

Interim Planning Guidance Note 7

Affordable Housing



Mansfield District Council
Creating a District where People can Succeed

IPG

This is a blank page

FOREWORD

This Interim Planning Guidance note on affordable housing has been produced following consultation of draft versions which went out for consultation between 24th July – 3rd September 2007 and 24th October – 7th November 2007.

As a result of comments received on the 1st and 2nd Consultation Draft versions, and ongoing work by officers and members from MDC, the guidance contained within this final version has evolved from the earlier versions of the document. Officers and members would like to thank all those involved with the shaping of this document which we hope will help the authority ensure the deliverability of much needed quality affordable housing.

SUMMARY

The current Mansfield District Local Plan was adopted in 1998, and was intended to guide development in the district until 2006. Legislative changes mean that the Local Plan will be replaced by a number of Local Development Documents (LDD's), which will need to contain new policy on affordable housing. However until such time as these documents are produced, it is intended to use the guidance within this document to ensure appropriate implementation of Policy H14 of the current Adopted Local Plan in light of the evidence of affordable housing need, set out in the Strategic Housing Market Assessment and the housing needs survey.

The guidance contained within this document will be used as a material consideration in the determination of planning applications validated on or after 1st April 2008.

It is envisaged that the contents of this interim guidance will subsequently be incorporated within a Supplementary Planning Document (SPD) after the adoption of the Local Development Documents, replacing the current Local Plan.

A number of reports have been produced since the Adoption of the Local Plan in 1998. In March 2006 the District Council received a final housing needs survey (HNS) for the district from 'RDHS Housing Consulting'. This report identified a substantial requirement for affordable housing to be provided within the district for at least the next 5 years. This requirement has been further substantiated by both work carried out for the Regional Assembly and the Strategic Housing Market Assessment (SHMA) undertaken by Fordham Research on behalf of all the districts within the Northern Sub Region.

As a result of the information contained within these reports which all identify a considerable affordable housing need within the district, it is considered necessary to provide a planning guidance document which will set out when and how such affordable housing will be provided for through the planning system.

This document has been produced to offer the development industry clear guidance as to which sites (in terms of size/and or number of dwellings) will be expected to make contributions towards affordable housing, the type of contribution (whether on-site or commuted sums), and details on issues such as the amount of financial contribution which would be applicable as an alternative to on site provision.

Where commuted sums are the preferred method of contribution, this guidance will enable any developer to assess the likely costs of any affordable housing requirement in advance of an application for planning permission. Where on-site provision is required, developers will need to enter into pre-application discussions at an early stage so that the type of affordable housing in terms of size can be determined.

It is envisaged that this guidance will help ensure that the amount, location and type of affordable housing is provided for in the most appropriate ways, and would not sterilise the release of land for development by requiring unreasonable levels of on-site provision or commuted sums.

QUICK GUIDE

Affordable Housing provision for new residential development will apply as follows:

- The guidance will be applied to all relevant applications validated on or after **1st April 2008**.
- The threshold for contributions (whether on-site or through financial contributions) will be all sites of **15 or more dwellings**. (including flats)
- **On site provision** will be required on all developments which involve the construction of **more than 30 dwellings**, in order to help ensure the creation of mixed communities. This threshold applies to the Gross number of dwellings to be provided and includes conversions and change of use to residential.
- The level of provision will be:
20% Affordable dwellings based upon the gross number of dwellings provided on site.

- The proportions of the **tenure split** between **social rented and intermediate housing will be 66% 34% respectively.**
- For developments of **15 to 30 dwellings**, the authority will require **provision to be made by way of financial contributions** based upon an approximation of the equivalent cost of providing affordable housing on-site. Utilising information received from the development industry, the financial contribution per affordable dwelling required will be £25,000. (See tables 1 & 2 in section 10 for details).
- To ensure on-site affordable housing is delivered (where appropriate) no less than 50% of the affordable units will be required to be completed no later than on the completion of 50% of the market housing.
- The level of provision will be reviewed annually and expected to increase in order to meet the need.
- Where sites for 15 to 30 dwellings are to be developed solely by Registered Social Landlords, on-site affordable housing provision will be acceptable.
- Developers should contact the Development Control section prior to the submission of any application for planning permission, so that the property type of any affordable housing requirements can be established.

