Affordable Housing Advice for Developers

It is important that housing development provides affordable housing to meet local needs and encourage balanced communities. On suitable sites of 0.5 or more hectares, or where residential developments of 15 or more dwellings are proposed, we expect developers to include a proportion of affordable housing as part of the scheme. This note gives initial advice for applicants and developers on what we are looking for.

If you don't address the need for affordable housing we may delay or refuse planning permission so we encourage you to talk to our planning and housing officers at an early stage.

Local Plan Policy

Policy H6 in the adopted Hastings Local Plan 2004 sets out the affordable requirement. Supplementary Planning Guidance Note 6 'Affordable Housing' gives more detailed information on how we will apply the policy. (1)

The key aspects of the policy are:

- Affordable housing should generally take the form of social rented housing to be transferred to a Registered Social Landlord (i.e a Housing Association).

- The percentage of social housing sought in housing developments will normally be 25% on brownfield sites and 30% on greenfield sites.

- The price paid for the social rented housing by the Registered Social Landlord will depend on the income stream forecast. Due to the limited amount of Social Housing Grant, it is unlikely that grant funding will be available. We will only accept payment in lieu of completed units in exceptional circumstances.

- We won't normally accept a reduced percentage of social rented units or off-site provision. Should planning applicants raise issues of financial viability, we will require a current viability analysis of the proposal to be submitted alongside any planning application, in the format set out in our Supplementary Planning Guidance Note.

(1) Local Plan Policy H6 and Supplementary Planning Guidance Note 6 on 'Affordable Housing' can be viewed on our website at http://www.hastings.gov.uk/ or purchased from our Planning team.

Section 106 Agreements

The affordable housing part of development schemes will be secured through a legal agreement (Section 106) signed by the relevant parties prior to the granting of planning permission. Example clauses for a S106 agreement can be found in our Supplementary Planning Guidance Note.

Registered Social Landlord Involvement

Arrangements will be needed for the transfer of completed social rented housing units to an agreed Registered Social Landlord (RSL). We will normally nominate one or more RSLs from our list of partner RSLs.

- Amicus Group
- Horizon Housing Group
- Moat Housing Group
- Orbit Housing Association
- Places for People
- Hyde Housing Group (Chichester Diocesan HA)

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