



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN  
2017-2033**

**Affordable Housing Note**

**August 2022**

**CITY OF YORK COUNCIL LOCAL PLAN**

## Affordable Housing Note, August 2022

1. In Phase 3 hearings on the Local Plan, the Inspectors sought an update on affordable housing provision and clarification of supply. This note responds to that request.

### Affordable Housing Need

2. The overall need for affordable housing within the plan period (2017 – 2033) is 9,396, which is the sum of the following calculations:
  - 573 affordable dwellings per year x 4 (2017 – 2021) as set out in City of York Council Strategic Housing Market Assessment (SHMA) (June 2016) [SD051] paragraph 6.68, table 34.
  - 592 affordable dwellings per year x 12 (2021 – 2033) as set out in City of York Council Local Housing Needs Assessment (LHNA) (July 2022) [EX/CYC/92] paragraph 4.45, table 4.9.
3. The LHNA relates only to the period 2021-2033 so it is appropriate to apply the annual need identified in the SHMA to the preceding years of the plan period.

### Affordable Housing Supply

4. The total affordable housing supply during the plan period (2017 – 2033) is expected to 3,265. This equates to 35% of the total affordable housing need of 9,396.
5. The figures assume the following sources of affordable housing supply, which are consistent with the sites and developments presented to support the Local Plan's overall housing supply position in the May 2022 Housing Land Supply Update [EX/CYC69]:
  - A. 223 affordable homes on windfall sites with extant permission at 1<sup>st</sup> April 2022 (appendix 1, table 1).
  - B. 2,360 affordable homes on site allocations in the Plan (appendix 1, table 2).
  - C. 60 affordable homes on sites which form part of the Council's affordable housing delivery programme (and not included under point A or B). The data related to this is shown in Appendix 1, table 3.
  - D. 612 affordable homes completed between 1<sup>st</sup> April 2017 – 1<sup>st</sup> April 2022 (residual affordable housing on sites still under construction are included in table 1 and 2) The data related to this is shown in Appendix 1, Table 4.

6. The figures above do not account for the following sources of potential supply, enabled by the Plan:
  - Delivery of 100% affordable housing schemes by registered providers (of which there have been four such schemes since 2017<sup>1</sup>) or at a level greater than required by policy on market housing schemes located on windfall or allocated housing sites.
  - Affordable housing on rural exception sites.
  - Additional affordable housing delivered by the Council through financial contributions secured from smaller scale development as required under Policy H10 and student accommodation schemes under Policy H7 (as proposed to be modified).
  
7. Furthermore, table 2 (appendix 1) demonstrates that an additional supply of 1,424 affordable homes on allocated sites is expected beyond the plan period. In the absence of detailed phasing plans for these particular sites, the affordable housing supply has been calculated on the basis of a pro rata proportion of the sites' total number of homes forecast to be delivered post 2033.
  
8. The total supply of affordable housing on all allocated sites, both within and beyond the plan period to 2033 is 3784. Considering the position outlined above regarding likely supply of affordable housing, the Council has considered setting an appropriate target to meet more than 35% of its need. As part of assessing what an aspirational but potentially achievable target might be, site typologies tested through the plan viability work have been crudely retested at a rate of 50% affordable housing provision on all brownfield and greenfield sites with 15 or more dwellings (results presented in Appendix 2).
  
9. The testing demonstrates that higher than policy requirement levels of affordable housing could be achieved on the majority of sites. However, it is not the Council's intention to seek alterations to the contribution requirements in Policy H10, but rather to propose further modifications to make clear that they will be considered the minimum requirement and that the council will seek to negotiate higher levels on schemes where viability is not compromised. Proposed modifications to Policy H10 are presented in Appendix 3.
  
10. It is not possible to accurately predict the likely additional supply this approach will yield, but it will operate in conjunction with the Council's wider activity to bring forward additional affordable housing in the City through, for example, its Housing Delivery Programme and work with developers to accelerate delivery on allocated sites.
  
