



East Staffordshire Borough Council
Local Development Framework

Housing Choice Supplementary Planning Document



December 2010

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- 1.1** The Council aims to ensure that East Staffordshire will be a place where people can achieve their aspirations. We want to have good quality jobs, high quality homes, vibrant town centres and above all a good quality of life for all of our residents. Our ambition is to create a 'step change' in the area's economic performance and be nationally recognised as a champion of regeneration for our urban and rural areas.
- 1.2** The Council is leading a place-shaping agenda that over the next twenty years will deliver a radical enhancement of the quality and extent of the commercial, business and housing offer that is currently available in Burton upon Trent and its suburbs. It aims:
- To accommodate 13,000 housing units across the borough (from 2006), with 80% of this provided in Burton upon Trent and 20% in the rest of the Borough.
 - To achieve a higher end housing mix. This is an overall concern and we will need to achieve a balanced mix of housing within the housing market over the next 20 years.
 - With a high proportion of professional workers living outside of the borough, it is essential that the Council provide a better mix of housing to ensure housing choice across the Borough.
 - To provide affordable housing throughout the Borough to meet the needs of local people.
 - To address the changing housing needs within the young and elderly sectors of the community.
 - To achieve mixed communities.

- 2.1** This Housing Choices Supplementary Planning Document (SPD) provides greater detail on the application of national and local planning policies for housing within East Staffordshire. The Council's local planning policies for housing are set out in the 'Saved Policies' version of the East Staffordshire Local Plan 2006. These are policies which the Secretary of State for Communities and Local Government in exercise of the power of paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 has deemed to be extended beyond 20th July 2009.
- 2.2** This SPD has been adopted to ensure that new residential developments meet the housing needs and aspirations of the District. This includes the requirement for developers to include suitable, high quality affordable housing within their developments.
- 2.3** The aims of this SPD are to:
- Deliver pathways of choice to meet the needs and aspirations of all residents
 - Ensure the development of mixed communities which means that areas contain a mix of housing types, sizes and tenures to accommodate households of different ages, compositions and incomes
 - Clarify application of the Council's current planning policy on housing choices
 - Provide clear, consistent and comprehensive advice for developers at pre-application and submission stage to enable them to take account of the need for affordable housing within the Borough and to negotiate the appropriate provision
 - Encourage delivery of aspirational housing
 - Provide suitable, high quality affordable housing in the right location
 - Assist in the implementation of the Council's Housing Strategy and the East Staffordshire Sustainable Community Strategy
 - Meet national and local planning policy requirements
- 2.4** The principal evidence base for this SPD is the Strategic Housing Market Assessment for East Staffordshire which comprises:
- a. A sub-regional SHMA carried out by consultants Outside in 2007; ⁽¹⁾
 - b. Development of the SHMA evidence base in 2009 led by Stoke City Council; ⁽²⁾
 - c. As part of this work, a report by Consultants Nevin Leather Associates (NLA) in 2009 which includes additional assessment of sub-regional housing need, and ⁽³⁾
 - d. The Council's Strategic Housing Market Assessment Conclusions paper which updates and brings the above evidence together.
- 2.5** For easy reference the current affordable housing requirements are set out in Appendix 1.

1 *West Midlands North Housing Market Area Strategic Housing Market Assessment 2007 Final Report*, Outside Consultants, April 2008

2 *Housing Market Analysis North Housing Market Area 2009/10*, Stoke on Trent City Council, March 2010

3 *Developing a Sub regional Housing Strategy in the North Housing Market Area: Evidence, Issues and Common Policy Areas*, Nevin Leather Associates, December 2009

