

Affordable Housing Statement

For the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted Development Plan comprises of the East Riding of Yorkshire Local Plan which was adopted in April 2016.

Policy H2 of the Local Plan states that development should ‘achieve the level of affordable housing set out in Figure 8, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme.’

The type of the proposed affordable housing will be suitable for a variety of different households from single person households to couples to families with children and are integrated within the development.

The Local Plan, adopted in April 2016, sets out the council’s policies for Affordable Housing. Policy S5 (Delivering Housing Development) sets out a target of 335 new affordable homes to be delivered, per year, to contribute towards meeting the affordable housing need.

The Policy identifies that the figure may be delivered through a variety of different means, including:

- the sites that are allocated in the Local Plan Allocations Document
- extant planning permissions which had been secured through S106 agreements and had not been completed at the start of the plan period
- affordable homes delivered since the start of the plan period
- Homes and Communities Agency (HCA) grant funding
- directed delivery as projected in the Housing Revenue Account Business Plan and
- rural exception sites and other affordable housing provided by Housing Associations

Policy H2 of the Local Plan sets out the Council’s policy for affordable housing. The affordable housing provision within this development will be 100% via the First Homes route. The proposed development would comprise 20 homes and all affordable with specific detailed within the attached Design & Access Statement.

An area threshold is not set for proposals in settlements below the level of Towns although, based on a density of 30 dph, set in Policy H4, it is expected that affordable housing will be provided on sites that are 0.1ha or more in size, unless a lower density development is

justified. The area threshold is based on the net developable area of the site, as defined in Appendix 3, and set out in the supporting text to Policy H4. Site areas should be rounded to 2 decimal places.

The scheme proposed would deliver affordable homes on site at a time when other schemes might have been unable to deliver a policy compliant level of affordable housing. Precedent suggests, through both Inspector and Secretary of State's decision and comments, that weight should be given to schemes where above threshold provision of affordable housing is offered through the proposal.

A framework will be developed in conjunction with the Council as part of the Legal Agreement to agree and define the transfer values and the mechanism by which the proposed the Affordable Housing.