



# Angus Local Development Plan 2016

## DEVELOPER CONTRIBUTIONS AND AFFORDABLE HOUSING SUPPLEMENTARY GUIDANCE

July 2023



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## Introduction

The national Planning Framework 4 (NPF4) was adopted on 13<sup>th</sup> February 2023, and now forms part of the Local Development Plan. Detail relating to developer contributions in Angus is embedded in the existing Angus Local Development Plan 2016 policies: Policy DS5 Developer Contributions and Policy TC3 Affordable Housing and are supported by this supplementary guidance.

### Policy DS5 Developer Contributions

Developer contributions may be sought from all types of development where proposals individually or in a combination result in a need for new, extended or improved public services, community facilities and infrastructure. Contributions may be financial or in-kind and will be proportionate in scale to the proposed development and the tests set out in national policy and guidance.

Where contributions cannot be secured through a planning condition a Section 75 agreement or other legal agreement will be required.

Contributions may be sought for the following-

- Open Space, biodiversity enhancement and green infrastructure, including infrastructure relating to the water environment and flood management.
- Education
- Community Facilities
- Waste Management Infrastructure
- Transport infrastructure

The council will consider the potential cumulative effect of developer contributions on the economic viability of individual proposals.

Supplementary Guidance will be prepared, consistent with requirements of Scottish Government policy on planning obligations currently set out in Circular 3/2012, to provide additional information and guidance on how developer contributions will be identified and secured. This will include the levels of contribution or methodologies for their calculation, including thresholds, exemptions, and viability considerations. Whilst the exact nature of contributions will be negotiated at the time of application, potential areas of contribution are highlighted in site allocations where known.

### Policy TC3 Affordable Housing

Angus Council will seek to secure the delivery of affordable housing equivalent to 25% of the total number of residential units proposed on all residential sites of 10 or more units, or where a site is equal to or exceeds 0.5ha.

Where a qualifying site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will be applied based on the overall capacity of the site.

Angus Council will work in partnership with developers and consider innovate and flexible approaches to secure delivery of an appropriate affordable housing contribution. Where appropriate Section 75 or other legal agreements may be used.

Details of the scale and nature of the affordable housing contribution sought from individual sites, including tenure, house size and type, will be subject to agreement between the applicant and Angus Council taking into account

- local housing needs (set out in the current Housing Needs and Demand Assessment)
- physical characteristics of the site
- development viability, and
- availability of public sector funding

The Affordable Housing Policy Implementation Guide sets out how the Council will implement this policy and secure the delivery of Affordable Housing in line with the provisions of Scottish Planning Policy and guidance

The supplementary guidance sets out clear guidance on the type of development required to make contributions, and the methodologies used in the calculation of contributions under Policies DS5 and TC3.

The Planning Service has worked collaboratively with services within Angus Council in order to provide a robust analysis on how the Developer Contributions policy will be implemented.

## What are Developer Contributions?

Angus Council recognises the important role new development plays towards encouraging sustainable economic development. However, it is acknowledged that a partnership approach in conjunction with the development industry is vital in ensuring new development and the associated infrastructure is successfully delivered.

Developer contributions are required towards infrastructure needed to make a development acceptable in land use planning terms. These may be provided in kind, either on site or off site, or through a financial contribution.

### Policy 18: Infrastructure First

National Planning Framework 4 sets out the policy tests which should be met where a planning obligation is entered into:

- be necessary to make the proposed development acceptable in planning terms
- serve a planning purpose
- relate to the impacts of the proposed development
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects

Requirements for developer contributions will vary depending on the location, nature, and scale of proposed development, taking into account the location and capacity of existing infrastructure provision. Therefore, the requirement for developer contributions across Angus will be considered on a case-by-case basis.

## What are Affordable Housing Requirements?

Affordable Housing is defined in National Planning Framework 4 as “good quality homes that are affordable to people on low incomes”.

Policy TC3 seeks to secure delivery of affordable housing on all qualifying allocated and windfall residential sites. This policy applies to the four Angus Housing Market Area’s and is based on the assessment of the requirement for affordable housing across Angus provided by the Tayside Housing Needs and Demand Assessment (2022) (HNDA).

Whilst the provision of affordable housing to meet an identified need is not a developer contribution, but nonetheless required, the Council considers that this document is appropriate to set out the approach on how affordable housing will be delivered in Angus.

## Format of the Guidance

The guidance sets out detail on the approach to developer contributions including how contributions are secured and managed.

