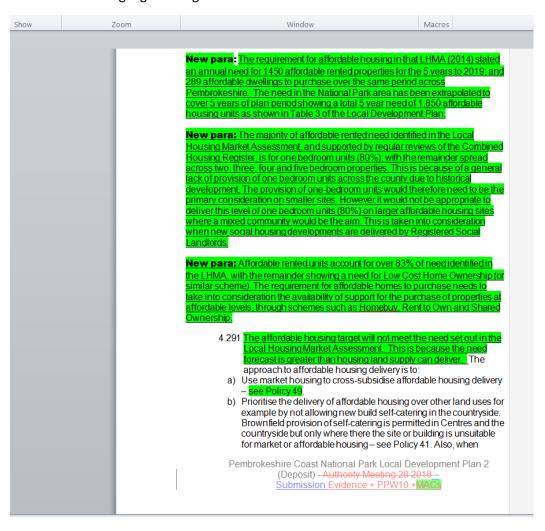
HS7/AP3 – PCNPA to amend the	16 <sup>th</sup> August	MD	
reasoned justification of Policy 49:	2019		
to explain the scale and type of	2010		
affordable housing need in the			
NPA; how it will be met over the			
Plan period; add a reference to			
the emerging Affordable Housing			
SPG; outline the mechanisms for			
the management of commuted			
sums; and provide a cross			
reference Policy 53.			

Please see edits highlighted in green.



finding new uses for community facilities and employment sites that are no longer required uses beneficial to the community (including affordable housing delivery) are prioritised – see Policy 45 and Policy 53. Priority is also given to securing affordable housing through S106 agreement negotiations (see Policy 53).

 Use new or replacement conditions on rural enterprise dwellings which will mean some limited opportunities may become available for affordable housing.

## **New para:** The Authority will prepare supplementary planning guidance on affordable housing provision.

New Paragraph: A target of 250 affordable housing dwellings is identified for delivery over the Plan period taking account of the need for flexibility as per market housing provision and the need to negotiate proposals on a site by site basis. Policy 53 c) (note now separate policy) provides further advice on prioritising affordable nousing when negotiating planning obligations.

Table 9 Percentage of Affordable Housing for Housing Submarket Areas

4.292 Affordable housing contributions are managed by Pembrokeshire County Council as the housing authority. The Authority's Supplementary Planning Guidance will prescribe the local area within which such funds should be spent. The contributions fund a variety of proposals. The County Council has prepared a framework for spending contributions. 164

4.293 In order for sites to be considered as exceptions sites a need for affordable housing must be shown and there must be a mechanism for making sure the properties remain affordable in perpetuity. In the case of Low Cost Home Ownership, experience has shown that no mortgage lender will lend without a mortgagee in possession clause being included within a Section 106 legal agreement. As such a clause enables the re-sale of the property without restriction (in circumstances where the property is repossessed), this does not guarantee that it will remain affordable in perpetuity. The Authority is keen to ensure that exception sites do

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4.294 The Authority recognises that it will need to monitor changes in values and costs as they affect viability.

4.295 The Authority is committed to ensuring delivery of the most appropriate type of affordable housing to meet the needs of the community. The Pembrokeshire 2014 Local Housing Market Assessment indicated that the predominant need for affordable housing in all parts of Pembrokeshire is for social rented properti (83%). Pembrokeshire County Council also has evidence from monitoring work of Low Cost Home Ownership applicants encountering difficulties in gaining mortgages. Furthermore, the Council's experience of the re-sale of these properties has been that occupants who have benefited from the Low Cost Home Ownership property have often not fully understood the nature of the ties associated with the property and are discontent with the process involved. For all of these reasons, this Authority is keen to prioritise the delivery of rented affordable properties above Low Cost Home Ownership properties, where this is a requirement through a S.106 agreement on market sites. As a result, on market sites, where an onsite contribution or provision is necessary, the Authority will require the delivery of social and/or intermediate rented properties in preference to Low Cost Home Ownership

4.296 The following policies and advice provide additional guidance on housing.