

Issue 10	Affordable and Specialist Housing	
Development Plan reference:	Page 45 paragraphs 5.5 – 5.7	Reporter: [Note: For DPEA use only.]
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Mr George Adam (037603) Aithrie Estates (032643) Cockburn Association (037249) Dunbar Community Council (790195) Edinburgh Association of Community Councils (040476) Grange and Prestonfield Community Council (790304) H and H Group Plc (927998) Haddington and District Amenity Society (803807) Hallam Land Management Ltd (039805) Homes for Scotland (040551) Mrs Susan Hunter (039853) Liberton and District Community Council (790396) Mactaggart and Mickel Homes (038949) McCarthy and Stone Retirement Lifestyles Ltd (852061) Midlothian Green Party (778339) Midlothian Health and Care Integration Joint Board (040241) Moorfoot Community Council (906008)</p>	<p>Mrs Mirabelle Maslin (928549) Murray Estates (930087) New Ingliston Ltd (929755) NHS Lothian Public Health and Health Policy (840024) North Berwick Community Council (035522) Park Lane (Scotland) Ltd (039990) Persimmon Homes (040349) Roslin and Bilston Community Council (790524) Rural Renaissance (039402) Shawfair LLP (039940) Shepherd Offshore (Scotland) Ltd (038954) South West Communities Forum (805601) Stewart Milne Homes (930082) Taylor Wimpey and Barratt Homes (040609) Wallace Land Investment and Management (930071) Wemyss and March Estate/Socially Conscious Capital (037270)</p>	
Provision of the Development Plan to which the issue relates:	Delivery of affordable, specialist and other needs in housing.	
Planning Authority's summary of the representation(s):		
<p><u>Mr George Adam (037603)</u> The term 'affordable housing' is not clear if this includes social housing (council or private rented housing).</p> <p><u>Aithrie Estates (032643)</u> The requirement for LDPs to set the proportion of affordable housing is irrelevant as it will only apply to new land and as there are no consents or allocations proposed in the Proposed Plan it can only apply to post 2030 land.</p>		

Cockburn Association (037249)

Concerned about deliverability of affordable housing. Welcome reference in paragraph 5.5 to 'an ambitious affordable housing programme' however, the proportion of affordable housing or the means of achieving it is not specified.

LDPs should have the flexibility to vary the affordable housing requirement significantly above 25% where justified.

The procedures for implementing the affordable housing requirement on development sites should be tightened up to ensure that specified targets are met by developers. Section 75 agreements are frequently set aside. Highlights need for increased investment in order to provide sufficient amounts of affordable housing.

Dunbar Community Council (790195)

Do not consider that mixing affordable with market housing works and results in ghettos. More imaginative solutions are needed. People in affordable housing often do not own a car and location of affordable housing in new developments on the edge of settlements does not serve their needs. Brownfield sites in town centres could be used.

Edinburgh Association of Community Councils (040476), Grange and Prestonfield Community Council (790304)

Setting a proportion of affordable sites within market sites cannot achieve anywhere near what is required without an unrealistic distortion of the market. The Proposed Plan does not adequately address the issue that investment needed to meet affordable / social demand is beyond that which is available.

H and H Group Plc (927998)

Support the ambitious targets for affordable housing however appropriate detail is lacking on how the targets will be achieved and the proportional expectations on public and private sector delivery. There is a need for consistency and a need to deliver significant growth across all housing tenures. Need to be clearer on the overall financial viability of a development when applying affordable housing targets and related contributions.

The current 25% level is acceptable however moving above this level will require clear justification having regard to development economics.

The Proposed Plan is vague on what affordable means and how and when it should be applied. Greater detail should be provided on implementation.

Haddington and District Amenity Society (803807)

Substantial need for affordable housing in East Lothian and in rural communities.

Hallam Land Management Ltd (039805)

The plan lacks definition of making best use of the public estate and lacks quantification of the need for specialist housing.

Homes for Scotland (040551)

The direction that LDPs will set out the proportion of affordable housing sought on

market sites should be clarified to ensure that this proportion shall be generally no more than 25% of the total number of houses as set out in SPP.

Mrs Susan Hunter (039853)

Need for greater delineation of the housing need. Fife needs truly affordable housing in order to sustain communities affected by unemployment.

Liberton and District Community Council (790396)

Supports policy on specialist housing but consider use of local factors in setting affordable housing proportion on market sites must be explained. If housing need is 60% affordable / 40% market, then the sites allocated in the LDPs should only allow the market to build 40% of any site for owner occupation and private rent.