11. As part of a modification to Policy SS1 to quantify, within the list of priorities, the affordable housing need within the plan period, it is proposed to include a target

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<sup>1</sup> H56: Land at Hull Road (application 18/02824/REMM) for 69 homes, G1 Newbury Avenue (application 18/00410/GRG3) for 5 homes, Land East of 51-57 Fenwick Street (application 14/00713/FUL) for 8 homes, and H22: Former Heworth Lighthouse, Sixth Avenue (application 15/02486/FULM) for 27 homes.

for the Council to meet at least 45% of this need. Achieving this target would require 4,228 homes to be delivered, which is 963 above the calculated supply (3,265). It requires an additional 88 affordable homes per year to be delivered over the remainder of the plan period in addition to the supply identified in paragraph 5.

12. The target strikes an appropriate balance between what is considered deliverable but is suitably ambitious. It is based on reasonable assumptions that forecast delivery of affordable housing will be supplemented (at the required scale) through sources listed in paragraph 6 above, along with some additional provision secured through negotiation on sites in accordance with the Policy H10 proposed modifications.
13. A higher target of 50% was considered but found to be unrealistic given the additional supply required to support an average annual delivery rate of 384 affordable during the remainder of the plan period. That level of annual delivery is far in excess of the numbers achieved in recent years (as shown in table 4, Appendix 1).
14. This approach is considered suitably flexible, is not an absolute requirement that would unduly burden development activity and could be exceeded if circumstances allow. Modifications to relevant parts of Policy SS1 are presented below.

## **Policy SS1**

...

Deliver at least 45% of the 3,265 affordable dwellings that are needed to meet the needs of residents unable to compete on the open market

### **Explanation**

3.3a Evidence suggests that there is a need for 9,396 affordable homes in York between 2017-2033. To help meet this need it is important that a reasonable, but viable, proportion of all new housing developments are affordable.

3.3b Policies H7 and H10 set out the Plan's policy approach to this, and at least 2,360 affordable homes are expected to be delivered within the plan period through the operation of these policies. Combined with recorded completions (to 1<sup>st</sup> April 2022), other sources of forecast supply on windfall sites and known provision secured through the Council's Housing Delivery Programme, it is estimated that around 3,265 affordable homes will be delivered in the plan period.

3.3c To help increase the proportion of need being met, the Council has set a target of providing at least 45% of its affordable housing need. Through its annual monitoring (in accordance with the delivery and monitoring framework at table 15.2), the Council will review progress on meeting the target and take appropriate action and intervention should delivery rates fall short.

## **Sustainability Appraisal of Affordable Housing Options**

15. During Phase 3 hearings on the Local Plan, the appointed Inspectors sought information on the sustainability appraisal of affordable housing options. This note responds to this request.
16. Consideration was given to the impact of the plan's overall housing growth figure on the supply of affordable housing as part of the assessment and identification of options at section 4.3.47 – 4.3.54 of the Local Plan Preferred Options Sustainability Appraisal [SD007a]. Full appraisal details are provided in appendix 6 [SD007c, page 126).
17. In addition, specific options relating directly to affordable housing were considered in section 4.3.63 – 4.3.68 of SD007a, with detailed appraisal at section 12 of appendix 6 [SD007c, page 191].
18. Work associated with the Local Plan viability assessment also fed into the Council's preferred policy approach and directly informed the appropriate levels of contribution expressed in Policy H10.

## Appendix 1 Affordable Housing Data Tables

**Table 1: Affordable housing on windfall sites with extant permission**

Planning Application Reference	Site Name/Address	Greenfield/ Brownfield/ Mixed	Total Dwellings Approved	% of Affordable Homes	No. Affordable Homes	Residual no. dwellings to be delivered in to 2032/33	Residual No. Affordable Homes to be delivered to 2032/33
18/01778/FULM	Land To The North And East Of Grid House Metcalfe Lane	Mixed	40	20%	9	40	9
17/02619/FULM	Land East Of St Leonards Hospice & 13-20 The Square Dringhouses H6	Greenfield	30	30%	9	30	30
17/02874/FULM	Former Terry's Factory - Proposed Apartment Block Clock Tower Way (Part of Phase II)	Brownfield	12	25%	3	12	3
19/02415/FULM	Castle Mills Car Park Piccadilly	Brownfield	106	19%	20	106	20
12/00384/REM M	Germany Beck	Greenfield	655	35%	229	478	161

