the housing market.

Transfer prices

- 6.19** When negotiating the provision of new affordable homes, registered providers are restricted in what they can pay developers by the finance they can raise and the associated long-term costs of financing the purchase and managing and maintaining the properties. The maximum rents that can be charged on rented properties and the sale price of intermediate properties must be set at a level that is affordable.
- 6.20** The price at which affordable homes are transferred to registered providers is, therefore, a key element of the affordable housing delivery mechanism. In order to provide clarity to developers on the amount they may expect to receive from a registered provider, the Council will specify the transfer value payable for affordable homes, which are required by policy HG2 to meet the Nationally Described Space Standards (or any successor standards).
- 6.21** In preparing this SPD the Council has undertaken a review of affordable housing transfer prices. Subsequently transfer values will now be based on a value per square metre. These are set out in the table below.
- 6.22** In order to create a level playing field the Council has produced a specification of what is expected to be included for an affordable home for the transfer value (see Appendix D: 'Affordable housing transfer value specification'). Any extras beyond this can be negotiated separately between the developer and the registered provider. The transfer values will be included in the s106 agreement, with a copy of the contract highlighting what price is to be paid for units being provided as part of the application.

Table 6.2 Transfer Prices

Tenure	Value per square metre (gross internal area, maximum 115m ²)
Social Rent	£900
Affordable Rent	£1,200
Affordable Home Ownership (intermediate)	£1,200

6.23 A maximum size is set for affordable dwellings in order to ensure affordability. This will not apply to specialist housing, e.g. for disabled people.

6.24 The transfer values will be increased by inflation (CPI) every April (subject to an affordability check by the Council). The latest updated transfer values will be shown on the [Council's website](#).

Local connections

6.25 In delivering affordable housing the Council aims to provide 'local homes for local people'. Homes for rent (social/affordable) are allocated through the North Yorkshire Home Choice scheme to those who meet a local connection criterion.

6.26 In the market towns affordable homes will be available to people with a local connection to the town and the surrounding sub-area parishes. Should there be insufficient demand there will be a cascade to people with a local connection to the district and then to the North Yorkshire area. In rural parishes, affordable homes will be available in the first instances to those with a connection to the parish (or group of parishes identified). Should there be insufficient demand there will be a cascade to people with a local connection to other parishes in the sub-area, excluding the market town, then to the district and finally to the North Yorkshire area. The occupancy restriction will be secured by way of a Section 106 legal agreement.

6.27 The local connection criteria are set out in recent anonymised s106 agreements which can be found on the [Council's website](#).

Section 106 requirements

6.28 The Council will normally secure affordable housing requirements both on market sites and exception sites through entering into a legal agreement with the developer/landowner under Section 106 of the Town and Country Planning Act (1990) (as amended). The affordable housing clauses in the S106 agreement may typically include obligations relating to:

- the number of affordable dwellings to be delivered;
- the size, type, tenure, location, design and layout of the affordable housing;
- limitations on the occupation of the affordable housing;
- nomination rights;
- the phasing of affordable housing provision in relation to market housing;
- triggers relating to any review mechanism or commencement schedule;
- indexation;
- the retention of the housing as affordable:
 - obligations relating to the affordable dwellings for first and subsequent residents;

- requirements to replace the affordable dwellings and for subsidy recycling;
- continued use of affordable dwellings in perpetuity;
- review (clawback) provisions, where relevant.
- the level and timing of any financial contribution; and
- how completed dwellings (or land) are to be transferred to an approved development partner, including costs and phasing of handover.

6.29 Anonymised examples of recent Section 106 agreements will be made available on the [Council's website](#). These relate to affordable housing obligations only and will be tailored to individual site-specific requirements and to include other non-affordable housing obligations, including recreational open space, education, transport and highways, as may be required to make the proposed acceptable in planning terms.

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Appendix A: Contacts and publications

If you need any further assistance or clarification of affordable housing policy, please contact the Planning Department or the Housing Department (Housing Development Officer for sites in the market towns; Rural Housing Enabler for sites in the rural areas). If your query relates to a specific planning application first contact the assigned planning officer (known as the case officer) dealing with the application or proposal.

For further information please contact:

Email: planning_policy@hambleton.gov.uk

Telephone: 01609 779977

Useful publications

[National Planning Policy Framework \(July 2021\)](#)

[Planning Practice Guidance](#)

[National Design Guide \(October 2019\)](#)

[Hambleton Local Plan](#)

[Hambleton Strategic Housing Market Assessment \(September 2016\)](#)

[Housing and Economic Development Needs Assessment \(July 2018\)](#)

