



East Riding Local Plan

Planning Guidance Note on Community led Housing

October 2017

"Making It Happen"



EAST RIDING
OF YORKSHIRE COUNCIL

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I Introduction

- I.1 This note has been prepared to provide assistance to developers, applicants and Local Planning Authority officers on Community-led housing. **It provides interim guidance and is not an adopted Supplementary Planning Document (SPD).**
- I.2 Community-led housing is housing development where the community plays an integral role in identifying local needs and bringing a proposal forward with a view to delivering social and economic benefits to a local area. It must meet long term housing needs and will often provide affordable housing for local people. This can include all types of affordable housing meeting the definition in the National Planning Policy Framework (NPPF)¹, including social rented, affordable rented and intermediate housing.
- I.3 For a scheme to be ‘community led’, the community must be integrally involved throughout the process of the development (i.e. identifying the need and maintaining a strong involvement in delivering housing to meet that need). They do not necessarily have to initiate and manage the development process itself, or build the homes themselves, although some may. In many cases, a third party will be involved in such matters.

National Planning Policy

- I.4 The NPPF is a material consideration in the determination of applications. Local planning authorities are encouraged to create mixed and balanced communities, meet the needs of different groups in the community and provide affordable housing where needed.
- I.5 Planning Practice Guidance (PPG) accompanying the NPPF acknowledges the importance of recognising the issues facing rural areas in terms of housing supply and affordability, and the role settlements can play in delivering sustainable development. Community-led housing schemes may come forward in rural areas and also within the development limits of existing urban settlements.
- I.6 Individuals wishing to meet their own needs through Community-led housing could potentially build the houses themselves. Further planning guidance on self-build housing is provided in the Council’s Planning Guidance note on Self-build and Custom Housebuilding.

¹ Definition included in Annex 2 (Glossary) of the NPPF:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The East Riding Local Plan

1.7 Community-led housing will comprise:

- Market housing within the development limits of existing settlements. Such schemes would need to comply with the relevant policies in the adopted East Riding Local Plan Strategy Document (April 2014), including the provision of affordable housing where relevant.
- Affordable housing outside development limits of existing settlements. Such schemes would need to comply with Policy H2(C) of the adopted East Riding Local Plan Strategy Document (April 2014).

1.8 Community-led housing schemes delivering market housing, that do involve the provision of affordable housing in line with the NPPF, may still come forward. Such schemes would be supported where they are located within development limits. Outside development limits, Community-led housing schemes which do not fall within the NPPF definition would be treated as market housing for the purposes of decision making.

1.9 Community-led housing schemes delivering affordable housing in line with the NPPF would be considered under Policy H2 of the Local Plan (below). This supports proposals that provide affordable homes for local people.

Policy H2: Providing affordable housing

- A. Affordable housing will be required as part of housing developments, including where it would form part of a wider site or allocation, where the proposal comprises:
- 1) 10 housing units or more, or 0.33 hectares or more, in the Major Haltemprice Settlements, Principal Towns and Towns; or
 - 2) 3 housing units or more elsewhere.
- B. Development that meets the thresholds in Part A should:
1. 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; and
 2. Provide affordable housing on site unless it can be demonstrated that an off site contribution would be more appropriate.
- C. Rural exception sites for affordable housing will be supported where they:
1. Are well related to the development limits of a Major Haltemprice Settlement, Principal Town, Town, Rural Service Centre or Primary Village; or
 2. Are within or well related to the development limits of a Village; and
 3. Meet an identified local need for the type and scale of development proposed; and
 4. Are of a scale and design that is appropriate to the role, character and appearance of the settlement; and

5. Provide for 100% affordable housing. If it is demonstrated that this is not achievable, market housing units will be allowed if they support the delivery of at least 80% of the units as affordable housing.

D. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, housing surveys and the level and type of existing affordable housing in the locality.

E. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout.

1.10 Part A of Policy H2 deals with affordable housing within development limits. If an affordable Community-led housing scheme was proposed outside of existing development limits, the proposal would need to meet Part C of Policy H2. This supports the delivery of 100 percent affordable housing outside development limits where an identified need is met. Such sites are known as 'rural exception sites'.

1.11 Policy H2 recognises the delivery of 100 percent affordable housing may not always be achievable for viability reasons. In such cases, where it would make a scheme viable, Policy H2 supports the delivery of up to 20 percent market Community-led housing on a rural exception site.

2 Delivery of Community-led housing

- 2.1 There are many ways for people to be involved in meeting their own housing needs. Community groups may respond to housing needs in their local area and seek to deliver their own homes. Local authorities, landowners, housing associations or small builders may seek to provide housing that benefits the local area in perpetuity, and work with the community to enable this to happen.
- 2.2 The Council supports the delivery of Community-led housing and was recently allocated £2.04m from the Government's Community Housing Fund. This funding will be used to work in partnership with local communities to deliver Community-led housing schemes. The Council has produced a related policy outlining how such funding can be accessed and providing more guidance on how to bring forward Community-led housing schemes².
- 2.3 Communities and Town/Parish Councils may also choose to promote and deliver Community-led housing through Neighbourhood Development Plans or Neighbourhood Development Orders:
- **Neighbourhood Plan** – could include policies supporting Community-led housing or allocate a site for such housing.
 - **Neighbourhood Order** – could grant planning permission for Community-led housing on specific development sites, with some flexibility for the detailed design process to take place later.
 - **Community Right to Build Order** – could grant planning permission for a detailed small-scale community development, ensuring any profits made from the site are used for community benefit.

² Available to view at: <http://www2.eastriding.gov.uk/environment/planning-and-building-control/new-housing-and-self-build-homes/>

3 Conclusion

- 3.1 Community-led housing can provide housing for the local community that is affordable and available in perpetuity. It provides far greater certainty to local communities as to who the housing will be occupied by and potentially offers new opportunities for small scale house builders, benefiting the local economy.
- 3.2 This type of housing will be supported by the Council where it is delivered in line with the Local Plan under the provisions principally of both Policies H1 and H2. A Housing Supplementary Planning Document (SPD) will be prepared in 2018 and will provide further guidance on the application of these policies in relation to community-led housing.

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