**223**

**Table 2: Affordable homes on site allocations**

Ref:	Site Name/Address	Greenfield/ Brownfield/ Mixed	Site capacity	Affordable homes (%) required by Policy H10	Dwellings to be delivered to 2032/33	Approved/ adjusted affordable housing contribution (%)	No. of affordable homes to be delivered to 2032/33	No. of affordable homes delivered beyond plan period (post 2033)
H1a	Former Gas Works, 24 Heworth Green (National Grid Properties)	Brownfield	215	20%	215	6.5%	40	0
H1b	Former Gas Works, 24 Heworth Green (Northern Gas Networks)	Brownfield	392	20%	392			
H3	Burnholme School	Mixed	83	25%	83	36%	30	0
H5	Lowfield School	Mixed	165	25%	165	34%	56 (29 complete)	0
H6	Land R/O The Square	Greenfield	0	0%	0	0%	30	0
H7	Bootham Crescent	Brownfield	93	20%	93	20%	18	0
H8	Askham Bar Park & Ride	Brownfield	60	20%	60	40%	24	0
H10	The Barbican	Brownfield	187	20%	187	6.5%	12	0
H20	Former Oakhaven EPH	Brownfield	0	0	0	0	0	0
H22	Former Heworth Lighthouse, Sixth Avenue (extension to Glen Lodge)	Brownfield	15	20%	15	100%	27	0
H23	Former Grove House EPH	Brownfield	11	20%	11	0%	0	0
H29	Land at Moor Lane Copmanthorpe	Greenfield	92	30%	92	30%	28	0
H31	Eastfield Lane Dunnington	Greenfield	82	30%	82	30%	25	0



H38	Land RO Rufforth Primary School Rufforth	Greenfield	21	30%	21	30%	6	0
H39	North of Church Lane Elvington	Greenfield	32	30%	32	30%	10	0
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	Greenfield	117	30%	117	100%	117	0
H52	Willow House EPH, 34 Long Close Lane	Brownfield	15	20%	15	40%	6	0
H53	Land at Knapton Village	Greenfield	4	0%	4	0%	0	0
H55	Land at Layerthorpe	Brownfield	20	20%	20	20%	4	0
H56	Land at Hull Road	Greenfield	69	30%	69	100%	69	0
H58	Clifton Without Primary school	Mixed	15	25%	15	100%	15	0
ST1a	British Sugar/Manor School	Brownfield	1100	20%	1050	3%	33	0
ST1b	Manor School	Mixed	100	25%	100	40%	40	0
ST2	Former Civil Service Sports Ground Millfield Lane	Greenfield	263	30%	263	30%	80	0
ST4	Land Adjacent to Hull Road and Grimston Bar	Greenfield	211	30%	211	30%	63	0
ST5	York Central	Brownfield	2500	20%	949	20%	190	310
ST7	Land East of Metcalfe Lane	Greenfield	845	30%	845	30%	254	0
ST8	Land North of Monks Cross	Greenfield	970	30%	900	30%	270	21
ST9	Land North of Haxby	Greenfield	735	30%	585	30%	176	45
ST14	Land West of Wigginton Road	Greenfield	1348	30%	1080	30%	324	80
ST15	Land West of Elvington Lane	Mixed	3339	30%	560	30%	168	834
ST16	Terry's Extension Site - Terry's Clock Tower (Phase 1)	Brownfield	21	20%	21	20%	0	0

