



Derry City & Strabane
District Council

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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



PLAN STRATEGY

Supplementary Planning Guidance (SPG) – Balanced Tenure and Affordable
Housing, DRAFT - June 2025

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Supplementary Planning Guidance

(SPG)

Balanced Tenure and Affordable Housing

DRAFT – June 2025

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1. **Introduction**

- 1.1 This Supplementary Planning Guidance (SPG) provides additional advice and guidance specific to delivering affordable housing as part of mixed tenure developments in Derry City and Strabane District. It is intended for use by developers, agents, landowners, the public and Planning and housing associations in the assessment and delivery of Planning proposals for new housing developments within Derry City and Strabane.
- 1.2 SPG represents non-statutory Planning guidance that supports, clarifies and/or illustrates by example policies included within the current Planning policy framework, including development plans and regional Planning guidance. The information set out in this SPG is therefore a material Planning consideration in determining Planning applications and should be read in conjunction with the existing Planning policy framework, most notably the Strategic Planning Policy Statement (SPPS) for Northern Ireland and the Derry and Strabane LDP Plan Strategy.
- 1.3 The benefits of effectively delivering affordable homes in mixed tenure developments in the district via Plan Strategy Policies HOU5 and HOU6 are significant, reducing pressures on government funding and minimising issues associated with mono-tenure developments. This SPG is therefore important in creating clarity and transparency in terms of how affordable homes will be delivered.

2. **Definition of Affordable Housing**

- 2.1 In April 2021, DfC issued a new overarching definition of affordable housing, which aims to extend the range of affordable housing products. This definition is now adopted by the Plan Strategy (para 16.51). Affordable housing is:

“a) Social rented housing;

b) Intermediate housing for sale; or

c) Intermediate housing for rent

that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.”

- 2.2 **Social Rented Housing** is housing that is provided at an affordable rent by a registered housing association; i.e. one which is registered and regulated by the Department for Communities as a social housing provider or provided by the Northern Ireland Housing Executive (NIHE). It should be available to households in housing need and is offered in accordance with the Common Selection Scheme, administered by NIHE which prioritises households living in unsuitable or insecure accommodation.
- 2.3 **Intermediate Housing** consists of shared ownership housing provided through a registered housing association and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association. The proportion of property ownership and renting can vary depending on householder circumstances and preferences.

3. **Key Players**

- 3.1 The implementation of affordable housing requires a collaborative effort from various key stakeholders. Their roles are set out below.
- 3.2 **Derry City and Strabane District Council** is the Planning authority, with the responsibility to prepare the Local Development Plan (LDP) for the district, including Planning policies, designations and zoning. The Council determines the majority of Planning applications in the district. The Council can negotiate details of affordable housing through the Planning system and secure provision using “Section 76” Planning agreements (s76 Agreements).
- 3.3 **Northern Ireland Housing Executive (NIHE)** is the strategic housing authority for Northern Ireland. Its statutory functions are set out in the Housing (Northern Ireland) Order 1981. These include the examination and assessment of housing needs (article 6(1)). NIHE is also a landlord for approximately 82,000 social rented dwellings. It is responsible for the management and delivery of the Social Housing Development Programme (SHDP) The number of homes to be provided in each programme year is governed by the amount of funding available from DfC.
- 3.4 This function involves paying the Housing Association Grant to Registered Housing Associations, in respect of the construction and provision of social housing. NIHE is named as a consultation body in section 2(1) of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 and as a consultee in development management, ‘where a proposal is likely to require a statement of affordable housing need’ as set out in part 1 paragraph 8 of

Schedule 3 to the Planning (General Development Procedure) Order (Northern Ireland) 2015. Following legislative changes NIHE can now also build and provide social housing and act as a Housing Association.