CONTENTS

Item	Page
<i>Foreword</i>	3
<i>Summary</i>	3
<i>Quick guide</i>	4
<u>Contents</u>	
1. ABOUT THE ADVICE NOTE	7
2. INTRODUCTION	7
3. NATIONAL and REGIONAL PLANNING GUIDANCE	8
4. THE NEED FOR AN ADVICE NOTE	9
5. THE NEED FOR AFFORDABLE HOUSING	10
6. TYPES OF AFFORDABLE HOUSING	12
7. SITES WHICH WILL REQUIRE AFFORDABLE HOUSING PROVISION/CONTRIBUTIONS	12
8. THE LEVEL OF CONTRIBUTIONS	14
9. ON-SITE PROVISION (requirement and tenure type)	15
10. FINANCIAL CONTRIBUTIONS	16
11. HOW WILL FINANCIAL CONTRIBUTIONS BE USED?	17
12. HOW MUCH AFFORDABLE HOUSING WILL BE PROVIDED	19
13. 106 PLANNING OBLIGATIONS	19
14. FURTHER INFORMATION	20
15. MONITORING	21
16. ALIGNMENT TO COUNCIL PRIORITIES	21

1.0 ABOUT THE ADVICE NOTE

- 1.1 This Advice Note sets out the Council's requirements towards the provision for affordable housing and explains the methods by which the Council will secure affordable homes. **This document was formally adopted by the Council on 19th February 2008.**
- 1.2 This Advice Note will be taken into account as a material consideration in determining planning applications.

2.0 INTRODUCTION

- 2.1 Policy H14 of the Mansfield District Local Plan sets out that 'Planning permission will be granted for housing developments that include affordable accommodation, where there is a demonstrable need'. Therefore where a need can be demonstrated, an affordable dwelling requirement will need to be secured under this existing policy.
- 2.2 The housing needs survey undertaken by RDHS and the 'Strategic Housing Market Assessment' (SHMA) undertaken by Fordham Research have provided much needed information as to the affordable housing needs of the district for at least the next 5 years. As advocated by the Draft Regional Spatial Strategy, the SHMA forms the evidence base for the information contained within this guidance. As a result of these studies, the authority now consider that there is sufficient information to quantify the affordable housing requirements for the district, and subsequently how best to apply the existing affordable housing policy in the Mansfield District Local Plan (Policy H14). It should be noted that this guidance does not seek to introduce a new Planning Policy, but provides the necessary guidance as to how the existing affordable housing policy will be applied.
- 2.2 Due to the level of affordable housing requirement compared to overall completion rates, the Council has had to pay particular attention to striking a balance between trying to achieve its affordable housing requirements, with the need to ensure that land will continue to come forward for development. The consequences of setting a lower requirement to that proposed, is that the amount of affordable housing will fall even shorter of the target than currently proposed. The danger of setting a higher requirement could be that due to the implications of the proposals on land values, land will no longer come forward for release and therefore applications for residential development will diminish. Should this be the case no affordable housing at all would come forward?

- 2.3 It is acknowledged that due to the level of the affordable housing requirement set out within the SHMA (497 per year) which equates to more than 100% of the current average annual house completions (388 gross, 274 net) and exceeds the total annual requirement (410) set out within the Draft Regional Spatial Strategy, the implementation of the guidance contained within this document and the delivery of the districts requirements for affordable housing, is very unlikely to be met solely through the implementation of Policy H14, using the guidance set out within this document.