ST16	Terry's Extension Site - Terry's Car Par (Phase 2)	Brownfield	0	0	0	0	0	0
ST16	Terry's Extension Site - Land to Rear of Terry's Factory (Phase 3)	Brownfield	0	0	0	0	0	0
ST17	Nestle South (Phase 1)	Brownfield	279	20%	279	30%	83	0
ST17	Nestle South (Phase 2)	Brownfield	302	20%	302	36%	110	0
ST31	Land to the South of Tadcaster Road, Copmanthorpe	Greenfield	158	30%	158	30%	47	0
ST32	Hungate (Phases 5+) (Block D/H)	Brownfield	375	20%	375	20%	0	0
ST33	Station Yard Wheldrake	Mixed	150	25%	150	30%	44	0
ST36	Imphal Barracks, Fulford Road	Brownfield	769	20%	100	20%	20	134

**Total remaining supply**  
**2360**      **1424**

**Table 3: Unallocated sites within Council’s affordable housing delivery programme**

Site Name/Address	Housing Delivery Programme (HDP) Estimated Capacity/Approved Capacity	Percentage Affordable Housing	No. of Affordable Homes
Duncombe Barracks	34	40%	14
Hospital Fields Road and Ordnance Lane	85	40%	34
Woolnough House	12	100%	12

**60**

**Table 4: Affordable housing completions 1<sup>st</sup> April 2017 – 1<sup>st</sup> April 2022**

Year	All Total affordable completions
2017/18	74
2018/19	60
2019/20	124
2020/21	130
2021/22	224