Please note, each application is assessed on a case-by-case basis, and while the information provided sets out the likely level of contributions this is subject to variation depending on the nature, scale, and location of individual applications.

### Approach to Developer Contributions

Developer Contributions are likely to be required for the following types of development, including change of use proposals:

#### Residential Development

Development of 10+ units, or a site area in excess of 0.5 hectares, or where a residential development's cumulative impact may have an impact on infrastructure will be expected to contribute proportionately.

Contributions will not usually be required for residential development of less than 10 units. However, where a proposed development is for less than 10 units but exceeds 0.5ha then contributions will be required.

Where a development proposes subsequent units, both within the original site boundary, or where conterminous boundaries will result in a development which exceeds 10

units, contributions will be required to ensure the impact of the proposed development is mitigated.

This will apply in all instances where the development meets a 10-unit threshold.

Each proposal will be assessed on a case-by-case basis to establish the requirement for Developer Contributions, with a preference for on-site provision in all but exceptional circumstances. Contributions are set out on a per unit basis.

Qualifying residential developments may require to contribute towards:

- Open Space, biodiversity enhancement and green infrastructure
- Education
- Community Facilities
- Transport Infrastructure

The table below summarises where developer contributions may be required, based on the type of development proposed.

Type of obligation	Residential	Affordable Housing	Commercial
Education	✓		
Open Space	✓	✓	✓
Community Facilities	✓		
Core Paths	✓	✓	✓
Affordable Housing	✓		
Transport	✓	✓	✓

### Commercial Development

Commercial developments with a site area equal to or in excess of 0.5 hectares, or where the nature of development gives rise to infrastructure impacts, may require to contribute towards Transport Infrastructure and/or Open Space (public and amenity open space only), biodiversity enhancement and green infrastructure.

Each proposal will be assessed on a case-by-case basis to establish the requirement for Developer Contributions, with a preference of on-site provision. Where this is not possible then a financial contribution may be required.

There is no standard methodology for any contributions to Transport Infrastructure and any required contributions will be related to the mitigation required and detail from a Transport Assessment.

For open space contributions an equivalent per unit calculation is undertaken and weighting factor applied to reflect the likely occupation levels within a particular use class.

To calculate an equivalent per unit, the Gross Floor Area (GFA) in sqm of the building is added to 50% of the proposed parking area (PA) in sqm and then divided by an average plot size of 400 sqm. This would then be multiplied by the weighting factor for the relevant use class.

$$\text{GFA} + \text{PA}/2 = \text{SQM Total}/400 = \text{per unit number}$$

Where planning applications for Planning Permission in Principle, and where the GFA may not be known, a condition will be applied to any permission indicating that this Supplementary Guidance methodology will be applied at the time of future applications.

The following weighting factor would then be applied to the open space rate to be applied to employment use proposals

<b>Use Class</b>	<b>Weighting Factor</b>
Class 4	0.75
Class 5	0.2
Class 6	0.2
Sui Generis/other use	Based on nature of application



### Sites with Planning Permission

Assessment of the impact on infrastructure and the requirement for Developer Contributions will apply to new planning applications on sites with planning permission that:

- (i) - Have not been lawfully implemented. In assessing potential developer contributions account will be taken of previous application history. Such applications should be supported by a statement setting out the implications of current policy requirements on development viability.
- (ii) - Have been lawfully implemented and the new application would result in a net increase in units (e.g., thorough subdivision of plots, or additional units proposed) from the original permission. Developer contributions and/or affordable housing requirements will apply to the net increase in units.

New planning applications on sites with planning permission that have been lawfully implemented and would not result in an increase in the number of units will not require to be re-assessed in line with current policy requirements.

### How are Developer Contributions Secured?

Where developer contributions cannot be secured through a planning condition, contributions may be secured through either an upfront payment under Section 69 of the Local Government (Scotland) Act 1973 or through a Planning Obligation agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 as amended. Sample Section 75 templates are available from Angus Council on request.

Where an upfront payment is the preferred method or remittance this must be concluded before planning permission can be issued.

If there is an affordable housing requirement and/or the level of contributions are such that phased payments have been agreed as part of the package, then the applicant will require to enter into a Planning Obligation agreement. This will set out the terms and conditions of the Planning Obligation. The broad detail (including level of contributions and percentage of affordable housing) will require to be agreed prior to the determination of the planning application. In appropriate circumstances, a negative suspensive condition would be included that requires a planning obligation to be concluded.

In circumstances where a planning obligation is required to be concluded before the grant of planning permission,

a time limited period of 3 to 6 months is likely to be provided for conclusion of that obligation.