Appendix B: Nationally Described Space Standards

- B.1** The [Nationally Described Space Standard](#), published in March 2015, requires:
- the dwelling to provide at least the gross internal floor area and built-in storage area set out in table B.1 below
 - a dwelling with two or more bedspaces to have at least one double (or twin) bedroom
 - in order to provide one bedspace, a single bedroom will have a floor area of at least 7.5m² and is at least 2.15m wide
 - in order to provide two bedspaces, a double (or twin bedroom) will have a floor area of at least 11.5m²
 - one double (or twin) bedroom will be at least 2.75m wide and every other double (or twin) bedroom will be at least 2.55m wide
 - any area with a headroom of less than 1.5m will not be counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is to be counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table B.1 Nationally Described Space Standard, 2015

Number of Bedrooms	Number of bed spaces (persons)	One storey dwellings (m ²)	Two storey dwellings (m ²)	Three storey dwellings (m ²)	Built-in storage (m ²)
One bed (1b)	1	39 (37)	-	-	1.0
	2	50	58	-	1.5
Two bed (2b)	3	61	70	-	2.0
	4	70	79	-	2.0
Three bed (3b)	4	74	84	90	2.5
	5	86	93	99	2.5
	6	95	102	108	2.5
Four bed (4b)	5	90	97	103	3.0

Number of Bedrooms	Number of bed spaces (persons)	One storey dwellings (m ²)	Two storey dwellings (m ²)	Three storey dwellings (m ²)	Built-in storage (m ²)
	6	99	106	112	3.0
	7	108	115	121	3.0
	8	117	124	130	3.0
Five bed (5b)	6	103	110	116	3.5
	7	112	119	125	3.5
	8	121	128	134	3.5
Six bed (6b)	7	116	123	129	4.0
	8	125	132	138	4.0

Notes:

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

B.2 The main requirements of the NDSS are set out here for convenience. When applying the NDSS please refer to the [full version](#), including any amendments or updates.

Return to 'Technical Housing Standards'

Appendix C: Affordable housing requirement calculations

The requirement for 30% affordable housing, in line with the thresholds required by policy HG3, is calculated as follows:

The proposed number of homes is multiplied by 30% and rounded down to the nearest full number to give the number of affordable homes that must be provided on-site. The balance is provided via a commuted sum payment; this is determined by calculating the difference between the average purchase price of a home of the type needed to meet a need in the locality (based on Land Registry data) and the transfer value as described in section 'Transfer prices' (based on the value for a minimum size home for affordable rent or affordable home ownership). An example is shown below.

Example 1

12 homes proposed on a site in a market town

$$12 \times 0.3 = 3.6.$$

Therefore 3 affordable homes must be provided on-site.

The balance of 0.6 is to be provided via a commuted sum.

The commuted sum is calculated by first determining the type of home needed to meet a need in the locality. In this example a two-bedroom 4 person house is needed.

The average purchase price of a two-bedroom home in the locality for this example is £200,000.

The transfer value is £94,800 (£1,200 per square metre x 79 square metres; this being the NDSS minimum size for a 2 bedroom, 4 person house). The commuted sum is therefore £63,120 (£200,000 less £94,800 = £105,200. Multiply by 0.6 = £63,120).

Example 2

7 homes proposed on a site in a designated rural area

$$7 \times 0.3 = 2.1$$

Therefore 2 affordable homes must be provided on site.

The balance of 0.1 is to be provided via a commuted sum.

The commuted sum is calculated by first determining the type of home needed to meet a need in the locality. In this example a three-bedroom 5 person house is needed.

The average purchase price for a three-bedroom home in the locality for this example is £250,000.

The transfer value is £111,600 (£1200 per square metre x 93 square metres; this being the NDSS minimum size for a 3 bedroom, 5 person house). The commuted sum is therefore £13,840 (£250,000 less £111,600 = £138,400. Multiply by 0.1 = £13,840).

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[Return to 'Affordable housing requirement'](#)
[Return to 'Commuted Provision'](#)

Appendix D: Affordable housing transfer value specification

Table D.1 Affordable housing specification

Element	Specification ⁽¹⁾
Building	To meet EPC band B or above. All works must meet the requirements of Building Regulations, NHBC, Gas Safe Regulations, IEE Regulations, Fire Regulations, existing British Standards, Codes of Practice & manufacturers' recommendations. 10-year NHBC or equivalent warranty to be provided.
Gutters and fall pipes	Matching the market homes on the development.
Windows and rear doors	Matching the market homes on the development. Window restrictors to first floor casement windows (except fire escape window).
Front entrance door	Steel faced paint finish secured by design fire door matching market units. Mains operated door bell. Letter box & house numbers to be included.
Internal doors	4 panel painted flush doors.
Heating	Low carbon heating system, such as an air source heat pump, or alternatively, but only until 2025, a gas-fired combi-boiler (minimum A* rated), thermostatically controlled bar towel rail in bathroom, which must meet the required heat output for the room. Smart controls featuring automation and optimisation functions (or as agreed).
Ventilation	Background ventilation including trickle vents.
Bathroom/WC/Cloaks	Electric shower over bath. Shower screen to shared ownership homes, fixed shower rail & curtain to rented homes. Full-sized non-slip bath, wide enough to be used as a shower bath, with handles. Mixer taps to bath & basins. Half height tiling to bathrooms and cloakrooms, fully tiled around bath & to window sills. Electric shaver points in bathroom and cloaks. Extractor fan.
Floor coverings	Flooring to kitchens, bathrooms, cloaks and utility room meeting R10 slip resistance standard.
Kitchen	Fitted kitchen with adequate storage for the property size, to include tall broom unit if no other similar storage available. Stainless steel sink & drainer with mixer tap. Space for washing machine (water & waste pipe connections must be fitted), tall standing fridge freezer and cooker (fittings for either electric or gas cooker must be included). Extractor fan/vented cooker hood. Worktops to have mitred joints and upstand or be tiled from worktop to

