



Affordable Housing

Education

Open Space

Transport
Infrastructure



Developer Contributions & Affordable Housing Draft Supplementary Guidance 2019

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1. Introduction

- 1.1 Across Scotland, local authorities are having difficulty maintaining and developing infrastructure in order to keep up with the pressures of new development. Additional funding sources beyond that of the local authority are required to ensure that infrastructure constraints do not inhibit sustainable economic growth. This has been a particular issue in Perth and Kinross where the population grew by 5.3% in the period 2001- 2007. This growth is set to continue with the National Records of Scotland (NRS) population projections indicating that the Perth and Kinross population will increase by 4.5% (6,788 persons) for the period 2016-2026. This exceeds the national average of 3.2% and is the eighth highest growth projection in Scotland.
- 1.2 The increasing population has already placed heavy demands on public sector services and infrastructure capacity. If the population is to rise as the NRS projects, this will have an increasing impact on schools, community and leisure facilities, transport infrastructure and health services. It is unlikely that the growth projected for Perth and Kinross will be evenly spread across the Council area, placing an even higher demand for services and infrastructure in some already constrained areas. This will present significant challenges for the Perth & Kinross Council (“the Council”) and its Community Planning partners.
- 1.3 The sustainable development of Perth and Kinross requires the provision of services in appropriate locations to meet the increasing needs of the expanding population. As a result, new investment in infrastructure will be required to keep pace with the increasing needs of an expanding population. Initial estimates suggest that investment exceeding £300 million at current prices is required in public sector infrastructure over the next 25 years in order to support this future growth. Maintaining current assets already places a heavy burden on the Council’s budgets, leaving limited resources for investment in increasing infrastructure capacity.
- 1.4 It is neither sustainable nor good planning to wait until capacity is used up and then begin to recognise and address the problem. It will be necessary to analyse current capacity and future demand making the solution the collective responsibility of the Council and developers over the long term. This approach is the most equitable, sharing the cost with all development which places new demand on infrastructure capacity, rather than placing an uneconomic burden on a limited number of developers in later years.

- 1.5 With the population increase of Perth and Kinross driven by in-migration, largely from other parts of the UK, a partnership approach is required between the Council and developers to ensure infrastructure capacity is not to become a major constraint on new development.
- 1.6 Such partnerships have traditionally been facilitated through the use of Section 75 Planning Obligations which have become key mechanisms in the planning system for addressing and for mitigating the impact of new development. Although such obligations have been used to address specific issues arising from individual applications, they can also be used as the vehicle for a developer contribution policy which addresses the general issue of infrastructural requirements and seeks to bring about a fairer sharing of infrastructure costs.
- 1.7 This Guidance concentrates on the delivery of developer contributions to provide a means to secure contributions towards the provision of on-site facilities necessary in the interests of comprehensive planning, and/or, the provision, or improvement of, off-site facilities and infrastructure where existing facilities or infrastructure will be placed under additional pressure. This Guidance also provides advice and information on the application of the affordable housing policy.
- 1.8 This Guidance should be read in conjunction with Local Development Plan Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing.
- 1.9 The statutory development plans within the Cairngorms National Park and the Loch Lomond and Trossachs National Park comprise their own Local Development Plans and associated Supplementary Guidance. These documents are prepared by the relevant National Park Authority and define the items towards which the developer contribution will be sought within the Perth & Kinross area of each National Park. While Perth & Kinross Council is responsible for providing services including education in these areas the relevant National Park's Guidance provides the developer contribution requirements for determining proposals in the National Park towards primary education.

2. Legal & Policy Background

2.1 The most widely used legislation for managing developer contributions is Section 75 of the Town & Country Planning (Scotland) Act 1997. This section of the act states that:

‘(1) A person may, in respect of land in the district of a planning authority-

(a) by agreement with that authority, or

(b) unilaterally,

Enter into an obligation (referred to in this section and in sections 75A to 75C as a “planning obligation”) restricting or regulating the development or use of the land, either permanently or during such period as may be specified in the instrument by which the obligation is entered into (referred to in this section and in those sections as the “relevant instrument”).’

2.2 The most recent Government advice on the use of Planning Obligations is contained in Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Section 75 Planning Obligations enable local authorities to:

- regulate the sequence of development proposals;
- achieve off-site infrastructure provision;
- control the use of land or the nature of an activity carried out thereon;
- secure the provision of affordable housing;
- obtain financial contributions towards services or facilities.

2.3 In regard to financial contributions, Government advice states that:

“... contributions towards public transport or community facilities may be acceptable provided the requirements are directly related to the development proposal and the need for them arises from its implementation.”

2.4 It is a legitimate planning objective to utilise Section 75 Planning Obligations to achieve contributions towards the provision of services and facilities within Perth and Kinross. However, current guidance makes it clear that Obligations should only be sought where they are required to make a proposal acceptable in land use planning terms and that the use of a planning condition is not appropriate. Planning Conditions, including suspensive conditions, will be used wherever possible.

2.5 Planning Obligations will only be sought where they meet all of the tests of Circular 3/2012: Planning Obligations and Good Neighbour Agreements:

- necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should be relative to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- fairly and reasonably relate in scale and kind to the proposed development;
- reasonable in all other respects.

2.6 **Affordable Housing**

In June 2014, the Scottish Government published Scottish Planning Policy (SPP) which outlined alterations to previous Government policy; these have been incorporated within this document in conjunction with PAN 2/2010: Affordable Housing & Housing Land Audits (August 2010).

2.7 The latest research by Perth & Kinross Council reinforces there is a continuing need for affordable housing with significant and ongoing levels of unmet affordable housing needs existing across Perth and Kinross, particularly in the Greater Perth Housing Market Area (HMA).

2.8 In most circumstances, it will not be possible to apply developer contributions to affordable housing sites developed by registered social landlords supported by public subsidy. Applying the Supplementary Guidance would not allow many of these sites to reach the costing bench mark for affordable housing set by the Scottish Government Housing, Regeneration, Culture & Welfare Directorate. It should also be noted that affordable housing predominantly caters for persons already resident within Perth and Kinross and this is markedly different from the private sector housing where the largest proportion is required to meet predicted levels of in migration. Affordable housing units will be required to make an appropriate contribution towards Transport Infrastructure. It is acknowledged that affordable housing has an impact on

infrastructure capacities and contributions from private housing should not be required to offset this impact. Perth & Kinross Council will mitigate the impact of affordable housing and any contribution requirement will only reflect the impact that private housing would have.

3. Applying the Guidance

- 3.1 The Supplementary Guidance is intended to provide developers in Perth and Kinross with greater certainty of the contributions and affordable housing requirement that will be sought in conjunction with planning applications. It will also provide a more transparent, streamlined, practical, consistent, and accountable approach to the negotiation of developer contributions and affordable housing delivery. On a case by case, basis contributions may be required from new development toward other areas of infrastructure, such as green infrastructure or community facilities, not outlined in this Guidance.
- 3.2 The following principles apply to the application of this Guidance:
- The Guidance will be applied to sites identified in the adopted Local Development Plan and planning applications;
 - The Guidance will not apply retrospectively to sites with full or 'In Principle' planning consent prior to each relevant section of the Guidance coming into effect;
 - Affordable Housing - August 2005;
 - Primary Education - May 2009;
 - Auchterarder A9 Junction - August 2009;

- Transport Infrastructure - April 2014;
 - The Guidance will not be retrospectively applied to an application already submitted prior to the Supplementary Guidance being adopted unless a constraint has already been identified which may in the absence of this Guidance have resulted in a recommendation of refusal.
- 3.3 Situations where the replacement or refurbishment of an existing house will be included under this Supplementary Guidance:
- Where it has been vacant and no Council Tax payments made within the 7 year period prior to the registration of a planning application;
 - Where it is dilapidated or derelict and would need extensive work requiring planning consent to become habitable.
- 3.4 Non-residential buildings are considered to be 'in use' if Non Domestic rates have been paid in the 12 months prior to the submission of a planning application.
- 3.5 Where applications are submitted for the renewal of planning consent the Guidance will be applied in accordance with Appendix 5.
- 3.6 Where a new proposal replaces an existing development with planning consent the assessment will normally be applied to the net additional impact of development. If a revised full planning application is submitted or a full application which seeks to alter the number of units specified in an 'In Principle' application which pre dated the Guidance, as defined in paragraph 3.2, if the application is for a greater number of units then the Guidance will be applied to all additional net units. If a revised full planning application is submitted which seeks to increase the size of a non-residential use the Guidance will apply to the additional Gross Internal Area. Where an application is made to modify or discharge a planning obligation or a section 42 application to vary a condition, where the Core Development remains unchanged then any revised Guidance introduced since the original grant of planning consent will not normally be applied but each case will be determined on its own merits.
- 3.7 The Guidance sets out a framework of standard charges and formulae which form the basis for negotiating and securing Planning Obligations. However in the case of large and/or complex developments contributions may need to be tailored to the particular scheme. This should make pre-application discussions easier and speedier because developers will have greater certainty about how much they will be expected to contribute.