#### [Indexation of Contributions](#)

All rates as set out in this guidance are correct as of April 2023. Contributions will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index at April 2023. The index figure at April 2023 is 382. This will be the relevant index within any Legal Agreement. Affordable housing commuted sums will not be index linked.

While build rates have risen significantly, to provide certainty within the current plan period, we have maintained the current position with indexation applied to relevant contributions rates only.

#### [Management of Developer Contributions](#)

Financial contributions received will be held in the Council's balance sheet in a unique account, to which Interests on Revenue Balances (IROB) interest is added on a monthly basis. In the event of a contribution not being committed within 10 years from the date of final payment of a contribution, the contribution or phased payment contribution will be refunded to the applicant or their nominee along with relative interest accrued.

The Council has established an internal cross-Service Planning Obligations Monitoring Group. The remit of this group is to monitor and report on a quarterly basis the

progress of developer contribution payments made to the Council.

#### [Phased payments](#)

To support new development Angus Council are committed to providing the opportunity for developers to phase payments. However, to ensure development contributes in a timely manner for provision to be delivered when it is needed, phased payment options will be considered on a case-by-case basis.

#### [Development viability](#)

Angus Council recognises that there may be instances where unforeseen costs may affect development viability and may take this into account dependent on circumstances at the request of the applicant. As an example, a listed building and associated costs of development would not be classified as an unforeseen cost. There is an expectation of developers to undertake a full development appraisal at the outset of their development which takes into account all likely costs including developer contributions and affordable housing requirements. Angus Council cannot take into account viability where this has not been considered.

For unforeseen costs to be taken into account the developer is required to submit a Development Viability Statement prepared by an appropriately qualified



professional. This allows a comparison of costs to be evaluated, in comparison to projected value.

The Development Statement must comprise the following:

- A copy of the development appraisal setting out the allowance for developer contributions and affordable housing.
- Cost plans providing estimates which include a detailed breakdown produced by RICS.
- Information on additional development costs pertaining to the proposed development with detailed specifications, including external works.
- Reports detailing the nature, extent and financial implications are required.
- Projected market valuations for each property within the development, derived from the projected market valuation for each unit.
- An indication of the timescales within which each property would be marketed and sold, and where appropriate development phasing information.

Please note all information submitted must be prepared by appropriately qualified professionals.

Where appropriate the District Valuer may be consulted to provide an independent opinion, with the cost met by the applicant.

## Methodologies for Calculating Required Developer Contributions

Details of the methodology for calculating the per unit rate and background to these is provided below.

### Open Space, Biodiversity Enhancement & Green Infrastructure

Open space provision within new development varies and can encompass a wide variety of range of open space. There is a presumption that requirements will be met on site in line with the following policies of the Angus Local Development Plan:

- Policy PV1 Green Networks and Green Infrastructure
- Policy PV2 Open Space Protection and Provision within Settlements

Requirements will be assessed on a case-by-case basis and to assist applicants' early engagement with the Landscape Services Team at the design stage is recommended.

Where onsite provision cannot be delivered or it is more suitable for open space to be improved elsewhere, a financial contribution may be required taking account of the Council's open space strategy. Any financial contribution will be calculated in line with the methodologies set out in this guidance.

Open space provision can include many different uses and this guidance sets out an approach for the following different categories of open space.

- Public Park & Amenity Open Space
- Formal & Informal Play Space
- Allotments
- Core Paths

Contributions may be required for a particular element of open space, or combination of open space dependent on the required level of provision.

### Public Park & Amenity Open Space

Public Park and amenity open space encompasses areas of grass, planting, and hard landscaping.

The formula for calculating the financial contribution for off-site provision for public parks and amenity open space is as follows:

No of residential units x £518 per unit = required contribution

This cost of £518 per unit has been derived from the average cost of creating 100sqm of parkland within Angus which equates to £1,279. Of the required 60.75sqm per residential unit as identified in Policy PV2, 40.5sqm (or 2/3) is proportionate to parks and amenity open space. Therefore 40.5 x £12.79 per sqm = £518.

### Formal & Informal Play Space

Formal and informal play space includes formal equipped play areas (such as swings, climbing frames etc.) and areas for informal recreational space.

The formula for calculating the financial contribution for off-site provision for formal and informal play space is as follows:

No of residential units x £490 per unit = required contribution

This cost of £490 per unit has been derived from the average cost of creating 100sqm of formal and informal play space within Angus which equates to £242. Of the required 60.75sqm per residential unit as identified in Policy PV2, 20.25sqm is proportionate to formal and informal play space. Therefore 20.25 x £24.20 per sqm = £490.