3 Aspirational Housing

- 3.1** National planning policy set out in Planning Policy Statement 3 (PPS3) emphasises that housing developments need to contribute to the creation and sustaining of mixed communities and that planning decisions need to reflect the spatial vision for the area and to be consistent with wider policy objectives.
- 3.2** The Council is keen to ensure that the housing offer in each area of East Staffordshire provides choices to meet the aspirations of all types of household.
- 3.3** The borough already attracts large numbers of high income residents due to its enviable transportation links and geographical attractions. However the housing mix in Burton currently provides limited choice to meet the aspirations of managers, senior officials and professionals, with an under supply of larger detached and semi-detached homes ⁽⁴⁾. As mentioned above the Council is leading a “place-shaping” agenda to radically enhance the quality and extent of the commercial, business and housing offer in Burton. This is being driven by Growth Point projects including the Inner Burton Housing Initiative, Bargates and Derby Road Regeneration which are already funded and underway, and by Local Development Documents and policies including the Town Centre Masterplan. It includes the ambition to further increase high-value-added employment in Burton, and the Council wants to attract employees to live in the town to avoid unsustainable commuting and to contribute to the town’s economic prosperity. In 2001 the proportion of Burton residents in employment as managers, senior officials and professionals was 21.3% (see endnote¹), and the Council aspires to lift this to 25% in line with comparable towns. To achieve this means that 32% of new homes in Burton need to be properties which will meet the aspirations of this group.
- 3.4** The Council believes that aspiration for flats will generally be satisfied by existing developments or conversions and hence significant development of new-build flats can only be justified if the flats are specifically designed to meet the aspirations of specific groups such as those with higher incomes or the elderly, or where flats are the most suitable type of housing for the site e.g. certain sites in town or village centres.

POLICY GUIDANCE

- 3.5** *The Council encourages the provision of housing types in Burton which will meet the aspirations of managers, senior officials and professionals.*
- 3.6** *Proposals which include significant numbers of new-build flats should demonstrate what specific market aspiration the flats are designed to meet or why flats are the most suitable type of housing for the site.*

- 4.1 The following policy in the adopted Local Plan for East Staffordshire has been 'saved' and is therefore still current:

Policy H12: Affordable Housing

Within defined development boundaries on sites with a capacity of 25 or more dwellings, the Borough Council will negotiate for the inclusion of an appropriate element of affordable housing where a need for such housing is shown to exist. Such housing should address any particular needs identified in any adopted Housing Need Survey as may be updated from time to time. Any affordable housing will be subject to binding arrangements to secure its continuing occupation by those who need it.

Definition of affordable housing

- 4.2 Since adoption of the Local Plan, Planning Policy Statement 3 (PPS3) has re-defined affordable housing. The following definitions ensure that the affordable housing sought by the Council meets the PPS criteria including availability at a cost low enough for eligible households to afford.

POLICY GUIDANCE

- 4.3 *When applying Local Plan Policy H12 the Council will seek affordable housing as defined below:*

- 4.4 **Social Rented Housing** sought by the Council means affordable housing units which shall be made available by a registered provider of social housing to the Council's housing register applicants in accordance with the Council's allocations policy at a rent determined through the national rent regime (*Rent Influencing Regime Guidance*).

- 4.5 **Intermediate Housing** sought by the Council means:

- Shared Ownership Housing
- Rent to Shared Ownership Housing
- Discounted Sale Housing

which is provided at a price they can afford to households which would be unable to buy the housing at market price.

- 4.6 **Shared Ownership Housing** sought by the Council means affordable housing units:

- i. *which shall be made available on a part rent/part sale (lease) basis where the initial sale is a 25% to 75% share of the capital value, and*
- ii. *which are made available under a lease containing the Homes and Communities Agency's (or successor body's) Fundamental Clauses for inclusion in grant funded shared ownership leases, and*
- iii. *for which arrangements are approved in writing by the local planning authority to ensure that (i) the initial occupier is a household which would be unable to buy the housing at market price, and (ii) the landlord will be in a position to nominate a household which would be unable to buy the housing at market price in the event that a leaseholder who has acquired less than a 100% interest in the property wishes to assign his interest, and*
- iv. *which shall be transferred to a registered provider of social housing or for which management arrangements are approved in writing by the local planning authority, and*
- v. *for which arrangements are approved in writing by the local planning authority to ensure that the proceeds of sale of any share of capital value above 50% are recycled for alternative affordable housing provision. This means that the value of the housing unit to the freeholder is based on sale of a 50% share.*

4 Affordable Housing

4.7 *Rent to Shared Ownership Housing* sought by the Council means affordable housing units:

- i. *which shall be provided to households who intend to purchase a share of the property after an initial period of renting not exceeding 5 years, and*
- ii. *for which arrangements are approved in writing by the local planning authority to ensure that the occupiers are households which would be unable to buy the housing at market price, and*
- iii. *which are rented at an intermediate rent of not more than 80% of market rent until the property becomes Shared Ownership Housing.*