3.0 NATIONAL PLANNING GUIDANCE

- 3.1 National guidance on affordable housing is currently contained within the following documents:
- 3.2 PPS 3
Produced in November 2006 this document sets out current Government thinking on housing issues including affordable housing. This guidance replaces PPG3 and Planning Circular 6/98 which previously gave guidance on affordable housing.
- 3.3 Circular 5/05: Planning Obligations
Circular 5/05: Planning Obligations provides guidance on securing affordable housing through Section 106 agreements.
- 3.4 Regional guidance on affordable housing is contained within the following documents.
- 3.5 Regional Spatial Strategy for the East Midlands (RSS8) March 2005
The affordable housing requirement for the East Midlands as a whole is set out within Policy 18 of RSS8. The policy states that 'the appropriate indicator for monitoring whether affordable housing need across the East Midlands as a whole is being met is around 3,950 dwellings per annum.
- 3.5 This equates to approximately 25% of the total housing completions for the Region. The Annual Monitoring Report has indicated that the level that was achieved in the 3 years (2002-2005) only averaged 8.3%. The monitoring states that it is clear that affordable housing is not being delivered to the extent that the RSS requires.
- 3.6 Draft East Midlands Regional Plan Sept 2006
The Regional Spatial Strategy (RSS 8) is currently being reviewed. At the time of drafting this consultation document, the Draft Regional Plan has been through its 'Examination stage' and is awaiting the 'Panel Report'. Policy 15 of the Draft Regional Plan sets out the affordable

requirements at 'Housing Market Area' (HMA) levels. The current figure given in the Draft RSS for the Nottingham Outer HMA (of which Mansfield is part) is 25%, all of which should be social rented. However it should be noted that not only does the Draft Regional Plan make reference to the fact that the targets are "indicative" and should be reviewed by Local Development Frameworks (LDFs) when full SHMA's have been completed, but also that the 25% would be applied to the whole of the district's proposed requirements of 10,250 homes from 2001 – 2026 resulting in a much higher percentage being applied to the remaining housing requirement.

- 3.7 It is considered appropriate to use the guidance set out within PPS 3 and the findings of the SHMA (as a robust evidence base) as the basis for this Interim Planning Guidance. The following extracts from PPS3 are relevant:

Paragraph 29 In Local Development Documents, Local Planning Authorities should: Set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided and, where appropriate, set targets for social-rented and intermediate housing'.

Also;

Authorities should specify the size and type of affordable housing that in their judgement is likely to be needed in particular locations and where appropriate on specific sites.

- 3.8 With regards thresholds, the indicative national minimum threshold is 15 dwellings. Therefore where there is a need, the government expect affordable housing to be provided on all sites of 15 or more dwellings. However where it can be justified (for instance to help meet higher levels of need) local authorities may set different thresholds.

4.0 THE NEED FOR AN ADVICE NOTE

- 4.1 Although the 1998 Local Plan contains a policy on affordable housing, it is not evident from the policy itself as to what sites will need to contribute to affordable housing, and how much each site will need to contribute, either on-site or through commuted sums. There is therefore a need to provide clear guidance so that all parties concerned know how affordable housing will be delivered through the planning system. This Advice Note is intended to provide interim guidance in the period prior to the adoption of the relevant Local Development Document (LDD) within which new policies regarding housing will be included. It is envisaged that the contents of this advice note will be incorporated within a Supplementary Planning

Document (SPD) after adoption of the Local Development Documents, which will replace the current Local Plan.

- 4.2 It is considered that the most up to date guidance set out within PPS 3 should be used as a basis for this document. It is important therefore to set out the current affordable housing target (identified in the housing needs study) and to indicate what threshold will be applied and how a proportion between social rented and intermediate has been used to calculate commuted sums in advance, so as to give as much certainty as possible to the development industry prior to any submission of a residential planning application. Where on site-provision is required (sites above 30 dwellings) the type/size of the affordable dwellings will need to be established ideally at pre-application discussions to ensure that the most appropriate provision is made on a site-by-site basis.