**Total 612**

## Appendix 2

Table 1: Viability headrooms of tested typologies and development assumptions

Wksht	Site typology	Value	Land	Dwellings	Affordable housing	Headroom		Viable?
		area	type		No.	%	Total	
1	Centre/ City Centre Extension - Large - 95 dwellings - Greenfield	VA1	Greenfield	95	50%	£253,857	£2,672	Yes
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	VA1	Greenfield	50	50%	£197,514	£3,950	Yes
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	VA1	Greenfield	20	50%	£224,222	£11,211	Yes
4	Urban - Large - 45 dwellings - Greenfield	VA1	Greenfield	45	50%	£648,465	£14,410	Yes
5	Urban - Medium - 25 dwellings - Greenfield	VA1	Greenfield	25	50%	£361,797	£14,472	Yes
6	Urban - Small - 10 dwellings - Greenfield	VA1	Greenfield	10	0%	£181,349	£18,135	Yes
7	Suburban - Large - 140 dwellings - Greenfield	VA1	Greenfield	140	50%	£213,322	£1,524	Marginal
8	Suburban - Medium - 38 dwellings - Greenfield	VA1	Greenfield	38	50%	£352,527	£9,277	Yes
9	Suburban - Small - 8 dwellings - Greenfield	VA1	Greenfield	8	0%	£106,540	£13,318	Yes
10	Village - Village - 122 dwellings - Greenfield	VA1	Greenfield	122	50%	£352,738	£2,891	Yes
11	Village - Large - 33 dwellings - Greenfield	VA1	Greenfield	33	50%	£360,983	£10,939	Yes
12	Village - Medium - 7 dwellings - Greenfield	VA1	Greenfield	7	0%	£106,952	£15,279	Yes
13	Village - Small - 1 dwellings - Greenfield	VA1	Greenfield	1	0%	£14,501	£14,501	Yes
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	VA1	Brownfield	95	50%	£562,657	£5,923	Yes
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	VA1	Brownfield	50	50%	£360,372	£7,207	Yes
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	VA1	Brownfield	20	50%	£170,632	£8,532	Yes
17	Urban - Large - 45 dwellings - Brownfield	VA1	Brownfield	45	50%	£293,212	£6,516	Yes
18	Urban - Medium - 25 dwellings - Brownfield	VA1	Brownfield	25	50%	£205,511	£8,220	Yes
19	Urban - Small - 10 dwellings - Brownfield	VA1	Brownfield	10	0%	£118,880	£11,888	Yes
20	Suburban - Large - 140 dwellings - Brownfield	VA1	Brownfield	140	50%	-£81,683	-£583	Marginal
21	Suburban - Medium - 38 dwellings - Brownfield	VA1	Brownfield	38	50%	£47,105	£1,240	Marginal
22	Suburban - Small - 8 dwellings - Brownfield	VA1	Brownfield	8	0%	£42,313	£5,289	Yes
23	Village - Village - 122 dwellings - Brownfield	VA1	Brownfield	122	50%	-£64,606	-£530	Marginal
24	Village - Large - 33 dwellings - Brownfield	VA1	Brownfield	33	50%	£51,231	£1,552	Marginal
25	Village - Medium - 7 dwellings - Brownfield	VA1	Brownfield	7	0%	£41,021	£5,860	Yes
26	Village - Small - 1 dwellings - Brownfield	VA1	Brownfield	1	0%	£4,741	£4,741	Yes
32	SS4 York Central (ST5)	VA1	Brownfield	2,500	50%	-£29,563,633	-£11,825	No
33	SS6 British Sugar (ST1)	VA1	Brownfield	1,200	50%	£25,774,562	£21,479	Yes
34	SS7 Former Civil Sports Ground (ST2)	VA1	Greenfield	266	50%	£1,222,132	£4,594	Yes
35	SS8 Land Adj Hull Road (ST4)	VA1	Greenfield	211	50%	£1,005,845	£4,767	Yes
36	SS9 Land East of Metcalf Lane (ST7)	VA1	Greenfield	845	50%	£4,608,930	£5,454	Yes
37	SS10 Land Nth of Monks Cross (ST8)	VA1	Greenfield	968	50%	£2,100,007	£2,169	Yes
38	SS11 Land Nth of Haxby (ST9)	VA1	Greenfield	735	50%	£376,669	£512	Marginal
39	SS12 Land West of Wigginton Rd (ST14)	VA1	Greenfield	1,348	50%	-£5,227,159	-£3,878	No
40	SS13 Land West of Elvington Lane (ST15)	VA1	Greenfield	3,339	50%	-£55,235,413	-£16,543	No
41	SS14 Terry's Extension Sites	VA1	Brownfield	111	50%	£2,696,631	£24,294	Yes
42	SS15 Nestle South (ST17)	VA1	Brownfield	704	50%	-£10,245,531	-£14,553	No
43	SS16 Land at Tadcaster Rd (ST21)	VA1	Greenfield	158	50%	£2,331,347	£14,755	Yes
44	SS17 Hungate (ST32)	VA1	Brownfield	375	50%	£7,262,300	£19,366	Yes
45	SS18 Station Yard, Wheldrake (ST33)	VA1	Mixed	147	50%	£1,313,726	£8,937	Yes
46	SS20 Imphal Baracks (ST36)	VA1	Mixed	769	50%	£16,092,088	£20,926	Yes

Policy H10 requirements scenario	
Affordable housing threshold units	15
Affordable housing	50%
Affordable rented	40%
Intermediate	20%
Social rented	40%

## Appendix 3

### Policy H10: Affordable Housing

To help maximise the planning system's contribution to meeting affordable needs and to support the Council's target to deliver 4,228 affordable dwellings in the plan period, affordability across the housing market, the Council will support residential schemes for 2 5 or more dwellings will be permitted where the following criteria are satisfied which:

- i. reflect the relative viability of development land types in York by providing affordable housing is provided percentage levels for site thresholds as set out in accordance with Table 5.4 as a minimum. Higher rates of provision will be sought where development viability is not compromised.