4.8 *Discounted Sale Housing* sought by the Council means affordable housing units:

- i. *which can be sold to purchasers at no more than 60% of market value, and*
- ii. *for which arrangements are approved in writing by the local planning authority or (where applicable) the Community Land Trust to ensure that purchasers are households who would be unable to buy the housing at a market price and who will occupy the homes, and*
- iii. *which cannot be extended.*

Threshold for requiring affordable housing

4.9 *The Council's threshold for requiring affordable housing remains 25.*

POLICY GUIDANCE

4.10 *When considering how a site relates to the threshold, the Council will assess the potential capacity and appropriate density for development of the whole site, rather than looking only at the proposal submitted. It will be alert to any attempts to deliberately circumvent the site size threshold.*

For example:

- *Where the splitting up of a site would result in two or more adjacent sites which individually fall below the threshold, the Council will treat them as one site for the purposes of the policy;*
- *Where a proposal is for a lower density than appropriate, the Council will treat the site according to its development potential in line with Local Plan Policy H6.*

Amount of affordable housing

4.11 The Strategic Housing Market Assessment concludes that Net Annual Housing Need is 840 dwellings ⁽⁵⁾. This housing need occurs in all parts of the Borough⁽⁶⁾ However the Council has calculated that the number of new affordable homes needed pa is 169 because private rented housing and low cost market housing meet a large part of the need ⁽⁷⁾.

4.12 Projected average annual supply of new housing is 533 units pa ⁽⁸⁾. 169 affordable homes are 31.7% of this number. Hence the borough-wide affordable housing target required to meet need is 30% of new dwellings.

4.13 In line with PPS3 the affordable housing contribution which the Council can seek from developers is a product of how much is needed and how much is viable.

5 *Strategic Housing Market Assessment Conclusions, Section 7.1*

6 *Ibid Section 7.4.*

7 *Ibid Section 7.5*

8 *Ibid Section 7.5*

- 4.14** It is projected than average annual supply of new housing on sites over the threshold for affordable housing is 520. 169 affordable homes are 32.5% of 520 ⁽⁹⁾. Accordingly the maximum affordable housing target on sites over the threshold is also 30% of new dwellings.
- 4.15** The Council has had an Affordable Housing Viability Study ⁽¹⁰⁾ carried out to assess how much affordable housing is viable. Consultants Fordham Research have calculated what proportions of affordable housing are viable without grant taking account of other S106 requirements including requirements set out in the Council's Open Space SPD and other financial contributions. Their dynamic viability assessment identifies how a number of variables change this.
- 4.16** Therefore, the affordable housing contribution sought by the Council without grant is the proportion which is viable according to the dynamic viability assessment up to the 30% maximum. The Council reassesses the proportions of affordable housing which are viable according to the dynamic viability assessment from time to time (e.g. annually).
- 4.17** The affordable housing contributions currently being sought by the Council are published in Appendix 1 to this SPD.
- 4.18** If the Council seeks S106 obligations on a particular site which are over and above the £3,000 per dwelling and the requirements in the Open Space SPD which are allowed for in the Affordable Housing Viability Study then the developer may negotiate to reduce the affordable housing contribution. This reduction will be based on the evidenced additional cost of the additional obligations versus the average cost to a developer of providing an on-site affordable dwelling derived from the cost calculated in the Affordable Housing Viability Study (as for commuted sums - section 4.5 below).
- 4.19** An applicant may seek to demonstrate that the affordable housing contribution sought by the Council is unviable on a particular site. To do this they will need to submit their financial appraisal of development value and costs on an open book basis including evidence that the price paid for the site was reasonable in the light of the alternative use value. Commercially sensitive information provided by the applicant will be kept confidential to protect the applicant and partners' business interests. If the Council decides that it needs an independent assessment of this evidence it will require the applicant to pay for this since it is an additional cost of determining the application. Where an applicant has demonstrated to the satisfaction of the Council that the contribution sought is unviable on their site then the level of contribution which is viable will be sought instead.
- 4.20** Where the viable level of affordable housing contribution on a site above the threshold is less than 15% the Council may seek to establish with the applicant whether funding or partners can be found so that 15% affordable housing can be achieved; see section 4.8. If it can be achieved then the Council will seek the inclusion of 15% affordable housing on the site subject to the identified funding or partnerships being secured.

