

3.132 Further details about how the following policy will be applied and the mix of affordable housing required on site are set out in the Housing Choice SPD.

STRATEGIC POLICY 17

Affordable Housing

Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide up to 40% of the dwellings as affordable housing. This threshold may be revised during the lifetime of the plan if national policy changes.

- The affordable housing required from a particular scheme is the following percentage or the amount which is evidenced by an applicant to be viable. The percentages shown may be revised during the lifetime of the plan in the light of updated viability evidence.
 - On previously developed land within the built up areas of Burton and Uttoxeter: 25%;
 - On Greenfield sites within and on the edge of Burton and Uttoxeter: 33%;
 - On other land; 40%.
- To evidence what other amount of affordable housing is viable an applicant will need to submit their development appraisal and supporting evidence to the Council on an open book basis and to fund the Council's costs of assessing this.
- An application for development which extends an earlier permission will be treated together with that permission as one scheme.
- Planning permission will be subject to agreement to provide the required amount of affordable housing, and on schemes providing less than 40% and likely to be developed in phases over the longer term to agreement of a suitable mechanism to increase the amount of affordable housing provided over time if viability improves.
- Affordable housing is not required from Self-build Plots of up to 250 square metres in size, from Retirement Housing, or from Market Housing for Rent (definitions in the Glossary).
- The amount of affordable housing which must be provided *on site* will be as follows, with the balance commuted off site in accordance with the Housing Choice SPD:
 - On Burton and Uttoxeter - 13% of dwellings;
 - On Strategic Village sites, an amount consistent with local need;

- On other sites, an amount determined by the housing needs survey.

Residential development permitted in accordance with a Made Neighbourhood Plan on a site which is outside a settlement boundary and not a rural exception site shall provide an amount of affordable housing determined as above, or the amount required by the neighbourhood plan if greater.

Well-planned affordable housing led residential development providing an appropriate mix of housing will be welcomed.

Extra-care developments are expected to include affordable housing alongside market housing in accordance with identified need, subject to the availability of funding including via the Council from commuted sums.

On site affordable housing shall be provided as follows:

- Affordable housing will normally be provided on each phase of a development.
- The mix on Burton and, Uttoxeter developments shall be agreed with the Council based on the need identified in the Housing Choice SPD.
- The mix on Strategic Village developments shall be agreed with the Council based on local need
- The mix on other developments shall be agreed with the Council based on the housing needs survey carried out in accordance with Housing Choice SPD.
- In accordance with the definitions in the Housing Choice SPD
- Affordable housing shall be fully integrated by means of dispersal around the site in clusters of no more than eight dwellings so that no street or part of the street is dominated by affordable housing.
- Affordable housing shall be externally indistinguishable from market housing on the same site.

Residential Development on Exceptions Sites

3.133 A rural exception sites policy enables the development of affordable housing and Traveller sites to meet local need in settlements where this cannot be achieved within settlement boundaries or no such boundary exists. Such development is an exception to the policy that most development will take place within settlement boundaries, and sites on which such development is permitted are therefore called rural exception sites.

3.134 A rural exception sites policy is only justifiable to provide affordable housing and Traveller sites because they are types of development which cannot