5.0 THE NEED FOR AFFORDABLE HOUSING

- 5.1 It is evident from the monitoring of the Regional Plan, (RSS8 March 2005) that the affordable housing requirement set out within that document has not been met. Not only should more work be done to ensure that the affordable housing requirements are delivered, more up to date and detailed work on the need for affordable housing needed to be undertaken. In order to be able to establish the level of need, and what that need is it was considered necessary to have a full Strategic Housing Market Assessment undertaken to use as an evidence base. The findings of this study have been used to establish the affordable housing requirements for the district as a whole and the results have been used to help formulate this guidance. Prior to this study, information on affordable housing need was identified within the Housing Strategy 2004-2009 and the 2006 Housing Needs Survey. Although the planning authority has not been requiring affordable housing provision as part of any planning requirements a small amount has been provided through regeneration initiatives such as 'Meden Valley Making Places'.
- 5.2 To better understand the needs of our residents, a housing needs survey was carried out during 2005 and a report provided to the Council in June 2006.
- 5.3 In 2005 whilst the Housing Needs Survey was being carried out, the Regional Housing Board (RHB) produced their Housing Investment paper entitled "Investment in Housing in the East Midlands 2006 – 2008". The paper recommended that the RHB provide funding to allow all local authorities in the East Midlands to carry out SHMA's. This

recommendation was made on the back of research carried out by the RHB in identifying sub-regional housing markets.

- 5.4 As there was a clear expectation that Strategic Housing Market Assessments would need to be undertaken, the Northern Sub-Region Housing Working Group (consisting of Mansfield District Council, Ashfield District Council, Newark and Sherwood District Council, Bassetlaw District Council, Bolsover District Council, North-East Derbyshire District Council and Chesterfield Borough Council) successfully bid for match funding to undertake the research jointly.
- 5.5 Fordham Research was appointed in June 2006 to carry out an SHMA. The final report is to be presented to stakeholders on 1st November 2007. The affordable housing need element of the report however has been completed and confirms the substantial need for affordable housing provision to be made within the district.
- 5.6 Both the SHMA and the Housing Needs Survey demonstrate a considerable need for affordable housing, however for the purposes of this IPG it is considered appropriate to use the annual affordable housing figures set out within the SHMA due to it being a more recent study. The use of SHMA's is also recognised in the Draft Regional Spatial Strategy (paragraph 3.1.8). As the SHMA was undertaken for the whole of the Northern Sub Region it will also be used by other authorities to inform affordable housing guidance and Local Development Frameworks, so provides a consistent methodology.
- 5.7 Using a model formulated for the Government's Housing Needs Assessment guidance, the SHMA report demonstrates that there is a shortfall in the district of around 497 affordable units a year for the next 5 years. The affordable housing requirement calculation was taken from the survey data and takes account of demand information, households requiring subsidised housing, homeless households information, households living in unsuitable housing whose needs cannot be resolved in-situ and demographic and aspiration information.
- 5.9 The affordable housing shortfall that Mansfield is now seeing, reflects not only the high levels of house prices generally, but also the continuing trend of house prices increases outstripping increased levels of income.

6.0 TYPES OF AFFORDABLE HOUSING

6.1 PPS3 sets out the following guidance:

6.2 Definition of affordable housing

Non-market housing, provided for those whose needs are not met by the market, for example homeless persons and key workers. It can include social rented housing and intermediate housing.

6.3 Social-rented housing

Rented housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime, set out in the '*Guide to Social Rent Reforms*' published in March 2001. Also rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from The Housing Corporation, as provided for in the Housing Act 2004.