**Table 5.4: Affordable Housing Site Thresholds**

Threshold	Target Minimum Requirement
Brownfield sites => of 15 or more dwellings (gross)	20%
Greenfield sites => of 15 or more dwellings (gross)	30%
Urban, Suburban and Rural All sites 115-14 <sup>2</sup> dwellings	210% <sup>1</sup>
Urban brownfield sites 5-10 dwellings <sup>2</sup>	15% <sup>4</sup>
Urban greenfield sites 5-10 dwellings <sup>2</sup>	19% <sup>4</sup>
Urban brownfield sites 2-4 dwellings <sup>2</sup>	6% <sup>4</sup>
Urban greenfield sites 2-4 dwellings <sup>2</sup>	10% <sup>4</sup>
Sub-urban brownfield sites 5-10 dwellings <sup>2</sup>	10% <sup>4</sup>
Sub-urban greenfield sites 5-10 dwellings <sup>2</sup>	15% <sup>4</sup>
Sub-urban brownfield sites 2-4 dwellings <sup>2</sup>	2% <sup>4</sup>
Sub-urban greenfield sites 2-4 dwellings <sup>2</sup>	7% <sup>4</sup>
Rural brownfield sites 5-10 dwellings <sup>2</sup>	11% <sup>4</sup>
Rural brownfield sites 2-4 dwellings <sup>2</sup> that	3% <sup>4</sup>
Rural greenfield sites 5-10 dwellings <sup>2</sup>	17% <sup>4</sup>
Rural greenfield sites 2-4 dwellings <sup>2</sup>	8% <sup>4</sup>

#### Notes to Table

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 (excluding outbuildings)

- 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~~ **5-14** homes an off site financial contribution (OSFC) is required in accordance with the approved formula set out below:

**Average York Property price – Average York Fixed RP Price x 10% Target = 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~~ **LHNA or other best available evidence**.
- v. ~~fully integrate~~ the affordable housing is **fully integrated** 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 and is~~ 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 floorspace 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

**This policy will apply if a development proposal below thresholds in table 5.4 is followed by an obviously linked proposal at any point where the original permission remains extant or up to 5 years following completion of the first scheme, and the combined total of dwellings (or floorspace) is 5 or more dwellings (or 1,100sqm or more floorspace).**

**See Policy GB4 and H7**

## Explanation

### Thresholds

5.60 NPPF (2012) requires Councils to set policies for meeting identified affordable housing need, and that those policies should be sufficiently flexible to take account of changing market conditions.

5.61 ~~Given the conclusions reached in the City of York Affordable Housing Viability Study (2010) and Annex 1 (2011) (AHVS) and the City of York Local Plan and CIL Viability Assessment (2017), Based on viability evidence prepared in support of the Local Plan, developments within York are expected should be able to provide the target minimum levels of affordable homes set out in Policy H10 approved for development management purposes. Therefore no individual site development viability assessment will be required where submissions proposals achieve these policy requirements targets and this is to be encouraged in order to reduce time on further analysis and negotiation.~~

5.62 Where a developer believes because of development viability that a site cannot meet the requirements of the policy, the developer will be required to submit an open book appraisal to justify any reduction from the target, at their expense. If agreement cannot be reached on the appropriate level of affordable housing between the Council and the developer it will be referred to the Valuation Office Agency at the expense of the developer, to determine the viable level of affordable housing. If a reduction is proven the Council may firstly seek Homes and Communities Agency subsidy (or other public subsidy) to achieve the level and mix of affordable housing consistent with the policy. If such subsidy is not available the Council may seek to vary the tenure mix or types of units of the affordable component where appropriate to assist in meeting the delivery of affordable housing objectives of the Council before agreeing a reduction in the overall amount of affordable housing.

### Types Tenure/Mix

5.63 Affordable housing in York includes social rented and intermediate housing provided to specified eligible households whose needs are not being met by the open housing market, and who cannot afford to enter that market. ~~The definition specifically excludes low cost market housing.~~

### Tenure/Mix

5.64 ~~The City of York Council SHMA and Addendum (2016) recommends an 80% social and affordable rented and 20% intermediate split.~~

5.65 A full range of property sizes and ~~types tenures~~ are needed to satisfy the affordable housing needs of the city and providing small or poor quality accommodation will not be seen as satisfying the policy. In order to help build mixed and sustainable communities the ~~mix and tenure of affordable homes provided on sites should have regard to the latest LHNA (or other available evidence) need to be pro-rata of the market homes, integrated within the site and indistinguishable from the market housing on site.~~

5.66 The affordable homes should be visually indistinguishable from the open market dwellings and need to be fully integrated within the development by pepper potting throughout with no more than two affordable dwellings placed next to each other. The exception to this is apartment blocks if they are to be transferred freehold to Registered Providers. These affordable apartment homes should be provided in an apartment block rather than pepper potted throughout the development. 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.