POLICY GUIDANCE

- 4.21** *There is evidence of need for affordable housing in all parts of the borough and hence the Council will expect an affordable housing contribution on all sites above the threshold where the evidence available to the Council indicates that this is viable.*
- 4.22** *The current affordable housing contributions being sought, without grant, are shown in Appendix 1 to this SPD.*
- 4.23** *If an applicant provides viability evidence to the Council and the Council decides that it needs an independent assessment of this evidence, the Council will require the applicant to pay the cost of this assessment.*

9 Ibid, footnote 16 (Section 7.5)

10 *East Staffordshire Affordable Housing Viability Study Final Report*, Fordham Research, October 2010

4 Affordable Housing

- 4.24** Where the viable level of affordable housing contribution on a site above the threshold is less than 15%, 15% affordable housing may still be required if funding or partnership arrangements can be secured to deliver this.

Mix of affordable housing

- 4.25** In Burton and Uttoxeter the affordable housing needed is the following mix of social rented housing (except for Extra-Care housing developments):

	Social Rented
2 bedroom accessible home*	10%
2 bedroom house	60%
3 bedroom house	10%
4 bedroom house	15%
5+ bedroom house	5%
	100%

*Accessible means single-level, accessible without the use of steps or stairs, having a level-access or low-threshold shower and meeting the Lifetime Homes Standard. These homes might be flats or bungalows.

- 4.26** In the rest of the Borough the affordable housing needed is:

- the mix of affordable housing (on-site) which is justified by a local housing needs survey; the amounts the Council has accepted as being justified by surveys it has commissioned are set out in survey reports which are available on the Council's website, or
- up to 7% of dwellings as on-site social rented housing where Choice Based Lettings and/or Housing Register evidence indicates unsatisfied need, plus
- the following mix of intermediate housing:

	Intermediate
1 bedroom	10%
2 bedroom flat	20%
2 bedroom house	25%
3 bedroom house	40%
4 bedroom house	5%
	100%

- 4.27** It is estimated that the tenure mix needed in Extra-Care housing is 25% social rented, 25% shared ownership and 50% market housing. Clearly this will only be achievable if grant funding is available. However it does indicate an equal need for social rented and shared ownership.

POLICY GUIDANCE

- 4.28** *The mix of affordable housing on larger sites should reflect the relevant mix indicated above. However this mix will not always be achievable on smaller sites, in which case the Council will normally seek the relevant proportion of each size and type of housing on the development.*
- 4.29** *On Extra-Care housing developments the Council will seek half of the affordable housing contribution as social rented dwellings and half as shared ownership dwellings.*

Commuted sums in lieu of affordable housing

- 4.30** The Council intends to address part of the housing need in the Borough by such measures as improving existing housing, bringing empty homes back into use, purchasing existing homes, and the building of new affordable housing e.g. on rural exception sites. However these measures can only be implemented with funding from developers.
- 4.31** To secure this funding the Council is prepared to accept a commuted sum (financial contribution) in lieu of more than 15% on-site affordable housing (except on Extra-Care housing developments). Hence the affordable housing contribution up to 15% will normally be provided as on-site affordable housing, but any additional contribution over the 15% may be provided as a commuted sum.
- 4.32** Clearly a part of a dwelling cannot be affordable. Where a fraction of a dwelling should be affordable the Council will expect a whole dwelling or a commuted sum in lieu of the fraction.
- 4.33** Commuted sums will be calculated as the cost to a developer of providing on-site affordable dwellings. To reflect different sizes of dwellings ⁽¹¹⁾ on new-build schemes this will be based on an average 40 dwellings per net developable hectare, which is the median density allowed for in the Affordable Housing Viability Study and in Policy H6, whilst on conversion schemes this will be based on the aggregate internal area of the dwellings. In both cases the calculation will use average costs derived from the Affordable Housing Viability Study. Commuted sums will need to be paid prior to commencement ⁽¹²⁾ and a 15% discount will therefore applied to reflect the additional cost of up-front payment (based on 7.5% pa interest over 2 years).
- 4.34** The current average costs are published in Appendix 1 to this SPD.
- 4.35** The Council may spend commuted sums throughout the Borough.

