

Exemptions from the Affordable Housing Policy

The following applications for development will not be subject to the Affordable Housing policy:

- **Retrospective Planning Permission:** The Affordable Housing policy does not apply to applications for retrospective planning permission, where the development was completed before 1st December 2009.
- **Holiday Accommodation:** It is not appropriate to provide affordable housing in developments of purpose-built self-catering holiday accommodation. However, proposals to remove an existing holiday accommodation will be assessed as if it was a new residential development and the Affordable Housing policy will apply.
- **Replacement dwellings:** Applications for replacement dwellings (i.e. no gain in dwelling numbers) are not subject to affordable housing or other planning obligations.
- **Residential Institutions:** For the purposes of this guide, a distinction needs to be drawn between
 - “*Dwelling houses*” as defined in Class C3 of the Town and Country Planning (Use Classes) Order, and;
 - “*Residential Institutions*” as defined in Class C2.

Proposals for residential institutions (Class C2) do not normally provide and therefore are not expected to provide affordable housing for private households. However, proposals to remove the residential institution (Class C2) use will be assessed as if it was a new residential development and the Affordable Housing policy will apply.

- **Reserved Matters Applications:** In the case of applications for the approval of reserved matters made in respect of an outline application within the time period set for such application, the reserved matter application will not be subject to the Affordable Housing policy. In cases where the time period set in the planning permission for the submission of reserved matters has expired, a new application for planning permission will be appropriate and will be assessed against the Affordable Housing policy as a new policy consideration.
- **Rural Enterprise Dwellings** (classed as affordable housing under Technical Advice Note 6 Planning for Sustainable Rural Communities). However, proposals to remove the Rural Enterprise restriction will be assessed as if it was a new residential development and the Affordable Housing policy will apply.
- **Affordable Housing Provided on Exception Sites and 100% Affordable Housing Sites:** Applications on exception sites and 100% Affordable Housing sites cannot be subject to commuted sums. The Council will expect 100% Affordable Housing to be provided on site.

Applications Subject to the AHDS Policy

The following applications for development will be subject to the Affordable Housing policy:

- **All residential planning applications not covered under the above exemptions.**
- **Renewals:** Applications for the renewal of a planning permission or for an alternative scheme to replace or vary an extant planning permission will be assessed against the Affordable Housing policy
- **Extant Outline Planning Permission (but the developer submits an application for full permission):** The extant is still live and could be implemented, subject to reserved matters. However, if a full application is submitted, the Affordable Housing policy would apply as it would be classed a new application.
- **Class C3 Retirement Accommodation:** Retirement accommodation will be assessed against the Affordable Housing policy.