

**APPENDIX B – Overview of planning and housing process to secure affordable homes – including local housing schemes.**

<b>STAGE</b>	<b>Land Use and Spatial Planning aspects</b>	<b>Housing Development</b>
1.	<p>Site assessments and options identified (desk top, on-site assessments); preferred sites selected</p> <p><b>Inputs:</b> Officer time (RHE, Planning)</p> <p><b>Key output:</b> site assessments</p> <p><b>Key outcome:</b> preferred site options proposed</p>	<p>Housing needs survey Preferred scheme proposed</p> <p><b>Inputs:</b> Officer time (RHE, Parish Council, administration of HNS); printing &amp; postage costs of HNS</p> <p><b>Key output:</b> housing needs survey report</p> <p><b>Key outcome:</b> assessment of (local) housing need; plus commitment to proceed with preferred scheme (size / type, location)</p>
2.	<p>Detailed design work and planning application (inc s106)</p> <p><b>Inputs:</b> resources to prepare and submit planning applications / complete site investigations</p> <p><b>Key output:</b> planning decisions and s106 agreements</p> <p><b>Key outcome:</b> scheme with consent to build and able to be maintained in perpetuity.</p>	<p>Site negotiations; Scheme development – tenure mix, funding applications – RSL on board</p> <p><b>Inputs:</b> resources to design detailed scheme and prepare and submit funding applications</p> <p><b>Key output:</b> RSL agreement; funding approvals, site secured</p> <p><b>Key outcome:</b> deliverable scheme in place</p>
3.	<p>Monitoring of conditions &amp; s106; discharge of conditions; Building control inspections</p> <p><b>Key output:</b> Houses / site with discharged conditions and approved building consent.</p> <p><b>Key outcome:</b> site is ready for hand over to client</p>	<p>Client activity to build and let / sell; implement models of tenure / ownership</p> <p><b>Key output:</b> affordable homes available for sale / let</p> <p><b>Key outcome:</b> <u>Homes for people!</u></p>

