

Appendix 2: Policy H10 in the submitted Publication draft Local Plan (2018)

Policy H10: Affordable Housing

To help maximise affordability across the housing market, the Council will support residential schemes for 2 or more dwellings which:

- i. reflect the relative viability of development land types in York by providing affordable housing percentage levels for site thresholds as set out in Table 5.4:

Table 5.4: Affordable Housing Site Thresholds

Threshold	Target
Brownfield sites = > 15 dwellings	20%
Greenfield sites = > 15 dwellings	30%
Urban, Suburban and Rural sites 11-14 dwellings	20% ¹
Urban brownfield sites 5-10 dwellings ²	15% ¹
Urban greenfield sites 5-10 dwellings ²	19% ¹
Urban brownfield sites 2-4 dwellings ²	6% ¹
Urban greenfield sites 2-4 dwellings ²	10% ¹
Sub-urban brownfield sites 5-10 dwellings ²	10% ¹
Sub-urban greenfield sites 5-10 dwellings ²	15% ¹
Sub-urban brownfield sites 2-4 dwellings ²	2% ¹
Sub-urban greenfield sites 2-4 dwellings ²	7% ¹
Rural brownfield sites 5-10 dwellings ²	11% ¹
Rural brownfield sites 2-4 dwellings ² that	3% ¹
Rural greenfield sites 5-10 dwellings ²	17% ¹
Rural greenfield sites 2-4 dwellings ²	8% ¹

Notes to Table

- 1 This is the target percentage to be used in the off-site financial contribution calculation following sub-clause (iii) below
- 2 For sites that have a maximum combined gross floorspace of more than 1,000sqm

- ii on sites of 15 homes and above on-site provision will be expected, unless off-site provision or a financial contribution of equivalent value can be robustly justified.
- iii. on sites of 2–15 homes an off site financial contribution (OSFC) is required in accordance with the approved formula set out below:

$$\text{Average York Property price} - \text{Average York Fixed RP Price} \times \% \text{ Target} = \text{OSFC per dwelling}$$

- iv. make provision which reflects tenure split in terms of social renting and intermediate housing, as set out in the most up to date SHMA.
- v. fully integrate the affordable housing by pepper potting throughout the development with no more than two affordable dwellings placed next to each other. The size and type of homes should be a pro rata mix of the total homes provided on site, taking into account current assessments of local need where on-site provision is required. The affordable housing should be visually indistinguishable from the open market dwellings.

A vacant building credit (VBC) will be applied to appropriate development where a vacant building is either converted or demolished and is necessary to incentivise the scheme. This credit will be equivalent to the gross floor space of the building to be demolished or brought back into use. This credit does not apply when a building has been 'abandoned'.

The affordable housing should remain affordable in perpetuity, through use of a planning condition or obligation or if these restrictions are lifted, for subsidy to be recycled for alternative affordable housing. On completion, the affordable housing must be transferred to a Registered Provider approved by the Council.

Where a developer believes the criteria set out in this policy cannot be fully met, they have the opportunity through open book appraisal to demonstrate through open book appraisal to demonstrate to the Council's satisfaction that the development would not be viable