- 3.5 **Department for Communities (DfC)** is responsible for setting overall affordable housing policy. It provides grant funding for and approves the SHDP annually. DfC may provide grant or loan funding for intermediate housing and set the eligibility and property value limits for intermediate housing products. DfC has a role to play in developing and agreeing new affordable housing 'products'. It regulates Registered Housing Associations (RHAs) and produces the Housing Association Guide (HAG), which sets the design standards that social housing must meet.
- 3.6 **Registered Housing Associations** are societies, bodies of trustees, or companies that provide social rented and/or intermediate accommodation. They are the main developers of new social housing for rent in Northern Ireland, do not trade for profit and are regulated by DfC. Registered Housing Associations are listed on the website of the [Northern Ireland Federation of Housing Associations \(NIFHA\)](#).
- 3.7 **Department for Infrastructure (DfI)** has responsibility for the preparation of the Regional Development Strategy (RDS), regional Planning policy (e.g. Strategic Planning Policy Statement (SPPS)) and Planning legislation. They also provide Planning oversight and guidance for Councils, including the regional monitoring of performance. DfI are the Planning authority in the determination of regionally significant or 'called-in' Planning applications.
- 3.8 **Developers** play a key role in the delivery of affordable housing, either constructing units directly or in partnership with a RHA through the transfer of units (or possibly land). They are expected to engage early in the process with NIHE/DfC via a RHA in relation to need and to discuss Planning requirements with the Council throughout the process.

4. **Policy Context**

Regional

- 4.1 **Regional Development Strategy (RDS) 2035** acknowledges that increasing the availability of affordable housing is essential for creating strong, balanced communities and ensuring a sufficient supply of quality housing that meets everyone's needs. Part RG6 of the Spatial Framework promotes mixed housing developments, where neighbourhoods feature homes of various sizes and tenures, supporting stable communities and reducing isolation. Part RG8 emphasises the need to address the diverse requirements of the entire

community. Development plans must designate land for housing to ensure an adequate supply, including space for social and intermediate housing.

- 4.2 **The Strategic Planning Policy Statement (SPPS)** highlights that the development plan process will be the main tool for addressing the identified need for affordable housing. It acknowledges that enhancing health and well-being, a core Planning principle, can be supported by providing homes that meet a wide range of housing needs. Key objectives for housing development include fostering balanced communities and enhancing community cohesion and a diverse mix of house types, sizes, and tenures is essential to achieving this.

Local

- 4.3 **Derry City and Strabane Local Development Plan (LDP) Plan Strategy** provides the strategic policy framework for the district. It sets out the vision for the area as well as the objectives and strategic policies. It includes a suite of topic-based operational policies, including those relating to housing.
- 4.4 **Policy HOU 5** (Affordable and Private Balanced-Tenure Housing in Settlements) ensures sufficient affordable housing is created in balanced, mixed communities. It states that *“Planning permission will be granted for residential developments that include 10 or more units or cover a site of 0.5 hectares or more, as long as at least 20% of the units are designated as affordable housing. In areas where there is a clear and urgent local need, as identified by NIHE, the required proportion of affordable housing may be increased, with this adjustment being specified during the Local Policies Plan process”*. This provides Registered Housing Associations with the opportunity to acquire units on sites that they would otherwise not have access to.
- 4.5 Developers must ensure their housing schemes contribute to balanced communities by providing a mix of suitable tenures, in line with existing and proposed local housing needs. Evidence, supported by the NIHE, must be submitted to show how the development will address these needs. In cases where it is not feasible or necessary for a development to fully meet the policy’s requirements, the Council will consider the proposed affordable housing ratio on a case-by-case basis, based on evidence of need. In villages and smaller settlements, for developments of 10 units or less, affordable housing may be required if local need is identified.
- 4.6 Developers must submit evidence, supported by the Northern Ireland Housing Executive (NIHE), demonstrating how the proposed affordable and private housing mix will address local needs. Paragraph 16.50 of the Plan Strategy outlines the required mix stating that there should be no more than a 70-80% proportion of either private or affordable housing and any deviations from this

must be justified. In cases where meeting the full policy requirements is not viable or necessary, the Council will consider the proportion of affordable housing on a case-by-case basis, supported by detailed evidence. The agreed housing mix must be maintained during and after the construction of the development.