Mactaggart and Mickel Homes (038949), Shawfair LLP (039940), Shepherd Offshore (Scotland) Ltd (038954)

The Proposed Plan is overly cautious and negative in its approach to the provision of affordable housing. This is damaging to the aims and vision of the Proposed Plan. The Proposed Plan requires to be amended as it fails to accord with national policy. It does not address the shortfall in the provision of affordable homes. The shortfall in ambition is based on existing scenarios in respect of funding positions and takes no cognisance of the flexibility several LDPs offer in respect of bringing affordable housing forward and working with developers to ensure needs are met. Statistical trends are more buoyant than the Background paper indicates.

McCarthy and Stone Retirement Lifestyles Ltd (852061)

Commend the positive wording relating to delivery of specialist housing. The Proposed Plan could have gone further, for example, by providing annualised targets for delivery but recognise the high level strategic nature of the document. Commended emphasis on requirement for constituent authorities to plan for the delivery of specialist forms of accommodation.

Midlothian Green Party (778339)

Mention of affordable housing at paragraph 5.5 (page 45) is fleeting. Can the required amount of affordable housing be delivered?

Midlothian Health and Care Integration Joint Board (040241), NHS Lothian Public Health and Health Policy (840024)

Integration Joint Boards should be consulted as part of the LDP process relating to Affordable Housing. Housing Contribution Statements will be important for helping Local Housing Strategies and LDPs enable the types of homes that will address the needs of a growing, ageing population and the growth in the number of smaller households.

Moorfoot Community Council (906008)

No attention in Proposed Plan to deliver greater numbers of social (instead of private) housing.

Mrs Mirabelle Maslin (928549)

Paragraph 5.6 weak and imprecise. Essential that the Proposed Plan embodies an understanding of the needs of the Adult Health and Social Care Policy and at the

very least require all new houses to be designed in accordance with the principles of avoiding stair hazards and facilitating ground floor living by people who require care at home.

Murray Estates (930087), Persimmon Homes (040349), Stewart Milne Homes (930082), Taylor Wimpey and Barratt Homes (040609)

Support LDPs setting out the proportion of affordable housing that will be sought on market sites. For full compliance with SPP, it should state that it should generally be no more than 25%.

New Ingliston Ltd (929755)

The direction that LDPs will set out the proportion of affordable housing sought on market sites should be clarified to ensure that this proportion shall be generally no more than 25% of the total number of houses as set out in SPP.

North Berwick Community Council (035522)

Welcome any moves to strengthen local planning to ensure that new developments include a range of housing including affordable housing that allows for people's changing needs.

Park Lane (Scotland) Ltd (039990)

Consider that the Proposed Plan lacks definition of affordable housing and making best use of the public estate and lacks quantification of the need for specialist housing.

Roslin and Bilston Community Council (790524)

Consider that paragraph 5.6 needs to be expressed more clearly. Developer should be required to provide specific standards of housing and energy efficiency.

Rural Renaissance (039402)

The LDP should set an affordable housing threshold, capped at 25%. Unlikely that any single threshold will be applicable across the whole LDP area and localised thresholds should be identified. Affordable housing thresholds must be backed by evidence of need from a locally based housing needs survey, not by evidence of demand for product.

Should recognise lack of grant funding means the full affordable housing requirement is unlikely to be met. References mechanisms in PAN 2/2010. Include reference for use of commuted sums at a realistic level. This will overcome the problem of grant funding and allow delivery of affordable housing through a fund.

South West Communities Forum (805601)

If affordable housing is to be provided as stated, government must fund the infrastructure and apply strong incentives for redevelopment of brownfield land.

Wallace Land Investment and Management (930071)

The approach of allowing LDPs to set the proportion of affordable housing that will be sought on market sites complies with SPP and the plan should include that the affordable housing requirement should be no more than 25% in line with SPP.

Wemyss and March Estate/Socially Conscious Capital (037270)

SDP should set out maximum 25% affordable housing on market sites. More housing that is affordable will be delivered through a generous and effective supply of land with reduced land prices.

Modifications sought by those submitting representations:

Aithrie Estates (032643)

At 5.5 delete text in bold or replace with an acknowledgement that going beyond the accepted rates of 20% and 25% is unlikely to be relevant before 2030 unless further development land is added prior to that date (p45, para 5.5).

Cockburn Association (037249)

Allow LDPs to have the flexibility to increase the affordable housing requirement. Provide stronger enforcement to ensure that specified targets on affordable housing requirements are met by developers.

Edinburgh Association of Community Councils (040476), Grange and Prestonfield Community Council (790304)

Revise the Proposed Plan to adequately address mismatch between demand for affordable housing and investment needed.

H and H Group Plc (927998)

Provide greater detail on implementation of affordable housing requirement (p5, para 45).

Haddington and District Amenity Society (803807)

Paragraph 5.4 - Insert statement setting out robust approach to affordable housing delivery.