- 3.8 In the case of applications for 'In Principle' planning permission where the development mix may not be known, a condition will be applied to any permission indicating that this Supplementary Guidance will be applied at the time of future applications. For larger proposals subject to a masterplan a contribution requirement may be secured through a legal agreement at the 'In Principle' stage to ensure certainty as the site progresses.
- 3.9 Delayed payment of contributions and affordable housing may be secured through a range of mechanisms as defined in Circular 3/2012 but will normally be by means of a Section 75 Planning Obligation between the Council, the landowner and any other relevant person(s). Such Planning Obligations will need to be registered before planning permission can be issued.
- 3.10 Where contributions and affordable housing commuted sums are to be paid prior to planning consent being issued, this may remove the need for the use of a Planning Obligation. Where a developer is unable to pay the contribution in advance the Council will consider the phasing of the contribution with the development.
- 3.11 Where additional land is needed to facilitate infrastructure improvements, the developer may be required to either provide land on site or sufficient funding to acquire it. This may be offset against other developer contribution requirements.
- 3.12 In some circumstances, the Council may be willing to accept off-site provision on an alternative site. In such cases the details of both sites should be submitted together in order that the overall merits of the scheme can be assessed. The judgement as to whether off-site provision is acceptable will be based on a number of factors including: the desire to achieve balanced communities, the individual site circumstances in terms of location and accessibility.
- 3.13 In some cases, developers will provide the required infrastructure on the site themselves instead of paying the required contributions sum to the Council.
- 3.14 Implementing Infrastructure Capacity Improvements**
- Providing the necessary infrastructure may require the Council to work in partnership with developers or upfront investment by the Council to be recouped at a later date. For example, a single development that might trigger the need for a new road junction may not in itself generate sufficient funds to meet the full cost of any required work. As it is impossible to build half or part of a junction, it is therefore likely that the Council would have to fund the work. It is therefore appropriate for the Council to request payments from subsequent developments benefitting from that investment until its costs have been recovered.

3.15 Development Viability

Developers are expected to take the requirement for developer contributions and affordable housing into account in their financial appraisal prior to land deals and commercial decisions being taken. It is acknowledged that, in some cases, there may be abnormal development costs which were unknown at the time the site was purchased. In such circumstances, where the developer can demonstrate and clearly justify that there are exceptional costs, which render the development of the site unviable as originally proposed it will be required to demonstrate this to the Council's satisfaction through the submission of a 'Development Viability Assessment'. Only in very exceptional circumstances where there are excessive, previously unknown, abnormal costs will it be likely that the Council will agree to reduce or give exemption from the requirement to developer contributions or affordable housing. As such, it is anticipated that the submission of a Development Viability Assessment will be the exception rather than the rule. Standard development costs such as demolition works, retaining and ground works, landscaping, archaeological investigations, drainage works, site purchase, site servicing and flood prevention works will not normally be accepted as abnormal costs. Abnormal costs should be reflected in the purchase price of land and in this respect, the developer will be asked to demonstrate that abnormal costs were not known at the

time the site was purchased.

- 3.16 The Development Viability Assessment should be submitted at the earliest opportunity. All Viability Assessments' must be carried out by an independent practitioner and suitably qualified chartered valuation surveyor at the developers' expense.

A Viability Assessment must include, where applicable;

- ▶ Information of land values paid for the site or where no recent land transaction has taken place the Market Value (with supporting evidence and assumptions made);
- ▶ Anticipated land sales values of sites to be sold on, such as medical centre, elderly persons care homes etc. (i.e. Not residential sites);
- ▶ Plans;
- ▶ Schedules of housing mix (Market and Affordable) including type, size and numbers. Gross/Net area schedule for build cost/value analysis;
- ▶ Details of S.75 proposals and specifications, as appropriate;
- ▶ Confirmation of S.75 assumptions and status of discussions with the Council;

- ▶ Design and Access statement (if applicable and available); Detailed appraisal (current costs/values) and cash flow;
- ▶ Explanation of financial assumptions;
- ▶ Explanatory note on all appraisal assumptions;
- ▶ QS's detailed cost budget on externals, infrastructure and abnormals;
- ▶ Build specification;
- ▶ Detailed breakdown of end sales values for market residential elements (with supporting evidence);
- ▶ Programme (incl. construction and sales start/end for each phase);
- ▶ Rents and yield assumptions for all commercial elements (with supporting evidence);
- ▶ Assumptions on all grant funding and (where appropriate) evidence of transactions/negotiations with RSL's;
- ▶ Analysis of affordable housing provision and compatibility with prevailing policy requirements.

Once a Development Viability Statement is received by the Council it will be independently reviewed by the District Valuer Service (DVS) or an alternative third party advisor agreed by, and acting on behalf of the Council. This will be carried out at the developers expense with costs determined on an individual basis. The requirement for independent verification of Viability Assessments will only be removed where the time and cost associated with this process is disproportionate to the amount of developer contributions required. Each case will be determined by the Council on its own merits. The outcome of the Viability Assessment review will not be binding on the Council but may inform any recommendation to the Conveners of the relevant Committees and local area Councillors.

- 3.17 The sensitive nature of some financial information is acknowledged and therefore where requested the content of the Assessment will remain confidential between the applicant and named officials within the Council, independent assessor and the Conveners of the Relevant Committees. The position regarding statements and the Freedom of Information (Scotland) Act 2002 means should they need to be available to the public, they will be redacted with all figures and commercially sensitive wording blanked out. The statements will then be presented to the developer for agreement, prior to being made available for publication on the Public Access portal on the Council website. Only in very exceptional circumstances where there

are excessive, previously unknown, abnormal costs will it be likely that the Council will agree to reduce or give exemption from the requirement to developer contributions or affordable housing. As such, it is anticipated that the submission of a Development Viability Statement will be the exception rather than the rule.

3.18 Accountability

Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for. Annually, a statement will be published on the Council's website with a summary of the total contributions received for each area of the Guidance and what they have been spent on. Eligible costs for expenditure will include funding for three Officer Posts to assist in the implementation of the Developer Contributions and Affordable Housing policies. Each account will be audited through the usual internal audit procedures.

- 3.19 All accounts are ring fenced for meeting the particular infrastructure requirement. Each section of this Guidance will set out the parameters for the use of funds, identifying the type of use to be made and the geographical area in which they can be spent. Where a contribution has been made

developers will be able to reclaim any money not invested in the infrastructure it was required after the following time periods for date of payment to the Council:

- Primary Education – 10 Years;
- Auchterarder A9 Junction – No return of contributions;
- Transport Infrastructure – 10 Years;
- Affordable Housing – 5 Years.

Developers will have 12 months in which to reclaim any contribution. Where contributions are returned, interest will be made payable at 0.25% below the Bank of Scotland base rate.

3.20 Phasing of Payments

Where a Planning Obligation is entered into, applicants have the option to phase payments over the lifetime of a development. The Council will set out a phasing schedule of contribution payments through the assessment of the planning application which is to be used when completing legal Planning Obligations. The acceptance of this phasing will speed up the completion of Planning Obligations. It should be noted that developers are not

bound by this protocol, but where a bespoke agreement is required; discussions should be entered into at the outset of the submission of a planning application so as not to delay the processing of the Planning Obligation. Where a Planning Obligation is entered into the contribution requirement may be index linked.

4. Primary Education & New Housing Development

4.1 Introduction

The following Supplementary Guidance applies over the whole local authority area of Perth and Kinross.

- 4.2 This Guidance sets out the basis on which Perth & Kinross Council will seek to secure contributions from developers of new homes towards the cost of meeting primary education infrastructure improvements necessary as a consequence of development.
- 4.3 The NRS 2016 based population projections indicate that Perth and Kinross has the eighth highest growth rate across all of Scotland. With a high proportion of the existing primary school estate currently working at or near capacity, projected school roll increases may result in the need to replace or expand primary schools within Perth and Kinross in addition to the construction of a number of additional primary schools in the Strategic Growth Areas. To ensure that primary infrastructure capacity does not become a major constraint on new development a partnership approach is required between the Council and developers.