5.67 The Council will make public any updates to the evidence on housing mix and tenure split that is currently provided in the SHM~~A~~LHNA. Developers should consult the Council’s web site prior to making any planning application to confirm the ~~then~~ current position on this matter.

**Provision**

5.68 In accordance with national guidance affordable housing provision for sites of 15 homes and above will normally be expected to be provided on site. Following the change to national planning guidance, the council can no longer seek financial contributions towards affordable housing on rural schemes of 1 to 10 units with a gross area of no more than 1,000sqm. Planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1 to 10 new homes with a total gross floorspace of more than 1,000sqm.

5.69 The commuted sum is calculated using the following formula and will be updated annually:

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

**Table 5.5: Commuted Payment Calculation**

Dwelling threshold	Average York property price (Land Registry March 2017)	Average York fixed RSL price	% target	Commuted payment
Urban, Suburban and Rural sites 11-14 dwellings	£241,042	£75,000	20%	£33,208.40
Urban brownfield sites 5-10 dwellings <sup>4</sup>	£241,042	£75,000	15%	£24,906.30
Urban greenfield sites 5-10 dwellings <sup>4</sup>	£241,042	£75,000	19%	£31,547.98
Urban brownfield sites 2-4 dwellings <sup>4</sup>	£241,042	£75,000	6%	£9,963
Urban greenfield sites 2-4 dwellings <sup>4</sup>	£241,042	£75,000	10%	£16,604.20



Sub-urban brownfield sites 5-10 dwellings <sup>†</sup>	£241,042	£75,000	10%	£16,604.20
Sub-urban greenfield sites 5-10 dwellings <sup>†</sup>	£241,042	£75,000	15%	£24,906.30
Rural brownfield sites 5-10 dwellings <sup>†</sup>	£241,042	£75,000	11%	£18,265
Rural brownfield sites 2-4 dwellings <sup>†</sup>	£241,042	£75,000	3%	£4,981
Rural greenfield sites 5-10 dwellings <sup>†</sup>	£241,042	£75,000	17%	£28,227
Rural greenfield sites 2-4 dwellings <sup>†</sup>	£241,042	£75,000	8%	£13,283
Note				
1 For sites that have a maximum combined gross floorspace of more than 1,000sqm				

5.70 Any other off site provision or commuted payment in lieu of on-site provision for affordable housing will only be acceptable if it is robustly justified. The commuted payment will be calculated as the difference between the transfer price and the market value of the specific home(s) on that site.

#### Artificial Subdivision

5.71 Artificial subdivision where it is proposed to phase development, sub-divide sites or when there is a reasonable prospect of adjoining land being developed for residential purposes in tandem or the future, the Council, will consider the whole site for the purpose of determining whether the scheme falls above or below the thresholds

#### Vacant Building Credit

5.72 A VBC will be applied to appropriate development where a vacant building is either converted or demolished and is necessary to incentivise the scheme. A viability appraisal in accordance with this policy is considered to be consistent with the underlying intention of the vacant building credit in order to incentivise brownfield development and, given the high need for affordable housing in York, may be the most appropriate option when weighing up all material considerations. If VBC is applied, this credit will be equivalent to the gross floorspace of the building to be demolished or brought back into use. This credit does not apply when a building has been 'abandoned'.

5.73 A Supplementary Planning Document will be used to set out clear and consistent guidance on all elements covered by Policy H10 and Policy GB4, including the mechanism for updating the OSFC annually.

#### Delivery

- Key Delivery Partners: Housing Associations; Registered Providers; and Landowners.
- Implementation: Annual review of the dynamic viability model; use of planning obligations or conditions to secure provision; and planning applications.