Element	Specification ⁽¹⁾
	cupboard. Full height splashback protection to be provided to cooker area. Shared ownership homes to include fitted oven & hob with vented cooker hood.
Electrical	White sockets & switch plates. All lighting to be low energy lamp fittings.
TV	TV wiring to be HD compatible with wiring to loft for TV aerial (communal digital compatible aerial with booster to apartments). Telephone and broadband connections wired into living room.
External lights	At both front & rear with dusk to dawn sensors.
Smoke/CO detectors	Mains operated with battery back-up.
Garden	Outside tap with isolator valve (no external pipework) & external weatherproof electric socket to be provided to private rear garden. Turf to front & rear garden. Dividing fence to rear to be 1800mm treated timber panel or feather edge with matching lockable gates. Paths to be provided to gates minimum width 900mm, paved patio area to rear minimum width 2.4m.
Water	Automatic water cut off device installed (surestop type) in easily accessible location.
Decoration	All ceilings & walls to be emulsioned and woodwork glossed.
Bins & drying areas	Provision of all necessary refuse & recycling bins. Apartments to have external communal drying areas & bin stores.
Handover	Full property information pack to be provided at handover to include all certification, guarantees & warranties including Landlords Gas Safety Certificate where applicable.

1. Where relevant (e.g. kitchens) a choice of fittings to be offered to association.

Return to 'Transfer prices'

Appendix E: Development viability appraisal guidance

- E.1** The level of affordable housing provision has been subject to viability testing and has been shown to be viable and deliverable in the majority of circumstances. As such the Council expects 30% affordable housing to be delivered on all qualifying sites, unless an individual viability assessment demonstrates otherwise. Reference should be had to policy IC1: Infrastructure Delivery with regards to the circumstances where a viability assessment may be appropriate.
- E.2** Where such viability assessment is necessary the expectation is that there will be independent checking of viability assessments, at the developer's cost, in which the land price must take account of Local Plan policy objectives, reflect the condition of the land and reflect the local market. Where a financial case for reduction is agreed the Council will consider:
- i. Reduced provision or contribution to affordable housing, with preference given to reducing the intermediate housing first, then the affordable rented housing and finally the social rented housing; or
 - ii. Reduced infrastructure contributions; or
 - iii. Whether a combination of the two would best address community need.
- E.3** In line with national guidance, a 'vacant building credit' will be applied in appropriate circumstances to applicable developments where a vacant building is either converted or demolished. The credit will be equivalent new or reused gross floorspace to the gross floorspace of the building to be demolished or brought back to use.
- E.4** Where permission is granted for a scheme that provides a level of affordable housing that is lower than the 30% target on viability grounds, the Council reserves the right to reappraise viability:
- i. on subsequent phases of large schemes; and/ or
 - ii. where the implementation is delayed and house prices have increased.
- E.5** Affordable housing units should be incorporated into the overall design of the development from the outset and should be indistinguishable from other types of housing. On larger developments where the number of affordable units allows, affordable housing should be dispersed across the development in small clusters of around six to eight homes, in agreement with the Council and the registered provider.

Return to 'Development viability'

Appendix F: Definition of Affordable Housing

F.1 This definition of affordable housing is replicated from the National Planning Policy Framework (2021).

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Return to 'What is affordable housing?'

Document Information

For further information please contact:

Planning Policy
Hambleton District Council,
Civic Centre
Stone Cross
Rotary Way
Northallerton
DL6 2UU

Email: planning_policy@hambleton.gov.uk

Telephone: 01609 779977

Links to Websites

The SPD includes a range of links to websites providing supporting information, data or guidance. Every effort has been made to ensure that these links are up to date. As websites change these links can become invalid. In circumstances where links have become invalid please use a suitable search term for an internet search. A list of known issues detailing alternative links or workarounds will be maintained by the Council. Alternatively please contact Planning Policy at the email address above for guidance.

Cross reference links

Cross references have been included in the text. These provide a clickable internal link to the reference in electronic versions (pdf and web).

For further information contact:

Planning Policy
Hambleton District Council, Civic Centre,
Stone Cross, Rotary Way, Northallerton DL6 2UU

T: 01609 779977

E: planning_policy@hambleton.gov.uk

hambleton.gov.uk/localplan



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