

Core Policies

- 5.1 As well as a range of Spatial Policies which implement the Spatial Strategy of the District, the Core Strategy has a number of Core Policies which apply to District-Wide issues. The following sections include policies on Homes for All, Economic Growth, Sustainable Development and Climate Change and the Natural and Built Environment.

Homes for All

- 5.2 The Local Development Framework must deliver the NPPF's key housing policy goal which is "to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities". The Policies in the following section aim to address issues around affordable housing, type, mix and density of new homes and Gypsies, Travellers and Travelling Showpeople's housing requirements.

Affordable Housing

- 5.3 Affordable Housing is defined in the NPPF as housing "provided to specified eligible households whose needs are not met by the market." Social and Affordable rented housing in the district is normally provided by Newark and Sherwood Homes (who manage the District Council's housing stock) or from a Register Provider (Housing Association). Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. There are a number of ways this can be achieved.
- 5.4 Most of the affordable housing that is built in the District is secured through schemes pursued by Registered Providers and the Council's own house building programme, however a significant element comes from requiring developers to provide affordable dwellings as part of new development. The Core Strategy sets out the parameters for securing Affordable Housing from new development which will be supported by an updated Affordable Housing Supplementary Planning Document.
- 5.5 The need for Affordable Housing has been identified by the Nottingham Outer Housing Market Strategic Housing Market Assessment in 2015. (This area is made up of Mansfield, Ashfield and Newark and Sherwood). It provides a broad overview of housing need and it concludes that:
- There is clear justification for seeking affordable housing in new residential development
 - There is a need for the majority of dwellings to be 2 and 3 bedroom properties

- An increase in the number of people over 65 will see a need for more additional levels of care and support along with the provision of specialist accommodation.

5.6 Alongside these strategic conclusions the District Council has also commissioned a detailed Housing Needs, Market and Affordability Study (2014) which recommends:

- to continue with the existing overall target of 30% housing, subject to viability and a mix of 60% Social Rent and 40% Intermediate Housing, and that;
- The future type of housing should aim to meet the following bedroom numbers across the district:

Table 1

Tenure	Bedroom number in %			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Social Rent	40	30	20	10
Intermediate	10	75	15	0
Market	50		50	

- The demand for supported housing is reflected in both market and the affordable sector:

Table 2

Supported Housing number required	Market	Affordable	Total
	430	1,002	1,432

5.7 The NPPF requires that requirements made of developers through Development Plans are tested for viability and therefore the Council commissioned a Whole Plan & CIL Viability Assessment which has investigated the potential for new residential development to deliver affordable housing. The Assessment concluded in broad terms that delivering 30% of affordable housing across the District is viable with recognition that delivery will be tailored to reflect local market circumstances and individual site circumstances.

5.8 However delivering Affordable Housing will depend on the mix of tenure set against the local need for Affordable Housing. Types of affordable housing tenure have expanded over the past few years and a greater diversity now exists. To reflect this, the Council has adopted the definitions of affordable housing in the Housing White Paper (2017):

- Social rented / affordable rented housing – eligibility determined with regard to local incomes and local house prices. Provided by local authorities and

registered providers (e.g. Housing Associations). The houses should remain affordable or if not the subsidy should be recycled to provide further affordable housing. It is normally anticipated that affordable rented products will be secured as part of new development.

- Affordable home ownership products – these products allow for the partial or total purchase at an affordable rate. These include Starter Homes (with a one off discount for the under 40s), discount market for sale (at least a 20% discount in perpetuity), intermediate housing including shared ownership and rent to buy (further details in the glossary).

5.9 Within differing local needs, it is anticipated that of the overall 30% provision total:

- 60% should be social rented / affordable rented; and
- 40% should be affordable home ownership products.

However, not all sites where new houses are built will provide Affordable Housing. This is because government policy requires that a qualifying threshold of 11 dwellings or more, or a combined gross floorspace of more than 1,000 square metres (gross internal area) should be set for requiring contributions towards Affordable Housing.

Core Policy 1

Affordable Housing Provision

For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is provided to eligible households whose needs are not met by the market. The District Council will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case. Viability will be assessed in accordance with Policy DM3 – Developer Contributions and Planning Obligations.

The qualifying thresholds for Affordable Housing provision will be:

All housing proposals of 11 units or more or those that have a combined gross floor space of more than 1000sqm.

The District Council's preferred approach is to seek such provision on site. However it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because it may

help to deliver affordable housing provision more efficiently elsewhere in the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. Overall the tenure mix in the District should reflect the following mix:

- 60% social rented/affordable rented;
- 40% affordable home ownership products

5.10 The District Council believes that setting a 30% target for new housing development to be Affordable will help secure the highest level of such housing that is viable. In order to ensure that local market and individual site circumstances are taken into account, the Council will carefully consider local housing need on each site requiring affordable housing and its viability. Mix of tenure will need to be reviewed on an area and site basis, based on the table below and on further detail in the updated SPD and to allow the District Council and developers to best meet local need.

Table 3 Affordable Housing Bedroom Requirements

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more bedrooms
Newark Area	29%	54%	17%	0	0
Sherwood Area	27.5%	58%	6.5%	8%	0
Mansfield Fringe Area	25%	75%	0	0	0
Southwell Area	57%	43%	0	0	0
Nottingham Fringe Area	39.5%	20%	40.5%	0	0

5.11 As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances, will allow Affordable Housing schemes on the edge of existing settlements. These schemes are the exception to normal planning policy and normally only Affordable Housing units will be allowed on these sites. This will help to facilitate the provision of local Affordable Housing in rural communities where the level of market housing is restricted to such a level that Affordable Housing cannot be achieved by any other means. In some circumstances the Council may consider allowing a cross subsidy scheme on an exception site whereby a small number of market houses may be

allowed that will contribute towards funding the affordable housing, but only where other funding mechanisms will not support the total development costs.

- 5.12 The identification of Affordable Housing need on exception sites must be quantified by a Housing Needs Survey which meets the requirements of the District Council. Further details are provided in the Affordable Housing SPD.

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing on rural affordable housing 'exceptions sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

- 5.13 The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. The NPPF allows Councils to set a range of densities for new housing development. In allocating the Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres. New housing must also address the long term house type needs of the District. The Housing Needs, Market and Affordability Study 2014 indicates that there is an increase in the elderly population. The District's housing will need to be adaptable to meet the needs of elderly and disabled residents. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified through the Strategic Housing Market Assessment. The Study also indicates that need is more focused towards smaller properties. In general terms, the indicated split in the study is that 50% of all new dwellings should be 1 or 2 bedroom dwellings and 50% should be of 3 bedrooms and above. An appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed.