

Affordable Housing

Affordable Housing Supplementary Planning Guidance

- 1** The Council has produced Supplementary Planning Guidance [SPG] on the provision of affordable housing in Torbay. It was adopted in September 2003, following consultation in the Summer. The provision of affordable housing is now one of the Council's key corporate priorities. It provides clarification to the Local Plan policies, following the recommendations of the Inspector's Report.
- 2** This SPG gives guidance on the interpretation of the Local Plan affordable housing policies [H5 and H6], which cover the provision of affordable housing on identified and unidentified sites respectively. In particular it :
 - ❑ Reaffirms the Council's target of a minimum of 30% of the Dolphin site for affordable housing [ie 68 dwellings];
 - ❑ Defines specific types of affordable housing and distinguishes them from unsubsidised low-cost market housing [the main types are social rented housing (usually by a registered social landlord) and shared ownership, or intermediate housing];
 - ❑ Provides guidance on reaching Section 106 Agreements with developers to secure affordable housing.
- 3** The Council's Housing Needs Survey, commissioned by the Council in 2003, identified an exceptionally high level of need for affordable housing in Torbay. It found that around three-quarters of Torbay's housing need is for social-rented housing, and there is an expectation that the proportion of affordable housing on the Dolphin site will reflect this.