4.4 Principles of the Guidance

The Guidance will be applied to new housing in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school has been operating at over 80% for 5 out of the previous 7 years and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity. Where the Council has funded an increase in Primary School capacity to meet the needs of new development contributions may be required from future development until a proportionate cost of the school improvements is received. This position will be reviewed annually.

4.5 The following key principles will apply:

- Proposed residential dwellings of two or more bedrooms, along with consents for the change of use from or replacement of sheltered accommodation, or for conversions from alternative uses to residential where the units comprises two or more bedrooms, will make a full contribution;
- Proposed one bedroom apartments, where it is clear that no additional rooms could be used as bedrooms, will not be required to pay a contribution. A one bedroom

apartment can consist of the following rooms, sitting room, kitchen, bathroom, single bedroom; Proposed ancillary accommodation linked to an existing dwellinghouse will not be required to pay a contribution;

- Proposed extension of a single bedroom dwelling to create residential units of two or more bedrooms will not be required to make a contribution if the existing dwelling has been occupied as a single bedroom dwelling for the 7 year period prior to the registration of a planning application. Where this 7 year exemption is not met then the contribution requirement will be assessed on an individual basis;
- Affordable & Council housing will not be required to pay contributions. Affordable Housing is as defined in section 7 of this Guidance;
- Developments of 20 units or less in the Perth City Centre Zone as defined in Appendix 4 will not be required to make a contribution. Where a proposal is for 20+ units then the contribution requirement will be assessed on an individual basis;
- Applications for dwellings which are not likely to place an additional burden on the existing schools, for example, student accommodation linked to a College/University or holiday accommodation would not be expected to make a contribution;

- Sheltered housing may not be required to pay a contribution. The proposed Use Class in line with the Town and Country Planning (Use classes) (Scotland) Order 1997 will be used in the determination of the requirement. Proposals which fall under Use Class 8: Residential institutions will be exempt. Proposals which fall under Use Class 9: Houses will be determined on an individual basis.

4.6 Developers Funding

All developer contributions will be paid into a fund to facilitate the education provision needs in Perth and Kinross. The costs of education provision vary between each individual projects. There is a need to look at the school estate in its totality, as a constraint within one primary school catchment area can, on occasions, be resolved by either the creation of a new school elsewhere or the expansion of an adjacent primary school. Where possible, contributions will be invested within the relevant primary school's catchment area (including denominational schools where they exist). Where it is not possible to invest in the same area, the Council reserves the right to invest the contributions received within the corresponding secondary school catchment areas to help alleviate the capacity issue. For the purpose of this Guidance, the four Perth non-denominational secondary catchment areas will be treated as a single catchment area.

4.7 Applying the Guidance

Where a development proposal includes replacement or refurbishment of existing houses, the education contributions Guidance may not apply to all units. The test will be whether the proposal will effectively create additional residential units which were not available as houses previously. The guidelines are set out under paragraph 3.3.

- 4.8 Where a dwellinghouse has been subject of change of use and consent is sought to revert back to residential use a full contribution will be required. The exception being, if the change of use from residential was implemented within the 7 year period prior to the registration of a planning application to revert back to residential use, in such cases a contribution will not be required.

4.9 Determining Contribution Levels

In order to provide a clear picture of expectations and to ensure parity of contribution across areas of need, it is considered that a formula based on the average number of children per household and the average cost of creating additional primary school capacity would be appropriate. This introduces both a demographic and construction cost variable.

4.10 Appendix 1 sets out in which primary school catchments a contribution will be required. This list will be revised annually.

4.11 Developer Contribution Rates per Dwelling

Type of Dwelling	Contributions
1 Bedroom Dwellinghouse	No Contributions Required
Sheltered Housing	Determined on an Individual Basis.
Affordable Housing	No Contributions Required
2+ Bedroom Dwellinghouse	£5,164

4.12 Calculation of Contributions

- Cost per pupil - £19,126
- Pupil Product Ratio - 0.27
- Total Contribution per House
- $£19,126 \times 0.27 = £5,164$

5. Auchterarder A9 Junction Improvements

5.1 Introduction

The following Supplementary Guidance sets out the basis on which Perth & Kinross Council will seek to ensure contributions from developments within the Auchterarder and wider Strathearn housing market area towards meeting the cost of delivering the A9 Junction Improvements that are required in the interests of road safety.

5.2 The aim of the Guidance is to release development within the Auchterarder area which does not form part of the Auchterarder Expansion Development Framework but has been restricted due to road safety constraints of the A9 at Auchterarder. Those developments paying the contribution will subsequently have their consents released enabling development to continue within the area.

5.3 The area over which the protocol will apply has been identified in map form as shown in Appendix 2: A9 Junction Supplementary Guidance Boundary.

5.4 The basis of the boundary is to incorporate an area where development would access the A9 using Loaninghead or Aberuthven junctions or both and would subsequently benefit from the proposed junction improvements. Blackford and Dunning are not included within the boundary area since they are primarily accessed by other junctions.

5.5 Principles of the Guidance

The following key principles will apply:

- The contribution for a single dwelling will be £3450;
- A contribution will be sought from all residential developments within the identified boundary of the wider Auchterarder area including single houses with the exception of affordable housing. Affordable housing is as defined in section 7 of this Guidance;
- The contributions for residential development will be calculated pro rata according to the number of dwellings involved;
- This Guidance will not apply to areas within the approved Auchterarder Development Framework;
- If a Transport Assessment is required, a contribution will be sought from non-residential developments within the identified boundary that have a trip generation equal to or higher than a dwellinghouse. However, where a Transport Assessment is not required or it is considered to reduce the need to travel e.g. through the provision of local employment or services, the Guidance would not apply;
- Out-with the identified boundary area, but within the Strathearn Housing Market Area, a contribution would only be sought from developments that require a Transport Assessment which identified that the development would have an impact on the A9 junctions within the boundary area at Auchterarder.

5.6 Applying the Guidance

Where a development proposal includes replacement or refurbishment of existing houses, the A9 Junction contributions Guidance may not apply to all units. The test will be whether the proposal will effectively create additional residential units which were not available as houses previously. The guidelines are set out under paragraph 3.3.

- 5.7 Major developments contrary to the Development Plan will be subject to separate assessment against this Guidance on road safety grounds.

5.8 Developer Contribution Calculation

The total cost of the project in accordance with 2007 figures is estimated at £10.52m. Transport Scotland has contributed £1.4m towards the Loaninghead junction improvements. The remaining £9.12m will be provided by the Consortium delivering the Auchterarder Development Framework, gWest and other developments impacting on these junctions.

6. Transport Infrastructure

5.9 The contribution will be set at £3450/house. The basis of each contribution paid would seek to be proportional to the impact the development would have on the trunk road infrastructure. For non- residential development, the contribution will be calculated on the basis of the impact of an equivalent number of residential properties.

6.1 The following Supplementary Guidance is about facilitating development. It sets out the basis on which Perth and Kinross Council will seek contributions from developments in and around Perth towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites and to support the growth of Perth and Kinross.

6.2 The Council is seeking contributions from a package of measures which are essential to support the delivery of the Local Development Plan (LDP). The projected costs of the infrastructure have been estimated in line with industry standards. Any review of these costs and subsequent change to the contribution level will go through the statutory consultation procedure. The current working estimates are as follows:

Element	Cost £(million)
Cross Tay Link Road (CTLR)	£118m
A9/A85 Crieff Road junction improvements	£49.4m
Total	£167.4m

Note: These are based on 2019 estimates

- 6.3 Updated Traffic Modelling has been undertaken in 2018 which has identified that 50% of future traffic growth is associated with new development sites in the LDP2. The contribution level is therefore calculated on the basis of 50% of the total costs (£83.7m), the remainder (£83.7m) being sought through other mechanisms.
- 6.4 The Transport Infrastructure contributions collected through this mechanism will only be used for the identified packages outlined in Paragraph 6.2. This contribution shall be considered as being additional to any other cumulative or site-specific transport contribution required in relation to the development. Following appropriate assessment, proportionate contributions or mitigation may be sought for work to the strategic transport network including rail infrastructure, for example at the A9 Broxden and Inveralmond junctions or the Perth Park & Ride Schemes.

6.5 Principles of the Guidance

Subject to the exceptions set out in this policy, this Supplementary Guidance applies to all development within the defined boundary identified in Appendix 3. This is because the transport appraisal relating to this Guidance illustrates a link between all development in the defined area and the impact which the defined transport improvements seek to mitigate, as per the guidance in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

The full contribution level applies to all development within the identified Perth Core Area which is defined by settlements in this area having more than a 19% impact on the transport infrastructure. The reduced contribution level applies to all development out-with the Perth Core Area which is defined by settlements in this area having a 12% - 19% impact on the transport infrastructure. Out with the defined boundaries no contributions will be required, except for development for which a Transport Assessment is necessary and then identified as having a significant direct impact on any element of the infrastructure package (i.e. 12% or above). In such cases a higher contribution may be applied.