### Water Environment and Flood Management

Angus Council may seek developer contributions for development proposals which will have an adverse impact on the water environment or that may exacerbate flood risk. This will be assessed on a case-by-case basis and in all cases, any identified off-site works must be demonstrated to be deliverable in terms of land ownership. Due to the nature of the required works being very specific it has not been possible to identify a standard methodology. However, it should be noted that these types of contribution are only likely to be applicable in a limited number of circumstances.

### Allotments

The Community Empowerment (Scotland) Act 2015 places a requirement on local authorities to make provision for allotments as part of a food growing strategy. Ongoing work is being undertaken to evaluate current and future capacity and demand and will form a basis of directing any required contributions.

Proposed development will not be expected to resolve any existing deficit in provision, however where it is evidenced that development will place an additional impact on provision contributions may be required.

Additional guidance will be published providing detail of provision, and where a contribution may be required when available.

## Core Paths

All sites will require to ensure that suitable linkages are provided through their site. Where appropriate links should be provided to the core paths network as set out in the Angus Core Paths Plan 2010

[www.angus.gov.uk/leisure\\_sport\\_and\\_countryside/outdoor\\_access/angus\\_core\\_paths\\_plan](http://www.angus.gov.uk/leisure_sport_and_countryside/outdoor_access/angus_core_paths_plan)

A contribution may be required to ensure a linkage between a development site and the core path network or to upgrade a core path where it is likely to form a key pedestrian route. This will be assessed on a case-by-case basis and in all cases, any identified off-site works must be demonstrated to be deliverable in terms of land ownership. Due to the nature of the required works being very specific it has not been possible to identify a standard methodology. However, it should be noted that these types of contribution are only likely to be applicable in a limited number of circumstances.

## Education

Contributions are required where development is likely to place additional pressure on the planning capacity of a primary and/or secondary school, resulting in a requirement for the creation of additional space to accommodate the anticipated pupils.

The Angus Council Schools for the Future Strategy 2017-2047 was published in 2018 and set out a 30-year vision for the education estate. The strategy is currently being reviewed to re-examine future plans in Angus, to ensure we make best use of our existing education infrastructure. Emerging information suggests that with the exception of a few of Angus's schools, it is unlikely that works to increase capacity will be undertaken in the majority of schools except where absolutely essential.

Developer contributions will be required from all proposed development, both allocated and windfall sites, which will place an additional burden on existing provision. Where a school is forecast to operate in excess of 80% capacity, with an upward trajectory which will result in the school reaching or exceeding 100%, a contribution will be required. Where the council has provided additional capacity to support development through a front funded project, the proposed development will be expected to contribute towards the additional capacity created to which it will benefit from.

The school roll forecasts will be the basis for evaluating where a contribution will be required and will be published on the Angus Council website on an annual basis, taking into account any annual amendments required and Angus' Housing land Audit.

Works to provide additional capacity within a school may include:

- New build provision
- Extension
- Reconfiguration
- Re-zoning

### Exemptions

Developer contributions for education will not be required from the following types of development:

- Student accommodation
- 1 bed units
- Sheltered/Supported housing
- Holiday accommodation
- Listed building conversions - including any associated enabling development which is the minimum necessary to make the listed building conversion viable.

Where units are provided as affordable housing (and occupancy is controlled by planning condition or obligation) they will be exempt from contributing towards education. Whilst it is acknowledged that this type of

development has an impact on capacity, Angus Council will mitigate any impact of affordable housing.

### Primary Education

At the time of publication of this supplementary guidance the School Roll Forecasts demonstrate two primary schools require development to contribute to additional capacity. No other schools require to contribute at this time; however, this may be subject to change in future years and can be monitored through future School Roll Forecasts which will be updated annually.

These include Mattocks Primary School, & Strathmartine Primary School and a contribution of £7,946 per unit will be required.

### Primary School contribution rates

The level of contributions required per unit differs dependent on the type of works to create additional capacity

<u>New build provision</u>	<u>£7,946 per unit</u>
<u>Extension</u>	<u>£7,946 per unit</u>
<u>Reconfiguration</u>	<u>£5,967 per unit</u>
<u>Re-zoning</u>	<u>Case-by-case</u>

**New build provision** may include a new school, or the creation of new capacity by other means. This could be through the provision of new pre-school facilities where it frees up space at an existing primary school location.