6.4 Intermediate housing

This is a form of housing between market and social rented housing and includes:

- Intermediate rented homes provided at rent levels above those of social rented but below private rented.
- Shared equity where there is an equity loan arrangement in place
- Shared ownership where the occupier part owns and part rents the property

7.0 SITES WHICH WILL REQUIRE AFFORDABLE HOUSING PROVISION/CONTRIBUTIONS

7.1 The setting of any threshold at which to apply affordable housing requirements will obviously impact on the number of affordable units which will be delivered. Although the guidance within circular 6/98 sets a minimum threshold of 25 dwellings or 1 hectare on which affordable housing will be sought, more recent national guidance sets a minimum indicative threshold of 15 dwellings or more (PPS3). Furthermore the guidance allows authorities to set different thresholds where it can be justified.

7.2 Although originally it was intended to reduce the threshold to 6 dwellings or more in order to maximise the number of affordable units which are likely to be provided, due to the financial impact on small

developers in particular, it is considered appropriate to set the threshold at 15 or more dwellings.

- 7.3 Should a higher threshold than 15 be implemented, the authority would need to consider raising either the amount of on-site provision, or the amount of contribution on each site in order to help maximise the number of affordable units provided.
- 7.4 The requirements of this guidance will be applied in the following circumstances:
- The guidance will be applied to all relevant applications validated on or after 1st April 2008.
 - The threshold for contributions (whether on-site or through financial contributions) will be all sites of 15 or more dwellings. (including flats)
 - On site provision will be required on all developments which involve the construction of more than 30 dwellings, in order to help ensure the creation of mixed communities. This threshold applies to the Gross number of dwellings to be provided and includes conversions and change of use to residential.
 - The level of provision will be:
20% Affordable dwellings based upon the gross number of dwellings provided on site.
 - The proportions of the tenure split between social rented and intermediate housing will be 66% 34% respectively.
 - For developments of 15 to 30 dwellings, the authority will require provision to be made by way of financial contributions based upon an approximation of the equivalent cost of providing affordable housing on-site. Utilising information received from the development industry, the financial contribution per affordable dwelling required will be £25,000. (See tables 1 & 2 in section 10 for details).
 - To ensure on-site affordable housing is delivered (where appropriate) no less than 50% of the affordable units will be required to be completed no later than on the completion of 50% of the market housing.
 - The level of provision will be reviewed annually and expected to increase in order to meet the need.

- Where sites for 15 to 30 dwellings are to be developed solely by Registered Social Landlords, on-site affordable housing provision will be acceptable.
- Developers should contact the Development Control section prior to the submission of any application for planning permission, so that the property type of any affordable housing requirements can be established.

8.0 LEVEL OF CONTRIBUTIONS

- 8.1 The authority recognises that the requirement for affordable housing needs to be balanced against the viability of site development. From the SHMA it can be demonstrated that the actual annual need for affordable housing actually exceeds the total annual housing figure being put forward in the Draft RSS. It needs to be recognised that implementation of either of the options being put forward in this document would not in itself be able to deliver the identified need.
- 8.2 To ensure that as much of the identified affordable housing levels as possible can be delivered, it must be recognised that the provision of affordable housing through the planning system relies upon the continued deliverability of market housing. Should the percentage requirement for affordable housing be set too high, it could result in land being held back for financial reasons and stifle the deliverability of housing in general. This would have the knock-on effect of failure to deliver any affordable housing through planning measures. The authority therefore accept that as no level of affordable housing requirement below 120% will meet our need, the proposed figure needs to be a balance of ensuring that the development of housing continues to take place, and also that it maximises the provision of affordable homes.
- 8.3 The granting of Planning Permission for residential development significantly inflates the value of land. Requirements for affordable housing will have an impact on these values, and will need to be funded by a reduction in these inflated values. This guidance will allow the development industry to know in advance of any planning application as to the likely costs associated with the provision of affordable housing, which will therefore be reflected in the land value. Careful consideration has been given to the level and tenure requirements of any affordable housing. This is important in order to minimise a potential risk that land would be withheld from release for residential development.