- 6.6 Residential developments of 20 units or less in the Perth City Centre Zone, as defined in Appendix 4 will not be required to make a contribution. Where a proposal is for 20+ units, then the contribution requirement will be assessed on an individual basis.
- 6.7 In order to support the economic growth of Perth and Kinross, new employment uses which fall under the Employment Land Use category of the Transport Infrastructure section of this Guidance, and which are to be developed on brownfield land, will not be required to make a contribution. New employment uses on Greenfield land not cross subsidised by residential development will be considered on an individual basis. This will take

account of the potential impact of the development and the extent to which the development directly benefits from the improved infrastructure. Extension of existing non-retail businesses on brownfield land will not be required to make a contribution.

- 6.8 The Retail contribution rate will only be applied to the trading floorspace of new or extension to existing retail developments. Non-trading and Back of House functions space will be calculated on the employment use category. Vehicular retail showrooms will be calculated based on the floorspace of proposed buildings.
- 6.9 Proposed buildings for agricultural use, such as cattle sheds and storage units needed to operate the farm business, will generally not be required to make a contribution. Office and Staff Buildings in association with agricultural use may be required to contribute.
- 6.10 Holiday accommodation including static caravan pitches and chalets will be calculated against the Residential – Affordable contribution rate. Temporary structures such as camping pods or touring caravan pitches will not be required to make a contribution.

- 6.11 Where a proposal supports specific Council objectives, such as regeneration or significant economic benefit but where it would not be viable due to the application of the Supplementary Guidance the Council may enter into negotiations to reduce the contribution with each case assessed and determined on its own merits.
- 6.12 Proposals for a change of use to form residential including the subdivision of existing residential property, but excluding agricultural buildings and ancillary accommodation/ residential garages, will not normally be expected to provide a contribution, unless they result in the creation of 5 or more residential units.
- 6.13 In the event of a contribution of land towards the development of the CTLR, the amount of contribution required under this mechanism may be revised. Each application will be considered on its individual merits, taking into account factors such as the value of the land, its condition and any remedial works required to make it suitable for use. Land values will be assessed independently by the District Valuation Service (or other mutually agreed appointee) with a joint brief being agreed between the Council and the applicant.

- 6.14 In circumstances where non-residential developments are proposed which typically do not include built internal floorspace (for example quarries, outdoor leisure operations etc.) but are judged through a Transport Assessment to have a demonstrable impact on the transport network, the contribution level will be calculated on an individual basis.

6.15 How is the Contribution Calculated?

The transport contributions are calculated on the Gross Internal Area (GIA) of new non-residential development or in the case of residential development the total number of units proposed. Where replacement buildings are proposed, (provided the building is in current use), the Trip Rate of the existing use will be taken into account and the contribution reviewed accordingly on a case by case basis. GIA includes everything within the external walls of the buildings (lifts, stairwells and internal circulation areas). It does not include areas like external balconies or the thickness of external walls. Appendix 6 sets out the GIA definitions.

- 6.16 Applicants for planning permission for non-residential buildings are advised to provide the following information with each planning application:
- Current GIA of buildings and their uses to be demolished (if any);
 - Proposed GIA of all buildings and their uses on site once the development has been completed.

- 6.17 Using this information, the Council calculates the net increase in GIA. This result is multiplied by the appropriate contribution rate in £/m² to calculate the required contribution level.

6.18 Contribution Rates per Development

The contribution level will be reviewed within a 5 year period from adoption of the Supplementary Guidance. Any review will take account of updated costs in relation to the infrastructure projects such as land costs, detailed designs, inflation and construction costs. Any revised contribution level will not be applied retrospectively to consented planning permissions.

6.19 Perth Core Area

The Perth Core Area includes the settlements of Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Abernethy, Methven, Stanley, Luncarty, Balbeggie, Perth Airport and also the land between these settlements surrounding the main transport routes into Perth.

6.20 Perth Core Area

Land Use	CTLR (Per m²)	A9/A85 (Per m²)	Total (Per m²)
Retail	£109	£45	£154
Employment	£10	£4	£14
Other Non-residential Use	£34	£14	£48

Land Use	CTLR	A9/A85	Total
Residential	£2,578	£1,079	£3,657
Residential - Affordable	£1,289	£539	£1,828

6.21 Out-with the Perth Core Area (75% of full contribution level)

Land Use	CTLR (Per m²)	A9/A85 (Per m²)	Total (Per m²)
Retail	£81	£34	£115
Employment	£7	£3	£10
Other Non-residential Use	£25	£10	£35

Land Use	CTLR	A9/A85	Total
Residential	£1,933	£809	£2,742
Residential - Affordable	£966	£404	£1,370

7. Affordable Housing

- 7.1 Providing affordable housing is a key priority for Perth and Kinross Council and this is reflected in the Local Housing Strategy (LHS) 2016-2021. The LHS 2016-21 sets out the need for affordable housing and uses the Housing Needs and Demand Assessment (HNDA) 2010 as its key evidence base. The Strategic Housing Investment Plan (SHIP) identifies details of the proposed delivery of affordable housing. The SHIP is produced annually by the Council.
- 7.2 Copies of the HNDA, LHS and SHIP are available on the Council website at <http://www.pkc.gov.uk/article/20674/Related-strategies-and-policies> and <http://www.pkc.gov.uk/localhousingstrategy>.
- 7.3 The HNDA 2010 highlights the significant requirement for provision of affordable housing in Perth & Kinross. This is part of a wider national issue, which has resulted from a number of factors including affordability, economic recession and the shortage in both public and private housing.
- 7.4 Scottish Planning Policy (SPP) 2014, Planning Advice Note (PAN) 2/2010 and the More Homes Division Guidance Notes 2018/02 – Affordable Housing Supply Programme, Processes and Procedures offer the most recent guidance on the role of planning authorities in the provision of affordable housing. The Councils policy approach to affordable housing is set out in its Local Development Plan (LDP).
- 7.5 The purpose of this document is to assist developers fulfil their planning obligations in respect of the provision of affordable housing via the planning system by providing detailed guidance on the operation of Policy 20: Affordable Housing and fulfil the Council's aspirations to meet the needs for affordable housing of all tenure types identified in SPP.
- 7.6 Need for an Affordable Housing Policy**
- The LDP identifies a benchmark figure of 25% affordable housing, i.e. 25% of the total number of housing units per housing site should be provided as affordable. Perth and Kinross Council recognises its own area characteristics and variations in need and therefore allows it to set out an appropriate approach to provision, compliant with SPP and taking into account Council house waiting lists and HNDA 2010 evidence.
- 7.7 Studies of housing need and affordable housing requirements were carried out across the Perth and Kinross area as part of the preparation of the HNDA 2010. The HNDA gives long run estimates of housing need, and provides an evidence base for the Council's LHS and the LDP.

7.8 Definition of Affordable Housing

The Council accepts the broad definition of affordable housing set out in SPP 2014 as being 'housing of a reasonable quality that is affordable to people on modest incomes.'

- 7.9 Based on the definition and the guidance the following categories of affordable housing are incorporated into the affordable housing policy:

Type	Description
Social Rented	Housing provided at an affordable rent which is owned, managed, or leased by the Council or an RSL.
New Supply Shared Equity (NSSE) (Subsidised)	Housing available to a priority group who can purchase between 60% and 80% of the new build property. The remaining stake is purchased by the Scottish Government. The owner pays no rent for the equity stake, owns the property outright and is responsible for ongoing maintenance. Should the property be sold in the future the proceeds would be split between the owner and the Scottish Government in proportion to the original equity share.

Type	Description
Mid-Market Rent (MMR) also known as Intermediate Rent	Housing provided with Scottish Government subsidy through an RSL intermediary. It can also be provided by the Council or without subsidy by the developer provided it meets the Councils criteria for MMR requirements in the area. It enables the tenant to pay around 80% of the Local Housing Allowance (LHA). MMR is aimed at assisting people on low and modest incomes to access affordable rented accommodation. The expectation is that MMR properties are to be made available as this tenure for at least 30 years.
Subsidised low cost housing for sale (including self-build plots)	This is where housing is sold at a percentage discount of its open market value to households in a priority client group. Discounted serviced plots for self-build can also contribute, particularly in rural areas. A clause can be inserted in the property deeds to ensure that subsequent buyers are also eligible buyers and/or that within a certain time period, the discount is returned to the Council to be reinvested in future affordable housing. For housing to count as affordable, the appropriate sale price should be informed by the HNDA and agreed by the Council.