- 4.7 Developments designed in phases must ensure comprehensive delivery of affordable housing. Planning permission will not be granted for schemes under 10 units if the land is artificially divided to bypass the policy. Affordable housing will typically be secured through a Planning condition or Section 76 Agreement before permission is granted, with off-site contributions considered on a case-by-case basis. The design and appearance of affordable housing should blend seamlessly with market housing, ensuring they are indistinguishable in terms of materials, design, and finishes.
- 4.8 There is also considerable concern at the practice of building ‘private developments’ that are geographically and socially segregated from the ‘social housing’ areas. Therefore, an important element of this LDP policy approach is to firmly move away from such mono-tenure housing developments and areas, instead achieving balanced-tenure developments as the accepted norm across the City and District. Therefore, such ‘private developers’ will need to partner up with an affordable-housing provider to ensure that the appropriate proportions and mix are provided. Similarly, the ‘social-housing developers will need to have their own ‘private-housing’ arm, or partner with a private developer.
- 4.9 **Policy HOU 6** discusses house types and sizes. To promote balanced and sustainable communities, Planning permission will only be granted for new residential developments of 10 or more units, or on sites of 0.1 hectare or larger, where a range of house types and sizes is included. The developer will be responsible for providing strong evidence of the specific housing needs for each case, considering the unique characteristics of the development, its size, and its context within the area. In locations where apartment developments of 10 or more units are deemed appropriate, a variety of unit sizes will be required.

5. What is Balanced Tenure?

- 5.1 Balanced tenure refers to the provision of a variety of housing tenures within a community or development, ensuring a mix of ownership, rental, and intermediate forms of housing. This approach aims to create diverse, stable communities where people from different socioeconomic backgrounds can

live, with access to housing options that suit their needs and financial capabilities.

- 5.2 Balanced tenure is typically achieved by integrating various types of housing tenures within a development or area including some of the types set out below.
- 5.3 **Private Ownership:** homes owned by individuals, which can be either outright ownership or through a mortgage.
- 5.4 **Private Rental:** homes owned by private landlords and rented out to tenants at market rates.
- 5.5 **Social Housing** is owned and managed by local authorities or non-profit organisations, usually offered at lower rents to those in need.
- 5.6 **Intermediate housing for rent**, also known as 'Intermediate Rent,' is a private rental option designed for households whose needs are not met by the open market. It differs from social housing, offering tenancies similar to standard private rentals but with lower rents, set below the typical market rate. It is most suitable for households that can afford more than social rent but find open market rents unaffordable and is available to lower to moderate income households, based on their total income or the portion spent on housing costs.
- 5.7 Two 'products' that fall within the broad definition of intermediate housing for rent are summarised below.
- 5.8 **Subsidised Intermediate Rent (SIR)** refers to a type of Intermediate Rent housing defined by the Department for Communities (DfC) in their March 2023 Intermediate Rent Policy and associated Design Standards. A single Intermediate Rent Operator will be responsible for delivering rented accommodation at least 20% below the average local market rent for similar properties. The policy sets eligibility criteria based on a household's net income and affordability. It outlines obligations for the Operator, including rent controls, minimum tenancy terms, maintenance responsibilities, and the provision of support services.
- 5.9 **Discount Market Rent (DMR)** is a type of Intermediate Rent housing offered at below-market rates to eligible households, without public sector subsidies. To qualify as affordable housing under this policy, landlords must offer DMR tenancies in line with the criteria outlined in the DfC's Intermediate Rent Policy (March 2023). The delivery and monitoring of DMR units will be secured through a Section 76 Agreement.

- 5.10 **Shared Ownership:** A scheme where individuals purchase a share of a property and pay rent on the remaining share, making it more affordable for those who cannot afford full ownership. At present there are three shared ownership 'products' available in Northern Ireland via the Co-ownership Housing Association, which are set out below.
- 5.11 **Co-Own** A form of equity sharing whereby purchasers select a property on the open market and, by means of a 99-year equity sharing lease, takes ownership of between 50 per cent and 90 per cent of the purchase price, depending on how much they can afford. They then pay rent on the unowned portion, which is purchased by the Co-Ownership Housing Association. The expectation is that, over time, shared owners will buy a greater share of the home (sometimes referred to as 'stair-casing'), until they own the whole property.
- 5.12 **Co-Own for Over 55s:** A new product designed for those in later life who wish to move to another home. The challenge that such people may face is that often their current home may not have the value (equity) they need to buy a new home or their savings aren't enough and getting a mortgage to cover the difference isn't an option. Under Co-Own for Over 55s, the RHA buys the property with the customer who uses the equity from the sale of their current home or savings and Co-Ownership provides the rest of the funding. The customer takes a share in the property (50 per cent to 90 per cent) and pays a rent of 2.5 per cent of RHA investment in the home. The home can be anywhere, an existing or a newly built property, and it should be suitable for their needs now without further immediate adaptation.
- 5.13 **Rent to own:** individuals receive a fixed-term rental commitment whilst they take steps to improve their mortgagability. During the rental period, the individual will either pay reduced rent, allowing them to save for a deposit or will receive a proportion of the market rent paid back at the end to be used as a deposit if they avail of the option to buy the home (either through straight sale or shared ownership). It is only available for the rental of newly built homes and the option to buy can be exercised any time after the end of the first year, up to the end of the third year.
- 5.14 **Discount Market Sale (DMS):** Housing that is sold below local market value without any form of public sector subsidy to certain eligible households, determined concerning local incomes and local house prices. Homes sold under this definition should have a discount of 20 per cent and include provisions to remain at a discount for future eligible households. It can be delivered directly by a private landlord or RHA but should be offered in line with the applicant and property eligibility criteria established by DfC concerning the Subsidised Shared Ownership products outlined above. As it

is offered outside of a formal DfC product, the regulation and monitoring of DMS units will be secured through a s76 Agreement.

6. **Balanced Tenure**

Design Examples in Practice

- 6.1 To promote successful mixed tenure developments, affordable housing units should be integrated with market housing, a principle known as '**Tenure Blindness**' (more detail below). This approach ensures that there are no visible differences in the external design or quality of finishes between different tenures. Research indicates that visible distinctions in housing types can create divisions between residents, undermining the goal of fostering cohesive, mixed communities. Planning permission may be denied if affordable units are not effectively integrated into new developments.
- 6.2 **Pepper-Potting** refers to the practice of evenly distributing affordable housing throughout a development, rather than clustering them together in one area. This approach ensures that affordable homes are integrated with market housing, promoting social inclusion and preventing the creation of segregated or isolated communities. The idea is to blend the different types of housing in a way that reduces any visible distinction between them. Whilst 'full pepper potting' is generally required, for some developments, small clusters of affordable units may occasionally be acceptable. In such cases, effective tenure blind design is essential to avoid a sense of segregation. Fully segregated schemes will not be considered appropriate. See illustrative examples below.

'Tenure blind' development

- 6.3 The concept of "tenure blind" means there should be no visible differences between the various housing tenures, especially in terms of external specifications and finishes. Any design variations, such as in the dimensions or appearance of private open spaces, should be minimal, particularly when viewed from the street. Most importantly, the affordable housing portion of a development should be indistinguishable from market housing.

Approaches to mixed tenure housing development

figure 1 Source- Belfast City Council

1) **Segregated** where the tenures are visibly separated



2) **Clustered** where relatively small-scale clusters of affordable units are spread throughout the development



3) **Pepper potted** where individual affordable units or pairs of units are spread throughout the development



- 6.4 Achieving a tenure-blind design may be challenging depending on the type of affordable housing being delivered and the method of delivery. For example, with intermediate housing, which is typically driven by demand, the precise location of these units within a private development may not be determined at the Planning stage, as long as the overall affordable housing proportion is secured through a Section 76 Agreement. However, if an RHA is separately transferring land to build affordable homes, achieving tenure blindness can be more difficult. In the case of Outline Planning applications, this issue can be addressed by agreeing on a design code that outlines external specifications and finishes, which should be submitted with the application.
- 6.5 An example of a mixed tenure development that is tenure blind is Dockley Apartments in Bermondsey, Southwark (England). The 111-unit development comprises private, shared ownership and social housing tenures (38%), with one, two and three-bed options. Influenced by collective housing in Europe, it prioritises communal spaces designed to encourage social connection. Roof terraces, wide galleries and a shared courtyard provide ample space for interaction. The variety of property types helps to establish a stable neighbourhood that caters for different household incomes, sizes and ages.

Figure 2 Dockley Apartments (Tenure Blind)



Maintaining the Ratio

- 6.6 Maintaining the agreed ratio of private to affordable housing for an agreed period post-construction is an important aspect of ensuring that housing affordability goals are met and upheld over time. Developers are required by to include a certain percentage of affordable housing in a project, and there are various mechanisms to ensure this balance is maintained. Here's how developers can do this:

