



Reference: FOI0601

**Request:**

1) The percentage of affordable housing required for housing developments of 10 dwellings or more or that are greater than 0.5 hectares in area. If more than one level is set in planning policies – for example varying by location in the district or size of development – the maximum, minimum and district average percentages.

Policy DM4.7 of the adopted North Tyneside Local Plan relates to affordable housing and seeks 25% affordable housing provision across the Borough from schemes of 11 or more dwellings.

**DM4.7 Affordable Housing**

To meet the Borough-wide target the Council will seek 25% of new homes to be affordable, on new housing developments of 11 or more dwellings and gross internal area of more than 1000m<sup>2</sup>, taking into consideration specific site circumstances and economic viability. Developments will be required to provide a mix of affordable housing for rent and intermediate housing, based on the most up-to-date evidence of local need. Where necessary, to assist the viability of proposals, a flexible approach to the tenure mix of affordable housing provision will be considered by the Council.

In all but the most exceptional cases the Council will require affordable housing provision to be made on-site. Where alternative off-site affordable housing provision or a commuted sum is proposed it must be demonstrated that:

- a. All options for securing on-site provision of affordable housing have been explored and exhausted; and,
- b. Where off-site affordable housing is to be provided the amount of affordable housing would be broadly equivalent in value to the amount that would be viable if the provision was made on-site; or,
- c. Where a Commuted Sum is to be provided it will be broadly equivalent to the amount that would be viable if the provision was made on-site.

Proposals for the delivery of affordable housing schemes (such as those submitted by the Council and Registered Providers) that make a contribution towards North Tyneside's overall assessed needs for affordable housing will be supported.

<https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/North%20Tyneside%20Local%20Plan%202017-2032.pdf>

2) The average percentage of affordable housing agreed on approval of planning applications for housing developments of 10 dwellings or more or that are greater than 0.5 hectares in the council's area for each of 2016, 2017 and 2018.

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Figures are provided below. Please note that they are based upon the policy threshold of 15 or more that was in place up to July 2017 when adoption of the North Tyneside Local Plan introduced a lower threshold of 11 dwellings or more.

Year Total dwellings Affordable dwellings Average % affordable on site Commuted Sum (£1,000s)

2016 776 110 14% £6,000'

2017 1201 153 13% £100'

2018 683 187 27% £50'

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Date: 07/01/2019

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