Type	Description
Unsubsidised Low-Cost Housing for Sale	Housing without public subsidy sold for an affordable level. Conditions may be attached to the missive in order to maintain the property at an affordable level for subsequent purchasers.
New Supply Shared Equity (NSSE) (Subsidised)	Non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and may have conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Homes delivered without subsidy may be considered to fulfil part of the overall affordable housing requirement, where it can be clearly demonstrated that they will meet the needs of, and be affordable to, groups of households identified through the housing needs assessment. Shared equity where the owner purchases part of the dwelling, with the remaining stake held by the developer is also an option. However, for the housing to count as affordable, the appropriate sale price should be informed by the HNDA; the sale price and terms and agreed by the Council to ensure that the dwelling remains subsidised at an affordable level for a period of 20 years.

7.10 Affordable Requirements

The Council's preference is to locate affordable housing on site and as part of a mixed development of private and affordable homes. There may be proposals for 100% provision of affordable housing and these will be acceptable as part of a wider mixed community and where all other relevant LDP policies are met.

- 7.11 Residential developments, including conversions, consisting of 5 or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed, except where the LDP varies this quota on an individual site basis or sites of 20 units or less in the City Centre Zone (Appendix 4). Whenever practical, the affordable housing should be integrated with, and indistinguishable from the market housing.
- 7.12 The details of provision, including tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics.
- 7.13 Table A, sets out the sequential approach applied to the delivery of affordable housing, subject to the availability of public subsidy. Use Appendix 7 to contact Affordable Housing Enablers to discuss the affordable housing requirement for the site and agree approach to delivery.

Table A - Sequential Approach (More than one may apply)

1. On-Site	Provision of Affordable housing on site; or Transfer of an area of serviced land on-site to Council / RSL
2. Off-Site	Provision of affordable housing off-site; or Transfer of an area of serviced land off-site to Council / RSL
3. Commuted Payment	Where it is not possible to achieve appropriate affordable housing on site. See paragraph 7.22

7.14 On Site Provision – Provision of Affordable Housing On-site

On-site provision will be preferred for larger developments (20+ houses or over) in Auchterarder, Blairgowrie, Crieff, Kinross, Milnathort, Perth (excluding city centre) and Scone and 10 houses or over elsewhere.

- 7.15 Where affordable housing is being provided on-site the housing will either be built by or transferred to an RSL or the Council with the exception of discounted for sale, unsubsidised homes, private rented accommodation or discounted serviced plots for self-build.

- 7.16 Where an RSL or the Council is involved, developers should enter into discussion at an early stage to ensure that the development will provide the type and size of affordable housing requirement to meet the needs in the area and how the Scottish Government subsidy funding requirements can be met.
- 7.17 The Developer will be required to build an agreed number, type and mix of affordable housing units on site, including any required wheelchair housing (Housing for Varying Needs standards) for subsidised rent or sale by the RSL or Council. Where the affordable element is to be delivered by the developer deadlines must be set for the delivery of the affordable housing relative to the timescale of delivery of the private housing.
- 7.18 Alternatively the land for the affordable housing element can be transferred to the Council or RSL to develop. Developers will agree to transfer an area of serviced land to an RSL or the Council for a valuation based on affordable housing only (as agreed by the District Value or an agreed chartered valuation surveyor).

7.19 Off Site Provision – Affordable Housing Off-site

Where on-site provision cannot be achieved, the Council may be willing to accept the provision of affordable housing off-site or the transfer of an area of serviced land off-site. This will depend on a number of factors such as the desire to achieve balanced communities, the site circumstances (location and accessibility) and any difficulties associated with its development.

- 7.20 If the Council accepts the provision of affordable housing off-site the developer will be required to build an agreed number, type and mix of affordable housing units on another site within the area that is under their control for subsidised rent or sale either for the Council or an RSL. Where the affordable element is to be delivered by the developer a deadline will be set for the delivery of affordable housing relative to the timescale of the private housing. The provision of affordable housing off-site will be in addition to the affordable housing requirement relating to the alternative site.

7.21 Transfer of an area of serviced land off-site

Alternatively the land for the affordable housing element can be transferred to the Council or an RSL for them to develop. Developers will agree to transfer an area of serviced land for a valuation based on affordable housing only (as agreed

by the District Valuer or an agreed chartered valuation surveyor).

7.22 Commuted Payments

It is important to note that it will be only be in limited circumstances that the Council will accept the payment of a commuted sum in lieu of the provision of affordable housing on or off-site. One of the primary obstacles to the delivery of affordable housing in Perth and Kinross is the difficulty which RSLs experience in being able to compete with private developers to acquire land. This coupled with the importance of creating socially inclusive and mixed communities, means that the Council will generally always seek the provision of affordable housing on-site or on an alternative site within that housing market area and the payment of a commuted sum will always be the final option.

- 7.23 Commuted Payments may be acceptable only if there are no suitable sites brought forward after following the sequential tests above or where there are restrictions to the availability of public subsidy.

7.24 The instances where a commuted sum may be acceptable include:

- Where a development is in a remote rural setting or out with a settlement where it is difficult to access services;
- Where it is a very small development and economies of scale make the management of small and sporadic units, creating affordability difficulties for RSLs;
- Where the number of units proposed are below the thresholds identified in the policy;
- Where there is a high concentration of affordable housing in the area and the provision of a commuted sum would help achieve more balanced communities elsewhere in the housing market area;
- Where the Councils housing service recommend that this is the most appropriate form of contribution in considering the Councils strategic housing priorities.

7.25 These payments will be used to enable off-site provision to make an equal and equivalent financial contribution to an affordable housing fund managed by the Council which promotes the direct provision of affordable accommodation through the Council or RSL on other sites. The Commuted sum must be spent within the local housing market area.

7.26 Income from this source will be identified in the Strategic Housing Investment Plan (SHIP).

7.27 Affordable Housing Credit System

A 'Credit system' is where a developer can group together the affordable housing contributions from a number of sites. Some sites, where the need for affordable housing is greatest, could be developed wholly for affordable housing. This system has advantages for RSLs from a management point of view and can bring forward affordable housing earlier.

7.28 The Council considers 'credit proposals' from developers. The preferred method will be where a developer puts forward a complete package of sites indicating those which are to be developed wholly for affordable housing or which are to be developed wholly for private housing or with a reduced affordable percentage. This will enable the Council to assess the merits of the complete package. The number of affordable homes proposed overall should be at least equivalent to 25% affordable housing contribution. Developers are urged to take a wide view of their land banks and potential development opportunities to assemble projects that provide best fit in terms of site location and project viability.

7.29 It is recognised that it will not always be possible for a developer to identify at the outset those sites which will be included in a credits package and may instead wish to proceed on a site by site basis. In such circumstances, the affordable housing credits must be built up in advance of the private sector development. Proposals to build the affordable housing element retrospectively will not be permitted. In addition the following will apply:

- The guidance indicates that on-site provision will be preferred on sites of 20+ in the larger settlements. However, in order to give more flexibility where a developer has already built up affordable housing credits, it is proposed that they will normally be permitted to be used on sites up to 50 houses (a mix of tenures will still be required on sites of 50+ units but partial use of credits will be permitted);
- The Council will define the area within which credits can be used – this will be assessed on a site by site basis but will generally be within the same housing market area as credits were accrued;
- Credits accrued will be valid for a period of 10 years, in exceptional circumstances this period may be extended by Council permission;

- Only those additional affordable houses(over and above the 25% required by the affordable housing policy) which are granted planning consent from January 2007 onwards will be counted as affordable housing credits;
- The Councils written agreement to houses being counted as affordable credits will be required;
- The Council will need to be satisfied that the houses being put forward as credits are affordable and / or the land transferred to an RSL for the credits is done so on the basis of affordable land value, not at market value;
- The acceptability of an alteration to the normal 75% / 25% private affordable split, as required by the affordable housing policy, will depend on the location of the site and the need for affordable housing within the area as well as all other planning requirements.

7.30 It is acknowledged that the affordable housing credit system has the potential to benefit developers in terms of increased flexibility, and RSLs in terms of better and more efficient management of houses. However the Council has to ensure that the situation does not arise whereby developers are able to 'pick and choose' where to locate affordable housing rather than this being informed by the HNDA as this could ultimately lead to a lack of affordable housing in some areas where it is most needed.

In this respect, the building up of credits will be at the developers own risk and it must be accepted that having credits does not necessarily mean that it will be acceptable to build a larger number of private houses on any site of their choosing.