Delivery of Affordable Housing

- 6.7 **Legal Agreements** (Section 76 Agreements) are a legal contract between the developer and the local authority. It will specify:
- The proportion of affordable housing in relation to private housing (normally 20 - 30% affordable housing for mainly market developments in our district).
 - The types of affordable housing required (e.g., social rented, shared ownership).
 - The timing and phases of delivery (e.g., a certain percentage of affordable units must be built before market units can be occupied).
 - Post-construction: The legal agreement may include clauses ensuring that the affordable housing units remain affordable for a specified number of years (e.g.10 years), often through rent controls or restrictions on future sale prices. For example sale price may be capped or restricted to a percentage of the market price, to ensure future buyers are not priced out.
- 6.8 **Monitoring and Enforcement.** The Council may monitor the development throughout the construction and post-construction phases to ensure compliance with the Planning conditions. This may include:
- Checks during construction to ensure the agreed number of affordable units are being built.
 - Compliance checks after completion, such as confirming that the units are rented or sold at affordable prices and to eligible tenants or buyers.
 - Enforcement action may be considered if expedient to do so following the Council's Enforcement Strategy.
- 6.9 **Monitoring by Housing Associations:** In some cases, affordable housing is transferred to housing associations that manage the properties and enforce affordability over time.
- 6.10 **Monitoring Mechanisms** (Affordable Housing Registers, Eligibility Checks). NIHE maintain an affordable housing register or waiting list that tracks who is

eligible for affordable housing. The developer must adhere to these eligibility rules, ensuring that those living in the affordable units meet the necessary criteria (such as income thresholds). The developer or the managing entity (e.g., housing association) may conduct eligibility checks on tenants or buyers to ensure that only those who meet the affordability criteria are occupying the units.

- 6.11 **Phased Delivery and Occupancy.** In large developments, the delivery of private and affordable units may be phased. Often, affordable units need to be delivered at the same time or before private market units to ensure that the agreed proportion is maintained throughout the development timeline. For example a developer might be required to build 50% of the affordable units before the first market-sale unit is occupied. An occupancy condition might be attached, such as: "No private sale units may be occupied until 50% of affordable units have been completed."
- 6.12 **Long-Term Stewardship by a Housing Association.** In many cases, a portion of affordable housing is transferred to a housing association or nonprofit organisation responsible for long-term management. The housing association can ensure ongoing affordability, typically through rent controls, by making sure the units stay affordable for the duration of the commitment. These organisations ensure that tenants' rent is affordable, and they may also be involved in regular inspections or audits of the housing conditions and rental agreements.

How Housing Associations Can Deliver Market Housing

- 6.13 Social housing providers are also subject to the requirement in Policy HOU 5 to ensure that housing developments "*provide a balance of suitable tenures*", setting out an indicative mix of no more than a maximum of 80% of either private or affordable homes as part of a single development. Requiring social housing providers to include a portion of private housing is not expected to pose significant practical challenges.
- 6.18 It can be achieved either through the private division of a housing association or by partnering with a private developer to incorporate private market housing into the development. Based on the Council's experience, supported by the Northern Ireland Housing Executive, most large housing associations in Northern Ireland, such as Radius, Choice, Clanmil, and Apex, already have private arms that can deliver private market housing. Furthermore, as highlighted in EVB 16 Housing in Settlements and the Countryside, some larger housing associations are already integrating shared ownership housing into predominantly social housing developments.

7. House Type and Size

- 7.1 Policy HOU 6 promotes balanced and sustainable communities by granting Planning permission for residential developments of 10+ units or on sites of 0.1 hectares or larger, provided they include a mix of house types and sizes. Developers must demonstrate evidence of housing needs tailored to the development's context. For apartment projects of 10+ units, a variety of unit sizes is also required.
- 7.2 The trend of smaller and single-person households continues to drive household growth in Northern Ireland. From the 2021 census the average household size for Derry and Strabane was 2.45 people per dwelling, with 1-person dwellings accounting for 31% and 2-person dwellings accounting for 28% of housing stock. This means smaller households now comprise 59% of the stock, a level that at the time of the draft Plan Strategy (2019) we did not expect to reach until 2037 (see Plan Strategy para 16.59). The rate of formation of smaller households therefore appears to be accelerating. To meet these likely ongoing trends, there will be a demand for smaller new-build dwellings across all tenures. A mix of house sizes and types is essential to accommodate various occupants, including singles, couples, families, and those needing ground-floor units, such as the elderly or disabled. While many homes will be traditional houses, there is also a need for well-located flats, apartments, and shared houses to create a diverse, balanced community with various tenures, allowing people from different backgrounds and income levels to live together.