- 8.4 It has been recognised that it is not simply the level of affordable housing required which will affect the value of any land/cost of development, but also the tenure mix.
- 8.5 A 20% requirement as the starting basis for both on-site and off-site commuted sums is considered an appropriate figure which it is hoped will maximise the amount of affordable housing provided while ensuring housing development (and associated affordable housing requirement) will continue to be brought forward.
- 8.6 As outlined within the introduction, based upon average annual completions on all sites (large and small) a 20% on-site provision requirement would not in itself provide sufficient housing to meet the need identified in the SHMA.
- 8.7 Information gathered from other authorities, suggests that it is unlikely that the requirement for affordable housing will impact directly on the market for residential development generally, and that the pressure to release land for residential purposes will remain.

9.0 ON SITE PROVISION

- 9.1 In order to help meet the objective of creating mixed communities, the Government makes a presumption that affordable housing will be provided for on-site. However as it has been demonstrated that on-site provision alone would not meet the target of 497 affordable homes per year. It is envisaged that by seeking off-site contributions for smaller developments, the overall amount of affordable homes provided can be increased on the basis that through various methods a contribution would bring forward more than a single unit.
- 9.2 On sites above 30 dwellings, on-site provision will be required as the most appropriate method of providing affordable housing. By providing on-site affordable housing on sites above 30 dwellings it is considered that mixed communities will be assured. Below this threshold sites are not considered to be significant enough as to require on-site provision to ensure mixed communities.
- 9.3 It is important to ensure that any on-site affordable provision is integrated into the overall development layout. It will therefore be expected that affordable properties will be distributed in an appropriate manner within a development, and that an over-concentration of affordable dwellings should be avoided.

10.0 FINANCIAL CONTRIBUTIONS

- 10.1 It is considered that there are a number of benefits in asking for commuted sums towards affordable housing as opposed to asking for on-site provision. These benefits are listed below:
- The opportunity to bring low demand empty stock back into use by remodelling.
 - Reducing the amount of empty/underused stock can ensure that potential problems associated with empty properties (such as anti-social behaviour) is minimised.
 - Ensures that the quality of the existing housing stock is seen as a priority.
 - Financial contributions provide the opportunity to increase the overall levels of affordable housing provided within the district compared to the levels which would be achieved by asking only for on-site provision.
 - Investment within low demand areas can improve confidence and lead to greater private investment in the area.
- 10.2 The basis for calculating commuted sums will be similar in most respects to that which will be used for calculating on-site provision. Therefore the contribution will be based upon the equivalent cost of providing the housing on-site.
- 10.3 In order for developers to be able to calculate the cost of contributions towards affordable housing, prior to submitting a planning application, the levels of commuted sums applicable are set out within Table 1. These financial requirements are based upon the number of units that would have been required on site should the percentage be applied. Therefore based on a 20% requirement 20 dwellings would have required 4 affordable units, therefore the commuted sum applicable would be £100,000 (4 x £25,000).
- 10.4 The figure of £25,000 in lieu of each affordable unit has been based upon information from the development industry as an indication as to how much less they would pay to the land owner for each affordable unit required by the Local Authority. The financial contribution required therefore aims to offset any cost that would have been applicable should the equivalent amount of on-site affordable housing have been provided.

Table 1: Calculating Financial Contributions.

TOTAL Number of dwellings proposed	Average Contribution per affordable house	No of affordable houses required (rounded to nearest whole dwelling) based on a 20% requirement	Total contribution
15	£25,000	3	£75,000
16	£25,000	3	£75,000
17	£25,000	3	£75,000
18	£25,000	4	£100,000
19	£25,000	4	£100,000
20	£25,000	4	£100,000
21	£25,000	4	£100,000
22	£25,000	4	£100,000
23	£25,000	5	£125,000
24	£25,000	5	£125,000
25	£25,000	5	£125,000
26	£25,000	5	£125,000
27	£25,000	5	£125,000
28	£25,000	6	£150,000
29	£25,000	6	£150,000
30	£25,000	6	£150,000