**Extensions** usually refer to the development of additional classroom space and changes to minor core facilities, or through the inclusion of modular provision to create additional capacity. Costs can vary dependant on exact requirements and site characteristics.

**Reconfiguration** refer to internal works to an existing school to create additional capacity to provide extra classroom space.

**Rezoning** to make best use of existing resources whilst addressing capacity issues re-zoning may be considered. Where this is identified as the required mitigation, a contribution towards transport costs for up to 13-year period, and the cost of the re-zoning exercise may be required. Due to the nature of this option costs will be established on a case-by case basis.





## Secondary Education

At the time of publication of this supplementary guidance the School Roll Forecasts demonstrate only one secondary school requires development to contribute towards additional capacity to support development. No other schools require to contribute at this time; however, this may be subject to change in future years and can be monitored through future School Roll Forecasts.

Development which falls within the Monifieth High School catchment will require a contribution of £7,057 per unit.

<u>New build provision</u>	<u>£7,057 per unit</u>
<u>Extension</u>	<u>£7,057 per unit</u>
<u>Reconfiguration</u>	<u>£5,292 per unit</u>
<u>Re-zoning</u>	<u>Case-by-case</u>



## Community Facilities

To ensure existing community facilities are maintained, as supported by Policy TC8 Community Facilities and Services, any development which will have an impact on the capacity of existing services and community facilities may be required to provide a developer contribution towards the provision of additional capacity.

This would be through reconfiguration of existing facilities, extension of existing facilities, and in some instances new build provision. Contributions are only required where development places additional pressure on existing facilities with an expectation that development will mitigate the impact. Proposed development will not be required to mitigate any existing deficit in provision.

Community facilities include:

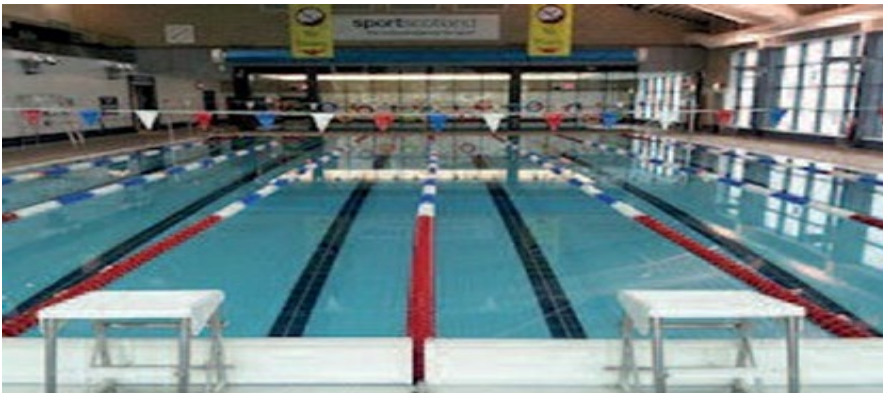
- sports centres & swimming pools
- museums and galleries
- libraries
- theatres and halls
- healthcare facilities
- country parks

Consultation has been undertaken with Angus Alive who have confirmed current future plans do not include the creation of additional capacity to support development. However, work is underway to establish future needs, so further detail may be published when available.

## Healthcare

Recognising the additional burden development has on healthcare in Angus, Angus Council and NHS Tayside are collaborating to evaluate the impact of development on the healthcare estate. As part of this ongoing work a methodology will be developed to ensure development contributes proportionately towards the creation of additional capacity to mitigate the impact sufficiently.

Developments will therefore be considered on a case-by-case basis to evaluate the impact on community facilities, and where suitably evidenced, a contribution may be required. Therefore, early engagement with Angus Council is recommended to establish any requirements.



## Transportation

Contributions towards transportation infrastructure are supported by Policy DS2 Accessible Development which sets out a requirement for intervention where proposals are likely to involve significant travel generation. Mechanisms for mitigation first and foremost are likely to be through the provision of the required infrastructure by the developer. However, where this is not possible, such as a requirement for off-site works, contributions may be required. The full impact of the development on the local transport network will be considered when establishing mitigation levels. The consideration of the mitigation will be carried out by the Council's Roads Service who will establish the particular requirements for the development.

As each development site is likely to have differing requirements, measures will be assessed on a site-by-site basis, based directly on the mitigation required as a result of the proposed development.

Therefore, early engagement with services is encouraged to establish likely requirements of each proposed development.