POLICY GUIDANCE

- 4.36** *The Council will accept a commuted sum in lieu of more than 15% on-site affordable housing (except on Extra-Care housing developments).*
- 4.37** *The Council will accept a commuted sum in lieu of a fraction of a dwelling.*
- 4.38** *Apart from this, the Council will consider the payment of a commuted sum in lieu of on-site affordable housing only where there is robust justification. This might be:*
- *Where there is already a dominance of affordable housing in the immediate area of a site such that provision of additional affordable housing on-site would be contrary to the creation of a mixed community*

11 On high density schemes dwellings are likely to be smaller and the cost lower, whereas on low density schemes the dwellings are likely to be larger and the cost higher

12 Commencement of each phase on multi-phase developments

4 Affordable Housing

- Where in order to create a sympathetic conversion of an existing building, particularly a listed building, it would be impossible or impracticable to create affordable housing units that meet need or which meet the design requirements (section 4.7 below)
- Where the integrity or sustainability of the form of development most suitable on a site would be compromised by the integration of affordable housing for reasons which are clearly set out and justified.

4.39 Commuted sums on new build schemes are calculated using the following formula; the current amounts per dwelling are set out in Appendix 1 to this SPD.

% affordable housing contribution

x

net developable area of the site (ha)

x

40 dwellings per hectare

x

amount per dwelling

x

85%

4.40 Commuted sums on conversion schemes are calculated using the following formula; the amounts per square metre are set out in Appendix 1 to this SPD.

% affordable housing contribution

x

aggregate internal floorspace of dwellings

x

amount per square metre

x

85%

Maximum amounts of social rented housing

4.41 The Council does not wish to see large concentrations of new social rented housing since this runs contrary to the promotion of sustainable mixed communities.

POLICY GUIDANCE

4.42 On individual development sites of fewer than 75 dwellings there should normally be no more than 25 social rented dwellings (except for supported housing).

4.43 On developments of 75 or more dwellings there should normally be no more than 33% social rented housing.

Design of new affordable housing

4.44 The Council wishes to ensure that new housing contributes to the creation of sustainable mixed communities. The Council also wishes to ensure that affordable housing is of high quality to benefit residents and neighbourhoods.

POLICY GUIDANCE

4.45 *In order to promote Mixed Communities in line with PPS3 and the Council's Housing Strategy:*

- i.** *The exteriors of different tenures of housing on a site must be visually indistinguishable;*
- ii.** *Affordable housing and market housing must be truly integrated within the development and not be segregated from each other, in accordance with the Council's Design Guide;*
- iii.** *Where possible, affordable houses and bungalows need to be dispersed ('pepper-potted') around the site as recommended in the Urban Design Compendium. Clusters of affordable houses and bungalows should comprise no more than 6 dwellings;*
- iv.** *Affordable flats (where agreed) may be provided in separate blocks but blocks need to be dispersed around the site;*
- v.** *All affordable units need to comply with the Homes and Communities Agency's standards for grant-funded units at the time of approval, but this must be achieved without making them externally distinguishable from market housing units.*

Grant funding

4.46 The future availability of Government funding is very uncertain which is why viability has been assessed on a no grant basis and why the affordable housing contributions sought from applicants are on a no grant basis

4.47 Developers are expected to take this into account when agreeing the purchase price for a site. Officers of the Council will be willing to meet developers prior to site purchase to clarify affordable housing requirements.

4.48 The amount of affordable housing which can be funded by developers is constrained by viability. As mentioned above, where the viable level of affordable housing contribution on a site above the threshold is less than 15% the Council may seek to establish with the applicant whether funding or partners can be found so that 15% affordable housing can be achieved.

4.49 On Extra-Care Housing schemes the Council may seek to establish with the applicant whether funding or partners can be found to increase the amount of affordable housing to better meet need.

4.50 Applicants are encouraged to explore the availability of funding or partners so that affordable housing can be provided on sites below the threshold.

4.51 The Council may seek the inclusion of specialist and supported affordable housing on major sites to meet identified needs in place of general needs affordable housing. In these circumstances the Council will support the search for funding to meet the additional costs of providing this housing in place of the general needs affordable housing which would otherwise have been provided.