11.0 HOW WILL FINANCIAL CONTRIBUTIONS BE USED?

- 11.1 Financial contributions can provide a valuable means of providing affordable housing within the district, and a number of potential advantages are set out within paragraph 10.1 of this advice note.
- 11.2 There will be a number of ways in which any financial contribution in lieu of on-site provision could be used by the authority. These are set out below:

11.3 Private Sector Leasing

The aim of this would be to bring empty private sector properties back into use. A suitable property would be identified and a grant given to the owner to bring the property up to a standard that could be let. One of the conditions of the grant would be that the owner has to enter into a private sector leasing agreement with a Registered Social Landlord (RSL) for a period of 10 years. The RSL would then let the property at a social rent.

11.4 Registered Social Landlord purchase

In a similar vein to the private sector leasing scheme, commuted sums would be used to provide, where necessary, a grant to bring an empty property up to standard for letting with the property being purchased by an RSL or similar landlord for letting at an affordable rent. Where appropriate nominations rights from the new owner would be sought.

11.5 Open Market Home Buy

This is one of several home ownership products introduced by the government in 2005. Open Market Home Buy will enable people to buy a home on the open market. They will purchase a share with an RSL providing an equity loan to cover part of the remainder of the purchase price. The commuted sum could be used to support RSL activity in this area if the product is proven to be successful.

11.6 Stock Remodelling

The commuted sums could be used to remodel difficult to let or low demand Council properties to provide higher demand properties. For example a block of four flats that are in low demand could be converted to a pair of semi-detached properties.

11.7 Registered Social Landlord Development

Committed sums would be used to support the development of affordable housing schemes by RSL's.

12.0 HOW MUCH AFFORDABLE HOUSING WILL BE PROVIDED?

- 12.1 It is very difficult to assess the actual amount of affordable housing which will be provided for by applying a 20% requirement on all sites above 30 dwellings, and an equivalent commuted sum for sites of 15-30 dwellings. This is mainly due to the uncertainty over the number of planning applications which will be submitted in the future from sites which would qualify for affordable housing provision.
- 12.2 Currently the majority of residential applications coming forward are on windfall sites (i.e. unidentified sites). It is impossible to predict the number of applications which are likely to come forward on windfall sites, therefore the best estimate of the likely number of affordable homes which are likely to come forward, is based upon a continuation of past completion rates.
- 12.3 Using past rates as a basis the following calculation can be made:
The requirement is for 497 affordable units per year
Based upon an average residential completion rate of 388 (gross) houses per year (calculated from data 1/4/01-31/3/07) a 20% on-site requirement on every residential application would only provide for 78 affordable units per year.
- 12.4 Based upon on-site provision only, the likely number of affordable dwellings which is likely to be provided for as a result of applying this guidance is further reduced by the introduction of a threshold, as only sites of 15 dwellings or greater will make any form of provision.
- 12.5 However in recognition that a 20% requirement would not in itself meet the affordable housing need, it may be possible to increase the overall level of affordable housing provision through the use of commuted payments. There may be opportunities where a commuted sum would provide more affordable homes than would have been possible by providing on-site affordable properties. An example could be where a commuted sum equivalent to the provision of one house on site is used to remodel several dwellings.

13.0 S106 PLANNING OBLIGATIONS

- 13.1 Contributions will be secured by means of a Planning Obligation under S106 of the Town & Country Planning Act 1990, and in accordance with the advice of Circular 02/2005 "Planning Obligations".
- 13.2 In appropriate situations, conditions may be imposed on planning permissions preventing the commencement of development until a

satisfactory Planning Obligation has been agreed and completed. In other cases, the Council may require the completion of the Agreement/Undertaking prior to permission being granted.