There may be a need for works on the wider strategic and/or trunk road network. Whilst a single development is unlikely to result in a requirement for interventions, which will be determined through the completion of a Transport

Assessment, generally interventions may be required as a result of cumulative development across the Angus area. At present further work on the identification, programming and costing for interventions is ongoing and therefore further guidance/advice may be produced in due course, in consultation with Transport Scotland for any works relating to the trunk road.

The sustainability of development proposals is also a key consideration and therefore contributions may be required towards safer routes to school, strategic active travel routes and towards the amendment, extension, or creation of additional public bus services for up to a 5-year period. The detail of the contribution required will be specific to the proposed service provision and therefore will be assessed on a case-by-case basis in discussion with the Council's Transport Team and local operators.



## Affordable Housing

To ensure the delivery of affordable housing, as supported by Policy TC3 Affordable Housing, residential development on qualifying allocated, opportunity and windfall sites will be required to provide a 25% affordable housing contribution of the total number of units proposed.

The Council will look to deliver this affordable housing requirement innovatively and flexibly through one or a mixture of the following mechanisms:

- On-site provision
- Off-site provision
- Commuted sum
- Serviced Plots
- Transfer of Land

The form of affordable housing can include the following:

- Social Rented
- Shared Equity
- Discounted Value
- Mid-Market Rented

The Angus Local Housing Strategy (LHS) 2023-2028 indicates that there is significant continued demand for smaller properties (one and two bedroom properties) and also a continued demand for specialist housing to support

medical, disability and support needs, and the needs of older people.

Where there is evidence for particular needs housing appropriate provision will be sought from new affordable housing under Policy TC3.

Early discussions with the Housing Strategy Team, prior to submitting a planning application is strongly encouraged to ensure particular needs are met.

In order to assist anyone looking to develop in Angus, information on affordable housing is available on Angus Council's website at

[www.angus.gov.uk/housing/information\\_for\\_developers](http://www.angus.gov.uk/housing/information_for_developers)

How the affordable housing requirement will be met should ideally have already been discussed with the Housing Strategy Team both prior to and during the planning application process.



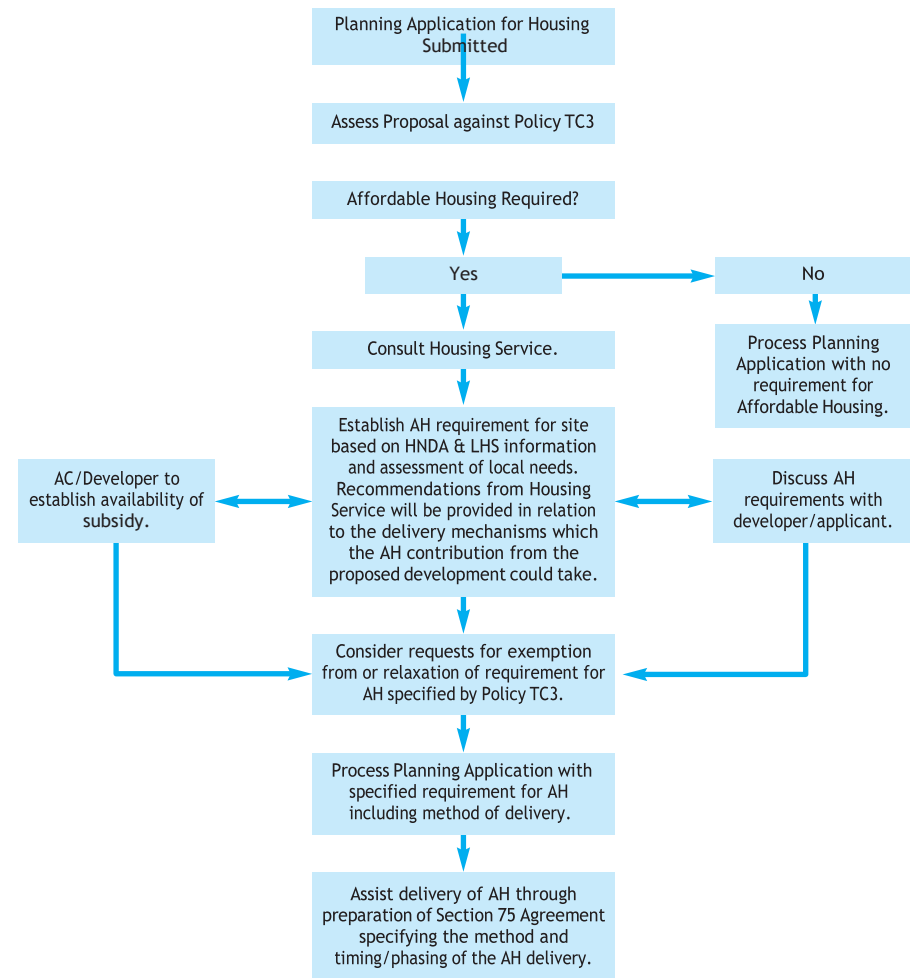
## ANNEXE A: AFFORDABLE HOUSING

### Angus Local Development Plan: Affordable Housing Requirements

Policy TC3 applies to the four Angus Housing Market Area's and seeks to secure the delivery of affordable housing equivalent to 25% of the total number of residential units proposed on all qualifying allocated and windfall residential sites.