Hallam Land Management Ltd (039805)

Representation indicates the Proposed Plan should include explanation of what is meant by making the best use of the public estate and the need for specialist housing should be quantified (p45, para 5.5).

Homes for Scotland (040551)

Amend text in bold at para 5.5 (section in bold) to state: 'Local Development Plans will set out the proportion of affordable housing that will be sought on market sites, taking into account relevant local factors. This will be no more than 25%. Affordable housing will also be developed by housing associations and councils, making best use of the public estate' (p45, para 5.5).

Liberton and District Community Council (790396)

Paragraph 5.5: Modify to require proportion of affordable housing to be sought on market sites to be the same as proportion of overall affordable need.

Mactaggart and Mickel Homes (038949), Shawfair LLP (039940), Shepherd Offshore (Scotland) Ltd (038954)

Revise the affordable housing supply target (p 43, Table 5.1).

Midlothian Health and Care Integration Joint Board (040241), NHS Lothian Public Health and Health Policy (840024)

Require Integration Joint Boards, supported by Health and Social Care Partnerships, to be consulted as part of the local development planning process relating to Affordable Housing.

Mrs Mirabelle Maslin (928549)

Require all new houses to be designed in accordance with the principles of avoiding stair hazards and facilitating ground floor living by people who require care at home.

Murray Estates (930087), Persimmon Homes (040349), Stewart Milne Homes (930082), Taylor Wimpey and Barratt Homes (040609)

Paragraph 5.5, 3rd sentence - modify as follows: "...will be sought on market sites but this should generally be no more than 25%."

New Ingliston Ltd (929755)

Provide further clarity regarding the requirement for affordable housing and avoid wording which suggests 'minimum of' (p 45, para 5.5) 5.5 - modify to ensure that proportion sought will be generally no more than 25% of the total number of houses.

North Berwick Community Council (035522)

Include recognition of issues around the supply of affordable and specialist housing in North Berwick area. Strengthen local planning to ensure that new developments include a range of housing types including affordable housing. Keep under review issue of second or holiday homes and if necessary include initiatives to discourage this.

Park Lane (Scotland) Ltd (039990)

Representation indicates the Proposed Plan should include definition of affordable housing and explanation of what is meant by making the best use of the public estate and the need for specialist housing should be quantified (p 45, para 5.5).

Roslin and Bilston Community Council (790524)

Reword para 5.6 to provide clarity on the way that homes can be provided to meet the needs of the population.

Rural Renaissance (039402)

Representation indicates Proposed Plan should allow LDPs to set benchmark for affordable housing within 25% cap. Make clear that provision of affordable housing using any of the mechanisms set out in PAN 2/2010 are acceptable. Recognise that full requirement for affordable housing is unlikely to be met by RSLs. Distinguish between affordable housing needs and wants e.g. midmarket rent. Allow use of commuted sums.

Wallace Land Investment and Management (930071)

5.5: Amend para 5.5 to read: "Local Development Plans will set out the proportion of affordable housing that will be sought on market sites, taking into account relevant local factors and will be no more than 25%. Affordable housing will also be

developed by housing associations and councils, making best use of the public estate." (p45, para 5.5).

Wemyss and March Estate/Socially Conscious Capital (037270)

Paragraph 5.5 - Insert maximum of 25% affordable housing.

Summary of responses (including reasons) by Planning Authority:

Proportion of Affordable Housing on Market Sites

Cockburn Association (037249), Aithrie Estates (032643), H and H Group Plc (927998), Homes for Scotland (040551), Liberton and District Community Council (790396), Midlothian Green Party (778339), Murray Estates (930087), Persimmon Homes (040349), Stewart Milne Homes (930082), Taylor Wimpey and Barratt Homes (040609), New Ingliston Ltd (929755), Rural Renaissance (039402), Wallace Land Investment and Management (930071), Wemyss and March Estate/Socially Conscious Capital (037270)

Scottish Planning Policy paragraph 129 (ASD06) states that planning authorities should consider the level of affordable housing contribution which is deliverable and viable and that the amount required as a contribution should generally be no more than 25%.

The Proposed Plan takes account of these factors in paragraph 5.5 by stating that it will be the role of LDPs to set out the proportion of affordable housing on market sites taking account of relevant local factors. This gives local authorities and LDPs the necessary flexibility to take account of the specific market factors, site specific considerations and the level of affordable need in their area. It is not considered relevant to restate the principal that affordable housing on market sites will 'generally be no more than 25%' when this is qualified in SPP. In addition, it is not considered necessary for the Proposed Plan to define the 'relevant local factors' as these may vary between authorities.