4.52 Possible sources of funding are government grant funding and funding held by the Council from commuted sums. Registered providers of social housing may be in a position to enter into partnership to fund affordable housing on a site.

4 Affordable Housing

Procedure

- 4.53** Developers are urged to contact the Council as early as possible to discuss their proposals and the proportions and mix of affordable housing which are likely to be required.
- 4.54** Developers are also encouraged to engage with registered providers of social housing to ensure that affordable housing meets their expectations.
- 4.55** For single phase developments the proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing to be provided on the site will be agreed at the time of a full application or outline application.
- 4.56** For multi-phase developments, the maximum and minimum amounts of affordable housing to be provided will be agreed at the time of the outline application. The proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing to be provided on each individual phase will then be agreed at the commencement of each phase.
- 4.57** Model S106 Affordable Housing Schedules will be made available in due course as appendices to this document.

- 5.1 The following policy in the adopted Local Plan for East Staffordshire has been 'saved' and is therefore still current:

Policy H13: Affordable Housing Policy in Rural Areas

In rural areas outside development boundaries defined on inset maps the Borough Council will exceptionally consider the release of small sites within or on the edge of villages to provide affordable housing where it can be shown there is a local need that would not otherwise be met. Any such housing approved will be made the subject of arrangements to secure its occupation in perpetuity by local people on low incomes.

- 5.2 Affordable housing in rural areas can also be permitted under saved Policy BE15.
- 5.3 At the time of writing the Government is developing its Community Right to Build policy which it has announced will mean that local rural housing projects that secure the support of 75% of voters will get the go-ahead without the need for a specific application for planning permission. However this section explains how the Council will apply its policies towards housing development proposals which do require planning permission.

Evidence of need

- 5.4 The Council has commissioned local housing needs surveys in a number of rural parishes to identify the need for affordable housing and publishes its assessment of how much new affordable housing is justified by each survey ⁽¹³⁾.
- 5.5 Similar surveys may be carried out by other bodies.
- 5.6 These surveys identify need at a given point in time, and the Council takes the view that their reliability diminishes over time. Hence the Council will give diminished weight to survey evidence after 2 years (from when the survey was carried out), and no weight after 6 years, unless it can be shown that the specific households identified in the survey still need local affordable housing.

Community-led development

- 5.7 The Council is keen to see community-led development of affordable housing in rural areas to meet need and to contribute to the viability of rural settlements.

POLICY GUIDANCE

- 5.8 *The Council encourages applications for affordable housing under Policy H13 which can demonstrate:*
- **Local need** - evidence from a local housing needs survey or other survey
 - **Local support** – demonstrated by a survey, comprehensive consultation, or the support of the parish council
 - **A viable site** – within or on the edge of a village, ideally a village with appropriate infrastructure and a range of services as identified in the settlement hierarchy, which has suitable access, and which is not subject to constraints such as unsuitable ground conditions, flood risk or environmental protection
 - **Appropriate scale** – appropriate to the level of need, the landscape and the character of the village
 - **Good design** – appropriate to the site and the character of the village

5 Rural Affordable Housing

Occupation by local people

- 5.9** Social rented housing will be made available under the Council's allocations policy.
- 5.10** Applicants for planning approval under Policy H13 must set out their proposed arrangements for securing that other tenures of affordable housing are occupied in perpetuity by local people on low incomes. These arrangements must include a cascade arrangement.
- 5.11** Most rural areas of East Staffordshire are designated by the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the West Midlands) Order 1997 as areas in which the outright sale of affordable housing is prohibited ⁽¹⁴⁾.

POLICY GUIDANCE

- 5.12** *Planning approval for intermediate housing under Policy H13 will be subject to agreement of the cascade arrangements to give priority to local people, and arrangements for enforcing this.*
- 5.13** *The cascade arrangements should be agreed by the local community but will normally make people who are local to the parish eligible for the first month, after which people who are local to an adjacent East Staffordshire parish will also become eligible for two months, after which people who are not local will become eligible .*
- 5.14** *The definition of 'local' (other than for social rented housing) can be agreed by the local community, or will be defined as being (one of):*
- *Continuously resident in the parish for at least the last 5 years;*
 - *Having lived in the parish for at least 30 years;*
 - *Previously a resident of the parish for at least 5 years and with family (parent, child, brother or sister) currently living in the parish;*
 - *Current or confirmed permanent employment in the parish;*
 - *Continuously resident in the parish for the last year and a need to remain living in the parish so that children can remain at their primary school.*