14.0 FURTHER INFORMATION

14.1 Further information on the provision of Affordable Housing can be obtained from:

- Development Control Officers, Planning & Regulatory Services, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463463 email: pbcc@mansfield.gov.uk
- Planning Policy Team, Planning & Regulatory Services, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463322 email: planningpolicy@mansfield.gov.uk
- Housing Strategy and Development Manager, Housing Services Department, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463123 email: housingstrategy@mansfield.gov.uk

16.0 MONITORING

16.1 In order to assess whether this guidance achieves its aim of providing affordable housing, and to determine the amount of affordable housing provided, the implications of this guidance will need to be carefully monitored. While the most important factor to monitor is the amount of affordable housing which is actually delivered, it must be recognised that any development which is granted planning permission may not take place for a number of years.

16.2 There are numerous factors which can influence the development of land, such as the amount of housing land authorities identify for development, release of sites within other authority areas, land ownership etc. The large number of valid unimplemented residential permissions also adds to the uncertainty of the timing on the delivery of sites. Although affordable housing completions will be monitored, it will also be necessary to monitor the number of applications received and the signing of 106 agreements in order to fully assess the implications of this new guidance. It is anticipated that this guidance will be monitored and reviewed on a regular basis.

17.0 ALIGNMENT TO COUNCIL PRIORITIES

17.1 This guidance contributes to all 5 of the Councils priorities:

- Reducing Crime (Through the use of financial contributions to make the best use of underutilised residential properties)
- Ensure Decent Homes for All (Providing homes for all members of society)
- Revitalise the District, Town Centre and Neighbourhoods (making efficient use of underused properties and making finances available to refurbish poorer quality dwellings).
- Develop a high quality, clean and pleasant environment. (Improvements to poorer quality housing stock)
- Effective leadership and management. (in the production of clear guidance)

This leaflet can be provided in a variety of formats if required. Please do not hesitate to contact us on 01623 463463 if you require interpretation of this form or need help reading it.

Polish

W razie potrzeby możemy dostarczyć tę broszurę alfabetem Braille'a lub w powiększonym formacie. Jeżeli potrzebuje Pan(i) wyjaśnienia tego tekstu lub pomocy w przeczytaniu go, prosimy o skontaktowanie się z nami pod numerem 01623 463463.

Turkish

Bu broşür, talep edildiğinde, körler alfabesi (Braille) ya da büyük baskı formatında elde edilebilir. Bu formun çevirilmesini ya da okunmasında yardım isterseniz, lütfen 01623 463463 numaralı telefondan bizimle temasa geçmekten kaçınmayınız.

Cantonese (Chinese Traditional)

如果需要，我們可以提供這份傳單的盲文版本或大字印刷體版本。如果你要求翻譯或者需要幫助來閱讀這份表格，請別猶豫，致電 01623 463463 與我們聯係。

Latvian

Šī buklete ir pieejamā Braiļā vai palielinātajā drukā, ja tas ir nepieciešams. Ja jums nepieciešams šī bukleta tulkojums vai palīdzība tā lasīšanā, lūdzu, sazinieties ar mums pa tālruni – 01623 463463.

Russian

Этот буклет может быть напечатан шрифтом Брайля или более крупным шрифтом. Если вам необходима помощь с переводом или чтением этого буклета звоните по тел. 01623 463463.

Urdu

یہ لیف لیٹ، بوقتِ ضرورت، بریل یا بڑے پرنٹ میں بھی مہیا کیا جاسکتا ہے۔ اگر آپ کو اس فارم کا ترجمہ چاہئے ہو یا آپ کو اس کے پڑینے میں مدد چاہئے ہو تو براہے مہربانی ہم سے اس نمبر پر 01623 463463 رابطہ کرنے میں بالکل نہ ہچکچائے گا۔

Bengali

প্রয়োজন অনুযায়ী এই লীফলট রইল অথবা বড় অক্ষরর আকার দেওয়া যাবে। এই ফর্মর অনুবাদের প্রয়োজন হল অথবা এটা পড়তে সাহায্যর দরকার হল 01623 463463 নাম্বার আমাদর সাথে যোগাযোগ করত দ্বিধা করবন না।