The role of the SDP will be to inform subsequent LDPs and as such it will influence allocations within the plan period. **No modification proposed.**

Funding and Delivery

Cockburn Association (037249), Edinburgh Association of Community Councils (040476), Grange and Prestonfield Community Council (790304), H and H Group Plc (927998), Haddington and District Amenity Society (803807), Mrs Susan Hunter (039853), Mactaggart and Mickel Homes (038949), McCarthy and Stone Retirement Lifestyles Ltd (852061), Shawfair LLP (039940), Shepherd Offshore (Scotland) Ltd (038954), South West Communities Forum (805601), Rural Renaissance (039402)

As set out in the Housing Background Paper (ASD22) it is recognised that funding or the delivery of affordable housing is a constraint. Funding can come from a number of sources both local and national and is not limited to delivery only as part of market sites. The Proposed Plan does not detail each funding mechanism as these vary across local authorities and it would not be appropriate for the SDP to set this. Details of delivery will be set out by local authorities in LDPs, accompanying Action Programmes and in legal agreements negotiated on a site by site basis. Whilst it is noted that the Government may have a role in the provision

of funding and / or infrastructure for affordable housing requiring this provision is outside the scope of the SDP. **No modifications proposed.**

Haddington and District Amenity Society (803807)

The need for affordable housing in each of the SESplan member authorities is set out in the HNDA (ASD23). Issue 8 Increasing Housing Delivery deals with how this is dealt with in relation to Housing Supply Targets. **No modification proposed.**

Affordable and Market Housing Mix

Dunbar Community Council (790195), North Berwick Community Council (035522)

In SPP paragraphs 39 - 40, it is stated that a design led approach should be applied at all plan levels and that the six qualities of successful place should be supported. Under the 'Adaptable' quality, paragraph 44, development is required to have a mix of tenures and typologies. These qualities are reflected in the Placemaking Principles of the Proposed Plan (pages 16 - 17). The integration of affordable with market housing is considered to be a direct result of this direction enabling more sustainable communities and places. It is not considered that this integration results in affordable housing in unsuitable locations, as new development in the region is directed to brownfield sites and locations which have good public transport access in accordance with the principles of the Proposed Plan's Spatial Strategy. **No modification proposed.**

Affordable Definition

Mr George Adam (037603), H and H Group Plc (927998), Park Lane (Scotland) Ltd (039990), Moorfoot Community Council (906008), Mrs Susan Hunter (039853)

Affordable housing is defined in Scottish Planning Policy paragraph 126 (ASD06). Reference to affordable housing in the Proposed Plan follows this definition. It is not considered that it is necessary to restate this or appropriate to redefine the definition for the SDP. Delivery of social housing falls under the definition of affordable housing but it is not considered appropriate to define between types of affordable housing at SDP level. Further definition of affordable housing is also included in the HNDA (ASD23). **No modification proposed.**

Specialist Housing

Hallam Land Management Ltd (039805)

Whilst the plan, in paragraph 5.6, does not specify figures for specialist housing need, the HNDA (ASD23) sets out that the region has a 62% projected increase in the number of older households and that 31% of households have at least one member with a long term illness or disability. It also presents information on changing household sizes. The plan directs member authorities to take account of these existing or changing factors, as relevant to their areas, to ensure the needs of the population are met in relation to the provision of homes. It is not considered further detail is required in the Plan. **No modification proposed.**

Mrs Mirabelle Maslin (928549), Roslin and Bilston Community Council (790524)

It is recognised that specific design features of homes play a role in ensuring housing meets the needs of older people and others with specialised needs. Similarly, that energy efficiency can contribute to affordability. However, design detail is better placed for consideration in Local Development Plans, Development Management and the provisions of Building Standards. **No modification**

proposed.

Public Estate

Hallam Land Management Ltd (039805), Park Lane (Scotland) Ltd (039990)

Paragraph 5.5, in referencing 'public estate', refers to land in the ownership of local authorities and the potential opportunities for development of affordable housing on such sites as this may be a cost effective method of development in relation to land values. The use and amount of public estate varies between local authorities. **No modification proposed.**

Shortfall in Affordable Housing

Mactaggart and Mickel Homes (038949), Shawfair LLP (039940), Shepherd Offshore (Scotland) Ltd (038954)

Issues of addressing the shortfall in affordable housing are covered under Issue 8 Increasing Housing Delivery. **No modification proposed.**

Integration Joint Boards

Midlothian Health and Care Integration Joint Board (040241), NHS Lothian Public Health and Health Policy (840024)

Noted. This is an issue for member authorities. **No modification proposed.**

South West Communities Forum (805601)

Brownfield land use is set out in the Placemaking Principles Table 3.1. **No modification proposed.**

18 representations supporting this section of the Proposed Plan are also noted.

Reporter's conclusions:

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Reporter's recommendations:

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