14 The then parishes of Outwoods, Rolleston on Dove and Tutbury, and parts of Barton under Needwood parish are not covered

Housing for Older People 6

- 6.1** National planning policy set out in PPS3 sets out that planning decisions must achieve a good mix of housing reflecting the accommodation requirements of specific groups including older people.
- 6.2** Saved policy H6 in the adopted Local Plan for East Staffordshire includes the following requirement which is brought into effect by this SPD:

Policy H6: Housing Design and Dwelling Extensions

The Borough Council will require all housing sites to be designed to take account of the needs of people with disabilities in accord with the site's characteristics and will negotiate agreements to ensure that at least 10% of houses on sites of 20 houses or more will be constructed to Lifetime Home standards as set out in Supplementary Planning Guidance.

- 6.3** The latest household projections predict that 92% of household growth in East Staffordshire will be made up of households comprising people over the age of 65 ⁽¹⁵⁾.
- 6.4** This implies increased demand for homes suitable to meet the needs of older people and hence the market needs to respond by offering appropriate choices reflecting the diversity of need and demand:
- Most older people will want to live in normal housing.
 - This is being promoted by the County Council's Staffordshire Cares programme which involves closing obsolete accommodation.
 - Most will want to stay in their home as their mobility becomes more difficult, so they will ideally need normal housing which will be suitable for them as they get older and their needs increase, such as housing which meets the Lifetime Homes Standard.
 - Older people often live in larger properties than they need and there is therefore a market for 'down-sizing' to two-bedroom homes with decent sized rooms.
 - Bungalows are an option particularly preferred by some older people.
 - Some will want housing which is specifically designed for older people e.g with small gardens, raised garden beds, and storage and recharging points for mobility scooters.
 - Some older people will need 'Extra-Care' housing - their own home within a complex where they can receive care. It is projected that over 700 new Extra-Care dwellings will be needed in East Staffordshire by 2020 and a further 300 by 2030. This amounts to 12% of projected completions to 2020 and 6% of projected completions between 2020 and 2030.
 - Some older people like to live alongside other older people in clusters of specialist housing possibly providing a range of facilities.

POLICY GUIDANCE

- 6.5** *The Council will seek to achieve that all new housing meets the Lifetime Homes Standard. On developments of 20 or more dwellings an applicant must identify which dwellings (if not all) will meet the standard ⁽¹⁶⁾.*
- 6.6** *The Council welcomes applications for suitably designed and located older persons villages and clusters of housing for older people which contribute to the creation of mixed communities.*
- 6.7** *On housing schemes of over 150 units the Council will discuss with the applicants the provision of accommodation tailored to the needs of local older people. On allocated sites the proportions may be formally set out in a masterplan for the site.*

15 *Strategic Housing Market Assessment Conclusions Section 8*

16 *The Lifetime Homes Standard is the standard published by Habinteg (or successor body) which is current at the time of the application*

6 Housing for Older People

- 6.8** *The Council welcomes applications for Extra-Care schemes. Applicants proposing Extra-Care schemes should be able to demonstrate that the proposals have the support of Staffordshire County Council.*

ⁱ Proportion of executive households - Burton and comparable towns

2001 Town	No of households	People in employment	Managers, Senior officials or professionals		
			%	Quartile average	Rank
Swadlincote/ Donisthorpe	17,988	20,752	18.6	19.3	21
Lincoln urban area	44,226	46,178	19.1		20
Grantham	14,480	16,070	19.1		19
Newark-on-Trent	15,383	16,075	19.3		18
Wellingborough	19,415	21,998	20.4		17
Tamworth urban area	31,231	39,102	20.6	21.6	16
Melton Mowbray	10,454	12,677	20.7		15
Kidderminster	22,938	26,968	21.2		14
Burton urban area	27,245	29,810	21.3		13
Redditch	30,030	38,161	22.6		12
Kettering	21,787	25,619	23.0		11
Stafford	26,500	30,520	23.8	24.3	10
Chersterfield	31,250	31,086	23.9		9
Hinckley	18,033	22,492	24.3		8
Shrewsbury	28,728	32,089	24.6		7
Rugby	26,201	30,176	25.0		6
Worcester	39,349	47,350	26.2	30.3	5
Loughborough	20,343	23,312	26.5		4
Warwick/ Leamington	36,435	42,382	31.6		3
Stratford-upon-Avon	10,115	11,267	33.1		2
Lichfield	11,914	13,521	33.9		1

