

Validation Requirements arising from Core Strategy Adoption

Sustainable Construction and Affordable Housing policies

Introduction

Following adoption of the Council's Core Strategy on 3rd July 2014 revised planning policies are now in force regarding affordable housing and sustainable construction. The majority of the policies in the Core Strategy set the strategic framework, and broad principles, for development in the Borough, however some also introduce new local standards to which new development will be expected to adhere:

Sustainable Construction

The Core Strategy (policy CS11) introduces local sustainable construction standards:

- a. All new housing to be provided to minimum of Code for Sustainable Homes Level 4.
- b. Relevant non-residential development to a minimum of BREEAM 'very good'

All permissions in regard to relevant planning applications received after adoption of the Core Strategy will have standard conditions applied to secure delivery of these local standards. Further information is available on the planning policy pages of the website.

Accordingly all applications for new build housing and commercial buildings are now required to include an energy statement setting out how the development is to meet energy requirements as set out in the core strategy.

Such a statement can be quite simple and confirm an intent to meet the policy requirement and agreement to imposition of a condition. If a viability argument is being presented to not provide for sustainable construction in accord with core strategy policy then this needs to be set out as part of application documentation.

Affordable Housing and Affordable Housing Statements

The Core Strategy (policy CS15) introduces new thresholds and percentages for affordable housing provision, as follows:

- a. 30% on site provision for developments of 15 or more units (net)
- b. Financial contribution equivalent to 20% provision for developments of 10-14 units (net)
- c. Financial contribution equivalent to 10% provision for developments of 1-9 units (net)

All levels of provision will be sought on any relevant application received after adoption of

the Core Strategy unless viability evidence is provided by the applicant suggesting an alternative level of provision. A new Supplementary Planning Document has also been adopted which sets out how this policy will be implemented and an online calculator allows applicants to calculate the level of financial contribution required on sites of less than 15 units. Further information is available on the planning policy pages of the website.

Accordingly all applications for new housing including new build and change of use should include an affordable housing statement, and where a financial contribution is being proposed a draft S106 agreement.

[A template for a draft legal agreement is available on the Councils website.](#)

If a viability argument is being presented to not provide for affordable housing in accord core strategy policy then this needs to be set out as part of application documentation.

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