The Angus Local Housing Strategy (LHS), alongside the Angus Local Development Plan, is a key component for securing delivery of appropriate affordable housing. The LHS is produced every five years and provides a focus for cross- sector strategic planning for housing and housing related services across all tenures. Through the LHS, Angus Council set priorities for the type, size and location of affordable housing. These priorities reflect the need to deliver affordable housing which best meets identified housing need.

### Planning Application Procedure



## Delivery Package

The agreement specifying the detail of how the affordable housing - requirement will be met between the Council and the developer, known as the - Delivery Package will comprise specific details of the affordable housing, - affordable housing land or commuted sum. In addition, the Delivery Package - should also include the following information:

- Development Start Date
- Affordable Housing requirement as a percentage of the total number of –
- Units to be built
- Form of Affordable Housing to be provided
- Phasing and timescales for delivery of Affordable Housing, Affordable Housing Land and/or Commuted Sum and details relating to the transfer of Affordable Housing Land or Affordable Housing to an SHP
- The location or locations for the Affordable Housing and Affordable Housing Land
- Property type or types and size or sizes
- Relevant Modest Income level (this will be as specified by the Council)
- Discounted Price
- Social Housing Provider and
- Any arrangements to pay a commuted Sum by instalments.

## Calculation of Commuted payments

### Worked Example

**1** Planning application is received for a development of 20 houses in the Arbroath area.

**2** Number of units of affordable housing required is determined as (5).

**3** Agreement has been reached that the requirement for this site is to be met via a commuted sum. (Commuted Payments may involve part of the provision for some sites).

**4** The commuted payment is calculated using the following formula: Number of affordable housing units x benchmark land value of affordable housing plot

### Example

The current benchmark land value (at 12 September 2022) of an affordable housing plot in the East Angus Housing Market Area is (£24,000). The calculation would be: 5 affordable housing units x £24,000 = £120,000

The land value is calculated by the District Valuer Services (DVS), which is independent of Angus Council, and is reviewed annually. The amount you pay is dependent on what the commuted sum figure is at that time. The most up-to-date figures can be found on Angus Council's website at:

[www.angus.gov.uk/housing/information\\_for\\_developers/commuted\\_sums](http://www.angus.gov.uk/housing/information_for_developers/commuted_sums)



## Eligibility – Priority Groups

### **Social Rented Housing**

The SHP will allocate social rented housing to applicants in accordance with their allocation policy.

### **Housing for Sale**

Where units are being developed for sale, the units will be available to households falling within the Priority Client Group.

### **Mid-Market Rent**

Where units are being developed for mid-market rent, the units will be available to households falling within the Priority Client Group. The units shall be occupied solely by the household and their immediate family and by no other persons unless Angus Council agrees otherwise in writing.

### **Non-Eligible Groups**

The following individuals and groups/organisations will not be eligible to purchase affordable housing:

- 1 Individuals who will use a property as a second or holiday home.
- 2 Private companies or institutions.
- 3 Private landlords including individuals seeking to purchase a property which they will subsequently let out.

## GLOSSARY

### **BCIS All-in Tender Price Index**

An index of the variation in the price of building and construction.

### **Commercial Development**

Development consisting of Use Classes 4, 5 & 6 which directly relate to employment uses.

### **Commuted Sum**

A sum of money determined by the Valuation Office as being payable in lieu of the provision of a Serviced Plot for the relevant type of Affordable Housing.

### **Delivery Package**

The agreement between the developer and Angus Council of the Affordable Housing, Affordable Housing Land or Commuted Sum to be delivered.

### **Developer**

Person or company developing the land either by change of use or erection of building/s.

### **Developer Contributions**

Financial or in-kind mitigation towards infrastructure needed to make development acceptable in land use planning terms.

### **Development**

Defined and qualified by the Town and Country Planning (Scotland) Act 1997 as the carrying out of building, engineering, mining, or other operations in, on, over, under

land, or the making of any material change in the use of any building or other land.