Source: ONS 2001 Census

Appendix 1: Current Affordable Housing Requirements

Last updated December 2010

Proportion of Affordable Housing

1.1 The affordable housing contributions currently assessed to be viable are those in the Affordable Housing Viability Study ⁽¹⁷⁾ as follows. Since these are within the 30% maximum, these are the affordable housing contributions currently being sought:

10% of dwellings on urban brownfield sites

15% of dwellings on urban extension sites

30% of dwellings on rural sites

- Urban brownfield sites means brownfield sites within the development boundaries of Burton and Uttoxeter.
- Urban extension sites means large greenfield sites adjacent to the development boundaries of Burton and Uttoxeter.
- The Affordable Housing Viability Study indicates that viability on other sites is likely to be the same as on rural sites.

1.2 Except on Extra-Care housing developments, the Council is prepared to accept a commuted sum in lieu of more than 15% on-site affordable housing and hence the Council will accept the following contributions:

Urban brownfield sites; 10% of dwellings on-site

Urban extension sites: 15% of dwellings on-site

Other sites: 15% of dwellings on-site plus a commuted sum in lieu of 15% of dwellings

1.3 However where an applicant has demonstrated to the satisfaction of the Council that this contribution is unviable on their site then the level of contribution which is viable will be sought instead.

1.4 On urban brownfield sites the Council may seek to establish with the applicant whether funding or partners can be found so that 15% affordable housing can be achieved.

Mix of Affordable Housing

1.5 In Burton and Uttoxeter the affordable housing needed is the following mix of social rented housing (except on Extra-Care housing developments):

	Social Rented
2 bedroom accessible home*	10%
2 bedroom house	60%
3 bedroom house	10%
4 bedroom house	15%
5+ bedroom house	5%
	100%

17 Table 7.1, *East Staffordshire Affordable Housing Viability Study Final Report*, Fordham Research, October 2010

Appendix 1: Current Affordable Housing Requirements

*Accessible means single level, accessible without the use of steps or stairs, having a level-access or low-threshold shower and meeting the Lifetime Homes Standard. These homes might be flats or bungalows.

1.6 In the rest of the Borough the affordable housing needed is:

- the mix of affordable housing (on-site) which the Council has accepted as being justified by a local housing needs survey; this is set out in survey reports which are available on the Council's website, or
- up to 7% of dwellings as on-site social rented housing where Choice Based Lettings and/or Housing Register evidence indicates unsatisfied need, plus
- the following mix of intermediate housing:

	Intermediate
1 bedroom	10%
2 bedroom flat	20%
2 bedroom house	25%
3 bedroom house	40%
4 bedroom house	5%
	100%

1.7 The mix of affordable housing on larger sites should reflect the relevant mix indicated above. However this mix will not always be achievable on smaller sites, in which case the Council will normally seek the relevant proportion of each size and type of housing on the development.

1.8 On Extra-Care housing developments the Council will seek half of the affordable housing contribution as social rented dwellings and half as shared ownership dwellings.

Calculation of Commuted Sums

1.9 Commuted sums on new-build schemes are calculated using the following formula incorporating the current amounts per dwelling set out below:

% affordable housing contribution
 x
 net developable area of the site (ha)
 x
 40 dwellings per hectare
 x
 amount per dwelling
 x
 85%

Appendix 1: Current Affordable Housing Requirements

1.10 The current amounts per dwelling are those calculated in the Affordable Housing Viability Study (18).

£41,900 on urban brownfield and urban extension sites

£58,400 on other sites

1.11 Commuted sums on conversion schemes are calculated using the following formula incorporating the current amounts per square metre set out below:

% affordable housing contribution

x

aggregate internal floorspace of dwellings

x

amount per square metre

x

85%

1.12 The current amounts per square metre are the amounts calculated in the Affordable Housing Viability Study:

£504 on urban schemes

£790 on rural schemes