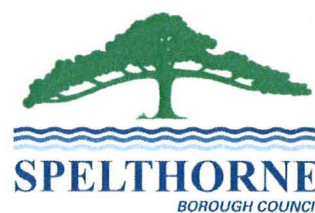


# **Core Strategy and Policies Development Plan Document**

**Adopted 26 February 2009**

**Planning and Housing Strategy  
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### **Providing for Affordable Housing**

- 6.19 Policy HO3 sets out the approach that will be used to ensure affordable housing is provided in accordance with Strategic Policy SP2. It has had regard to the impact of seeking affordable housing generally on the viability of residential developments that come forward. A general threshold of 15 or more dwellings (or 0.5ha or more) is applied and registered social landlords (RSLs) are encouraged to bring forward sites below 15 units. The Council considers it necessary to use these measures to secure 40% of all new residential development as affordable.
- 6.20 Social rented and intermediate housing schemes can contribute to meeting affordable housing needs, but the policy aims to ensure that the majority of provision is social rented, reflecting the level of need for this tenure type. It also includes mechanisms to ensure affordable housing provision is maintained. Where, in exception, provision for affordable housing is made on another site it must be in addition to the requirement for that site.

### **Policy HO3: Affordable Housing**

The Council's target for affordable housing is that 40% of all net additional dwellings completed over the plan period, 2006-2026, should be affordable. This will be achieved by:

- a) having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger irrespective of the number of dwellings. The Council will seek to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site. Negotiation should be conducted on an 'open book' basis,
- b) encouraging registered social landlords to bring forward smaller sites of one to fourteen dwellings (gross) consisting wholly of affordable housing regardless of site size.

Provision within any one scheme may include social rented and intermediate units, subject to the proportion of intermediate units not exceeding 35% of the total affordable housing component.

Where affordable housing is provided on any site the Council will seek to ensure that it is maintained in perpetuity, normally by means of a legal agreement, for the benefit of those groups requiring access to such housing. Where such a restriction is lifted, for any reason, the Council will require any subsidy to be recycled for alternative affordable housing provision. Where the Council considers a site is suitable for affordable housing and a reasonable provision could be made, planning permission will be refused if an applicant is unwilling to make such provision.

In proposals for housing development a financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

Where, as a means of avoiding the requirement to provide affordable housing, a proposed development site is subdivided so as to be below the site size threshold, or is not developed to its full potential so as to be below the number of dwellings threshold, planning permission will be refused.

Note: This policy is based on the definition of affordable housing in PPS3 and reproduced in the glossary at Appendix 2.