### **Development Viability**

A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.

### **Discounted Value**

Units available to a Priority Client Group household who can purchase a unit at a discounted price from the Owner. The discounted price should not exceed a sum affordable by those on a Modest Income.

### **Extension**

Additional space created to an existing facility to provide additional capacity.

### **Gross Floor Area (GFA)**

The floor area based on the overall dimensions of the building (s); including the thickness of external walls, the floor area of roof structures such as lift or tank rooms, and covered parking, servicing, and other ancillary, but excluding floor area completely or mainly below ground level.

### **Holiday Accommodation**

Also refer to Tourist accommodation: includes hotels, guest houses, new build bed and breakfast accommodation, caravan and camping sites, wigwams, yurts, huts, bunkhouses and self-catering cottages, chalets, and cabins.

**Indexation**

A technique to adjust income payments by means of a price index, in order to maintain the purchasing power of the public after inflation.

**In Kind Contribution**

Delivery of required infrastructure or services by the developer (can be either on site or off site), thus negating the requirement for a financial contribution to the Council towards such provision.

**Interests on Revenue Balances (IROB)**

An amount earned by Angus Council on its interest-bearing bank account.

**Mid-Market Rented**

Units let on Short Assured Tenancies or Private Residential Tenancies at a discounted rent. The rent payable must not exceed the relevant Local Housing Allowance level at the time of the first let. Thereafter, rents may increase annually provided they do not exceed the median point of the relevant private sector market rent level.

**Modest Income**

The sum which represents a fair gross income level for a single or a joint income household within Angus as determined by Angus Council.

**New Build Provision**

Creation of any new facility required, by means of providing additional structures

**Off-site provision**

The provision of a contribution on another site within the ownership of a developer.

**On-site provision**

The provision of a contribution on the site proposed for development.

**Priority Client Group**

Households, including single people, with i) a demonstrable housing need ordinarily resident or having their principal place of work within the Housing Market Area(s) and earning a gross household Modest Income; or ii) households with a demonstrative housing need but not otherwise falling within category i) above.

**Pupil Product Ratio**

Average level of pupils per household created within each new dwellinghouse.

**Reconfiguration**

Internal re-arrangement of space to create additional capacity without the need for an extension.

**Rezoning**

An exercise undertaken to re-map existing education catchments. This may be beneficial in ensuring education provision is re distributed without the need for physical intervention.

**Serviced Plots**

Plots of ground that are ready for development and which have within or adjacent to their respective boundaries, all necessary service pipes, cables, wires etc, normally required for

a dwelling house (including gas, electricity, water, foul and surface water drainage, and telephone).

### **Shared Equity**

Units available to a Priority Client Group household who can own between 51% and 80% of that unit. The price of a 51% equity share of the unit should not exceed a sum affordable by those on a Modest Income. The Owner shall retain a share in ownership of that unit of between 20% and 49%. The household pays no rent to the Owner in respect of the share retained by the Owner.

### **Sheltered/Supported Housing**

Accommodation which serves the needs of an older demographic or for those with support needs.

### **Social Housing Provider (SHP)**

A social landlord listed on the Register of Social Landlords (RSL's) or other body having similar objects (including the Authority acting in the capacity of housing authority) as approved in writing by Angus Council.

### **Social Rented**

Units provided at an affordable rent which is owned, managed, leased, or otherwise provided by a Social Housing Provider.

### **Student Accommodation**

Accommodation of a temporary nature utilised during education establishments term times only to serve the needs of students.

### **Sui Generis Use**

Sui generis is a term which refers to a use in a class of its own. Any use not falling within a specific class defined in the The Town and Country Planning (Use Classes) (Scotland) Order 1997 falls within this category.

### **Transfer of Land**

Land transferred to a Social Housing Provider (SHP) at a value relating to its end use for affordable housing, the value being subject to agreement between the developer and the SHP.

### **Transport Infrastructure Improvements**

Necessary Transport Infrastructure required to support development by means of improvements to existing or new road network.

### **Use Class 4 - Business**

Defined in the The Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use:

- (a) -as an office, other than a use within class 2 (financial, professional and other services);
- (b) for research and development of products or processes; or
- (c) - for any industrial process

### **Use Class 5 - General Industrial**

Defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use for the carrying on of an industrial process other than one falling within class 4 (business).

### **Use Class 6 - Storage or Distribution**

Defined in the The Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use for storage or as a distribution

## CONTACTS

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