

Modifications proposed to Policies SA3 (Affordable Housing) and SA5 (Housing Standards)

Change ref	Policy, page/paragraph	Proposed Modification	Reason for modification	Origin
New Mod post hearing	SA3	<p>All housing development of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres will be required to make provision for 20% affordable housing <u>as follows:</u> Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement.</p> <p><u>a) within Zone A, provide 10% of the dwellings as affordable housing;</u></p> <p><u>b) within Zone B, provide 20% of the dwellings as affordable housing</u></p> <p><u>c) within Zone C, provide 40% of the dwellings as affordable housing.</u></p>	Introduces a zoned approach to the requirement for affordable homes. This reflects the variable viability and housing markets that exist in the Plan area.	ABC
New Mod post hearing	Paragraph 30	<p>Policy SA3 applies a zonal approach to the provision of affordable housing. Zone A requires development to provide 10% affordable homes, Zone B 20% affordable homes and Zone C 40% affordable homes. This approach seeks to maximise the delivery of affordable homes while not undermining the overall viability of housing schemes. states that all qualifying housing proposals should make provision for 20% affordable housing, with the exception of Cockermouth, where the level of provision is 40% given the high level of need, and the evidence of a more viable housing market.</p>	Supporting text in association with the introduction of zones into the policy.	ABC
New	Paragraph 33	33.58. In line with national policy proposals that	Provides clarity to the	ABC

Mod post hearing		<p>are solely for Build to Rent homes; provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); is proposed to be developed by people who wish to build or commission their own homes; or is exclusively for affordable housing, an entry-level exception site or a rural exception site will be exempt from the policy requirement to provide 10% of the affordable house provision to be available for affordable home ownership. In such cases the policy requirement would be reduced to 10% to be provided as affordable rented homes.</p> <p><u>3358. The expected tenure split for the affordable provision is 50% affordable rented units and 50% intermediate affordable units. Where there is evidence of a specific identified local need or site specifics, such as viability, the Council will consider a variation to the required tenure mix. Intermediate affordable units could include shared ownership, low cost homes for sale or discounted market sales housing.</u></p>	tenure mix expected from the affordable housing element and the flexibility that will be applied in some circumstances. The deleted text is a repeat of national policy contained in the Framework 2019.	
New Mod post hearing	Paragraph 34	To assist in the creation of mixed, inclusive communities, <u>it is expected that the</u> affordable housing <u>requirement will should</u> be provided on-site as part of well-designed mixed tenure schemes. In exceptional circumstances where <u>it can be robustly justified and the agreed approach</u>	Amendment to supporting text to provide further clarification in relation to exceptional circumstances.	ABC

		contributes to creating mixed and balanced communities site specific issues preclude the provision of on-site provision or an appropriate financial contribution affordable housing off-site contributions may will be accepted in line with the provisions of the Developer Contributions SPD.		
New Mod post hearing	SA5	All new homes For developments of 10 units or more, 20% of the dwellings must be designed and constructed	Introducing the threshold of 10 units following further viability work on the policy requirements. In addition, the 20% requirement has been included to reflect evidence in the Council's 2016 Housing Study.	ABC
New Mod post hearing	SA5	... should be designed and constructed to meet optional Building Requirement M4(3), ensuring that This will require the developer to ensure the dwellings make reasonable provision for wheelchair users to access and live in the dwelling are wheelchair adaptable.	To make it clear that the Council has chosen not to include the wheelchair accessible element of the M4(3) standards at this time, only requiring 5% of units on schemes of 30 units or more are required to be wheelchair adaptable.	ABC
New Mod post hearing	SA5	or c) site specific factors mean that step-free access to the dwelling cannot be achieved.	To clearly reflect the requirements of the PPG.	ABC

New Mod post hearing	Paragraph 48	...it is important for the requirements of M4(2) to be implemented in <u>20% if the total dwellings in all major planning applications all new builds.</u>	Introducing the threshold of 10 units following further viability work on the policy requirements. In addition, the 20% requirement has been included to reflect evidence in the Council's 2016 Housing Study.	ABC
New Mod post hearing	Paragraph 49	Therefore, the Council will also require 5% of units in housing developments of 30 houses or more to be made wheelchair- accessible <u>adaptable</u> ,	To make it clear that the Council has chosen not to include the wheelchair accessible element of the M4(3) standards at this time, only requiring 5% of units on schemes of 30 units or more are required to be wheelchair adaptable.	ABC