7.31 Calculation of Commuted Sums

Commuted sums will be calculated in line with national guidance PAN 2/2010 Affordable Housing Land Audits and best practice RICS Guidance Note 100/2013 Valuation of land for affordable housing Scotland.

- 7.32 In line with Pan 2/2010, paragraph 22, the valuation of commuted sum will be determined independently by the District Valuer (DV). Research was commissioned from the DV (January 2019) to determine at what level the commuted sum should be set for each Housing Market Area in Perth and Kinross. On the basis of the research, the commuted sums (as at April 2019) are as follows:

Housing Market Areas	Plot Value per Unit for Private Sale	Plot Value per Unit for Affordable Housing	Commuted Sum per Unit
Highland	£20,000	£1,000	£19,000
Kinross	£20,000	£1,000	£19,000
Perth	£29,000	£1,000	£28,000
Strathearn	£24,000	£1,000	£23,000
Strathmore	£16,000	£1,000	£15,000

NB It should be noted that these are the sums as at January 2019 and will be retained at these levels until updated. Developers should visit the Councils website for the current Commuted Sum figure.

7.33 Phasing

Developing a larger site in phases of less than five units, specifically to avoid the application of the affordable housing policy, will not be acceptable. It is recognised that in some cases, a developer may have a valid reason for developing in small phases. In this situation, any subsequent applications submitted for additional units which are clearly part of the same development and resulting in the total number of units increasing to five or more will have the affordable housing policy applied retrospectively. Developers wishing to develop in small phases are encouraged to discuss this with the Council at the outset in order to ensure that the affordable housing contribution can be properly planned.

7.34 Densities

A developer may seek to build less than five houses on a site which clearly has capacity for a larger development meaning that the affordable housing policy will not apply. It is recognised that in some locations lower density development is desirable and in such situations, the Council will take account of standard housing densities, the location of the site, the character of the surrounding area, and the type of houses proposed in determining whether the smaller number is acceptable. Where it is considered acceptable, the guidance relating to phasing above, will also apply.

7.35 Houses for private rent

The Local Housing Strategy reports that letting agents and landlords in private renting view the sector as having high levels of demand. As evidenced in the HNDA, the numbers of households in private rented accommodation is higher than the Scottish average, indeed Perth and Kinross was one of the Council areas with the largest proportions of households in the private rented sector (17.8%).

- 7.36 Whilst it is acknowledged that some developers prefer to build to rent, it is considered that private housing for rent as an affordable category is difficult to implement due to the potential difficulties in ensuring that rents remain at an affordable level i.e. a level which is comparable with Council and RSL rent levels. In such cases, developers are encouraged to contact the Council to discuss the available tenures of midmarket rent or intermediate rent, and what the levels of rent currently are.
- 7.37 Tied accommodation or properties built by private estates for essential estate workers (which are subject to occupancy restrictions) can also be included as an affordable housing contribution. Such proposals will be assessed on an individual basis and the occupancy condition may include a requirement that the landowner confirm, when requested, that the occupancy condition is being upheld. If the landowner at a later date seeks consent to remove the

occupancy condition, then the Council would seek a commuted sum at whatever the rate is at that time in lieu of the affordable housing provision or the transfer of the property to an RSL at affordable housing value.

7.38 Sheltered housing developments

Open market sheltered housing schemes generally meet the requirements of the more active elderly population and as such can be seen to be addressing general housing needs, not affordable housing needs. The Council will continue to seek the provision of a wide range of housing suitable for older people and recognise that it will not be appropriate to require an affordable housing contribution from some types of specialist accommodation, for example, care homes or other residential institution. However, in the case of open market sheltered housing developments, these will be subject to the affordable housing policy. Where sheltered units are to be provided as part of a mixed development and will be available through an RSL or sold at an affordable price, they may be considered as meeting the affordable requirement for the development.

7.39 The retention of houses as affordable

The retention of houses as affordable in perpetuity will most easily be achieved where an RSL is involved i.e. social rent or some form of shared equity involving grant assistance

from Scottish Government which allows for grant funding to be returned to the Scottish Government should the house be sold within a specified period. It is acknowledged it is harder to achieve affordability in perpetuity in the case of discounted for sale, shared equity or unsubsidised houses.

7.40 Houses which fall into the unsubsidised low cost housing for sale category are smaller less expensive houses generally for entry level which are sold without any subsidy or discount. These houses may be affordable simply due to their smaller size. PAN 2/2010 suggests that some form of legal agreement may be required to retain such houses as affordable in perpetuity. However, it is considered that there will generally always be a limit on what the resale price of such houses will be. If the Council are satisfied that on resale such properties will remain at an affordable price – allowing for inflation and taking into consideration the area in which the houses are – then it is likely that, generally, it will not be necessary to impose a condition in order to maintain the houses as affordable in perpetuity.

7.41 In the case of subsidised low cost housing sale properties, either it is accepted that such houses will only be affordable to the first household, or a burden, or condition (e.g. Deed of Condition attached to the property's Title Deeds) is put in place in the title deeds to maintain the houses as affordable in perpetuity. The Council will consider

applications containing subsidised low cost housing for sale on their individual merits.

7.42 Affordable house prices

Analysis was carried out using data from the Centre of Housing Market Analysis (CHMA) documents <https://www.gov.scot/publications/centre-for-housing-market-analysis-index/> and by using 'A Practitioners Guide – Housing Need and Demands Assessment October 2018' data where a house is affordable to purchase if its price does not exceed 3.6 times a household's income.

- 7.43 Between 2013 and 2017 house prices have increased from an average of £106,000 in 2013 to an average of £121,000 in 2017. Affordability calculations were carried out using house price and income data. Data used from CACI 2018 confirmed that the median income was £37,200 for Perth and Kinross with a 3.6 mortgage to income ratio
- 7.44 To improve accessibility to home ownership, the table below shows the maximum sales prices applicable to the low cost housing for sale options potentially available to developers.

Maximum prices for houses to be purchased through the Shared Equity, subsidised and unsubsidised low cost housing for sale options:

Maximum Price Threshold	Apartment Sizes	Price Threshold [1]
	2 (1 bed)	£75,000
	3 (2 bed)	£115,000
	4 (3 bed)	£160,000
	5 (4 bed)	£200,000

[1] The maximum based price threshold is calculated on the highest of either the (1) area based limits based on the Open Market Shared Equity Scheme for Perth and Kinross www.gov.scot/publications/open-market-shared-equity-thresholds

7.45 Marketing and identification of priority client groups

Where the affordable housing proposed is unsubsidised or subsidised low cost housing for sale, there will be further requirements in terms of the marketing of the affordable housing and the identification of the priority client groups. Developers are asked to contact the Council's Housing Service or Affordable Housing Enabler for further details on this.

7.46 In general the priority client group is taken to mean people on modest incomes (income threshold to be assessed by Perth and Kinross Council, who are either first time buyers; or persons who currently own their own home, but require a new home following a significant change in their household circumstances; or persons with a disability who own a house which does not meet their particular needs; and who are in the following priority:

1. Council or RSL tenants who currently live in Perth and Kinross; or
2. Council or RSL waiting list applicants who have an established local connection to Perth and Kinross and who have requested Perth and Kinross as an area in which they wish to be houses; or
3. Residents of Perth and Kinross.

7.47 The property must be the applicant's permanent home and not used as a second home or let out. The size of the property allocated should be appropriate to the size of the household.

7.48 Where developers are required to submit a marketing strategy to the Council for approval, this must indicate the advertising, marketing periods and application process for the relevant units. Prior to submitting a marketing strategy, developers are urged to contact the Council's Housing Service or Planning Officer - Affordable Housing Enabler to confirm the relevant time periods and priority client groups etc.

Appendix 1 – Education Requirements

Developer contributions requirements for individual schools

Version 4: 2019

Next Review: 2020

To assist applicants with the preparation of development costs, the following schedule showing the school catchment areas where contributions will be sought.

This schedule is based on schools which have been operating at above 80% for 5 out of the previous 7 years and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

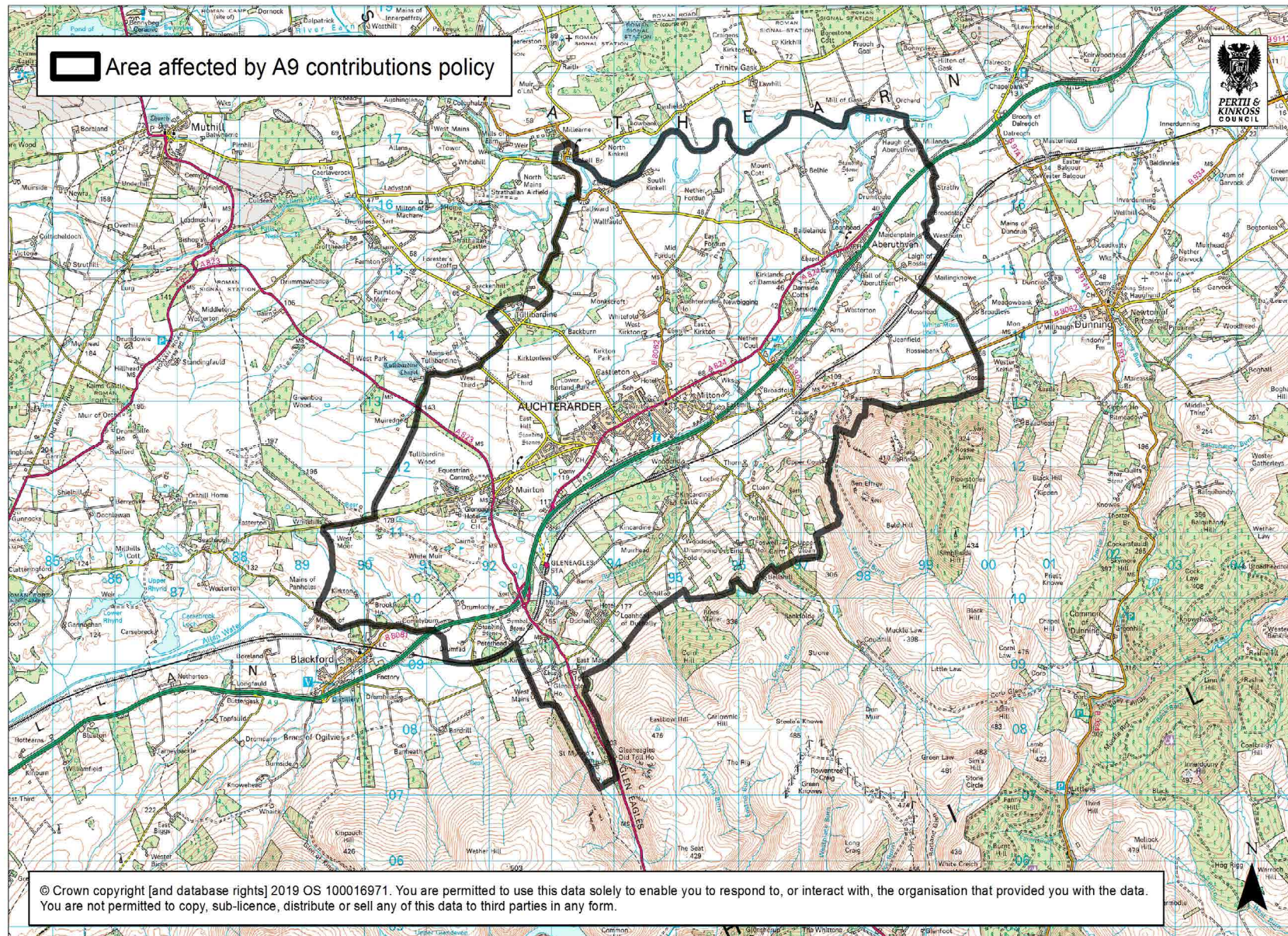
Where the Council has invested in Primary Schools to support future development a contribution will be sought from new development within the relevant primary school catchment. Where investment has taken place this is identified below:

Primary School	Primary School Capacity	Investment
Breadalbane Academy Cluster		
N/A	N/A	N/A
Crieff High Cluster		
Crieff	466	New School built with capacity for expansion
Auchterarder CS Cluster		
Auchterarder	514	Identified for future investment
Dunning	125	Identified for future investment
Pitlochry High Cluster		
N/A	N/A	N/A
Blairstown High Cluster		
Newhill	423	Identified for future investment
Kinross High Cluster		
Kinross	566	New School built
Milnathort	257	Identified for future investment

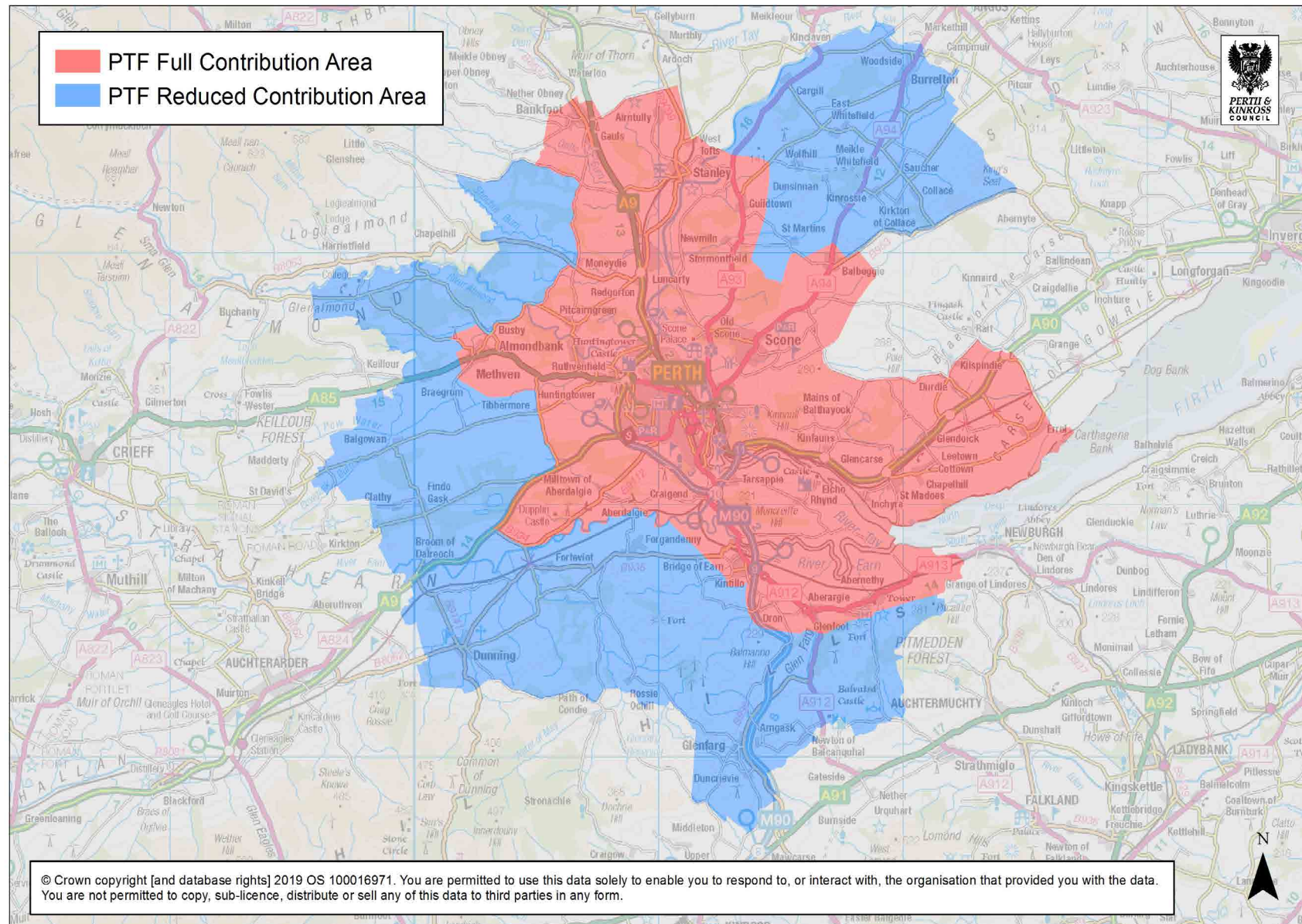
Primary School	Primary School Capacity	Investment
Perth Grammar Cluster		
Luncarty	194	Identified for future investment
Ruthvenfield	91	Identified for future investment – Developments of 20+ units will be considered on an individual basis to determine whether a contribution will be required.
Tulloch	434	New school built
Perth Academy Cluster		
Robert Douglas Memorial	462	Identified for future investment
Perth High Cluster		
Abernethy	283	Extension to school built
Dunbarney	207	Identified for future investment

Primary School	Primary School Capacity	Investment
Perth High Cluster (cont.)		
Errol	316	Extension to school built
Inchture	264	Extension to school built
Kinnoull	203	Extension to school built

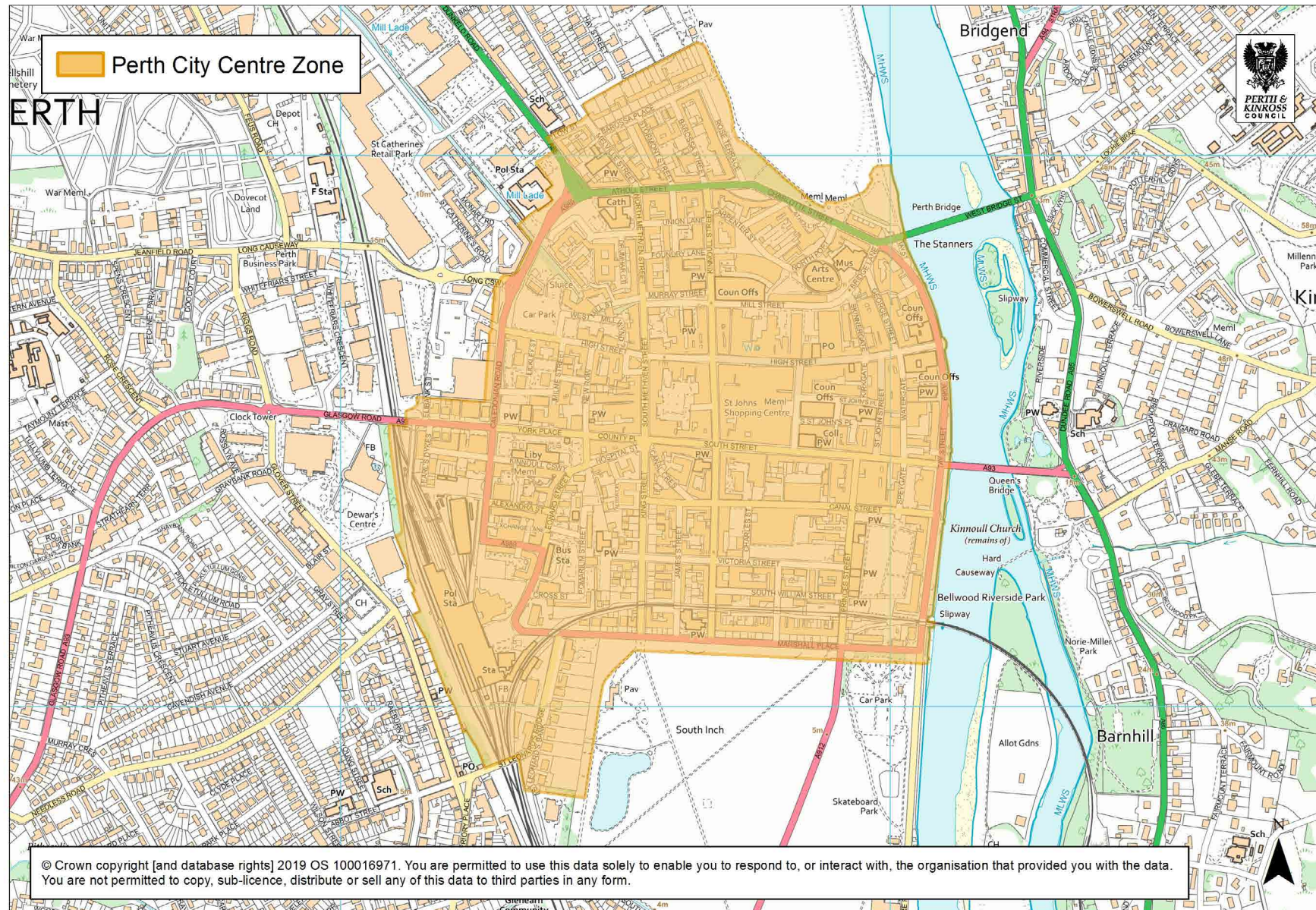
Appendix 2 – A9 Junction Supplementary Guidance Boundary



Appendix 3 – Transport Infrastructure Application Area

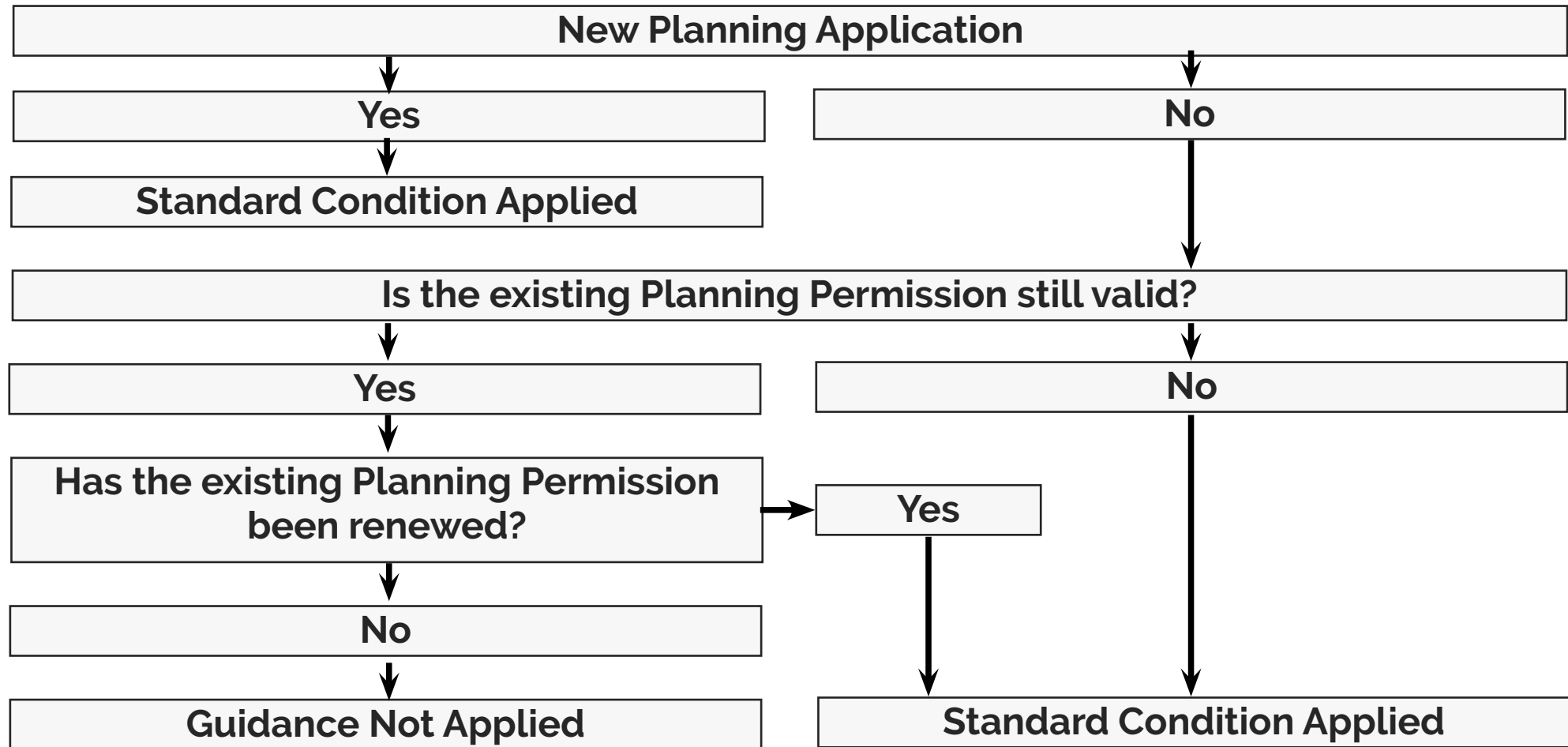


Appendix 4 – Perth City Centre Zone



Appendix 5 – Application of the Supplementary Guidance to Planning Applications

In-Principle Application



Full Planning Application

New Planning Application

Yes

Guidance Applied

Is the existing Planning Permission still valid?

Yes

Is the number of Dwellings/Size of Development increasing?

Yes

Guidance Applied

No

No

Guidance Applied

No

Has the existing Planning Permission been renewed?

No

Guidance Not Applied

Appendix 6 – Gross Internal Area Definitions (GIA) Applications

GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. Including:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are property to be treated as a level floor measured horizontally
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like

- Projection rooms
- Voids over stairwells and lift shafts on upper floors
- Loading bays
- Integral Garages
- Conservatories

Excluding:

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential
- Areas with headroom of less than 1.5m are excluded except under stairs.

The GIA of all developments will be calculated in line with the RICS Code of Measuring Practice, 6th Edition, 2007.

Appendix 7 – Useful Contacts

Developer Negotiator

Tel: 01738 475381

Email: TESDevelopmentContributions@pkc.gov.uk

Affordable Housing Enabler

Tel: 01738 476405

Email: TESDevelopmentContributions@pkc.gov.uk