

## Affordable Housing Policy Note

The current adopted Local Plan (2012-2028) Policy on affordable housing is **Core Policy CP6: Providing Affordable Housing**.

This sets out that the following targets for affordable housing in all developments with a net gain in dwellings, subject to economic viability assessment:

**Central Richmondshire and Lower Wensleydale Sub Areas 40%**

**North Richmondshire Sub Area 30%**

In July 2018 a revised National Planning Policy Framework was published which states in paragraph 63 that:

*Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).*

In light of this the Council will only be seeking affordable housing contributions on developments of 10 units and above in the Parishes of Richmond, Hipswell, Scotton, Colburn, Brompton on Swale, Catterick Village, St Martins and Caldwell which are not Designated Rural Areas under Section 157 of the Housing Act 1985.

All other Parishes in the Richmondshire Plan Area are Designated Rural Areas under 157 of the Housing Act 1985 and the Council will continue applying Core Policy CP6 requiring affordable housing in all development with a net gain in dwellings.

This approach continues the spirit of Core Policy CP6 of the adopted Development Plan which seeks affordable housing contributions from all development where economically viable to meet the housing needs identified in the SHMA. The collection of contributions from smaller development (i.e. a threshold of 1 unit) in Designated Rural Areas contributes to meeting identified local needs and maintaining the long-term sustainability of the Plan Area which otherwise could not be addressed through major development.