Figure 3 Example of mixed house type and size within the district

8. Viability

- 8.1 Viability is an important factor in assessing Planning applications, particularly when it can be shown that fully meeting policy requirements would make the scheme financially unfeasible. Development is considered viable if it delivers an appropriate return for the developer after accounting for all costs and generates a land value high enough to encourage the landowner to sell for the proposed development.
- 8.2 Policy HOU 5 allows for flexibility when there is clear evidence that a proposed development cannot fully meet the policy's requirements due to a lack of need, sustainability concerns, or financial viability. In such cases, the Council will review each situation individually and determine a suitable proportion based on the evidence provided. *"Where it can be demonstrated that there is insufficient need and / or it is not sustainable or viable for a proposed development in the area to meet the full requirements of this policy, the Council will consider a suitable proportion on a fully-evidenced case-by-case basis"*. A viability assessment may be submitted to support such a case. Discussions to lower the affordable housing obligation are typically expected only when the site presents exceptional or unusual costs for the developer.
- 8.3 According to Plan Strategy Paragraph 16.49, if the local need for affordable housing has already been met or has decreased, the requirement may be reduced or removed. Developers must present strong evidence to justify any changes to the affordable housing obligation for a site. In some instances, depending on the size, location, or nature of the development, providing affordable housing on-site may not be necessary or appropriate.
- 8.4 Viability assessments should be conducted using industry-standard methodologies and based on reliable, representative data. Applicants are advised to consult qualified professionals when preparing these assessments.
- 8.5 The following information should be included in any assessment (this list is not exhaustive and does not preclude the Council requesting additional information during the application process):
- Developers/applicants development appraisal.
 - All fees incurred.
 - Development Sales Revenue and Unit Sales Prices.
 - Build costs.
 - All other costs.
 - Gross Development Value.
 - Profit.
 - Costing of any developer contributions; and
 - Any other issue considered relevant.

- 8.6 In rare exceptional circumstances, it may not be feasible to fully fulfil the required affordable housing targets. This could occur if the affordable housing obligation is deemed financially unviable or if the development involves the conversion of a listed building, for example. In such cases, the following may be considered:
- Adjusting the housing mix and/or the timing of the affordable housing delivery.
 - Consulting with the Northern Ireland Housing Executive (NIHE) to explore the possibility of reducing the affordable housing requirement.
 - Considering offsite provision, which must be within the same housing need assessment area.
- 8.7 Offsite locations must be available and free of commitments, allowing conditions or Planning agreements to secure affordable housing. They should have a realistic chance of securing Planning approval, fall within the Department for Communities (DfC) financial guidelines for both social and intermediate housing, align with the timeline of the original proposal, and provide a mix of units that address local needs and demand.
- 8.8 Offsite provision should not lead to an excessive concentration of affordable housing in one area. The offsite provision should be legally secured through a Section 76 Planning agreement.
- 8.9 It is important to discuss any concerns in relation to meeting affordable housing policy requirements in full, with the Council at an early stage. A PAD is therefore strongly recommended in advance of a Planning application where sustainability or viability issues are expected to arise. Given their statutory responsibilities in relation to affordable housing, the involvement of NIHE is important as part of this overall process.
- 8.10 Ultimately, the weight to be given to the outcome of a viability assessment is a matter for the decision maker, considering all the circumstances in the case. Should development be proposed without meeting all policy requirements, regardless of the scheme's viability, the Council will assess whether this would render the development proposal unacceptable in Planning terms, bearing in mind that the obligation is necessary to make the development acceptable. Where policy obligations are not met, this may result in Planning permission being refused, irrespective of any viability considerations.



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9. Monitoring

- 9.1 The Council will monitor the delivery of affordable housing to ensure the effectiveness of the policy approach, and the findings incorporated in the LDP's Annual Monitoring Report. This will record the number of affordable homes approved and built per annum and the size of the units.



APPENDIX 1 Balance Tenure Evidence Pro Forma

Name of Development	
Site Address/Location of development	
Zoning Reference, if applicable (see Derry Area Plan, Strabane Area Plan or Local Policies Plan as applicable)	
Affordable Housing Requirement Numbers/proportion	
Total number of dwellings proposed	
Site Size (ha)	
Number of affordable dwellings proposed	
Confirm meets Lifetime Homes standards in accordance with Policy HOU 7	
Drawing numbers of plans showing the location and designs of the affordable housing	
Summary of housing mix (by tenure type and size)	



Summary of discussions to date with a Registered Housing Association (RHA) (Fill out this section if you had an initial discussion about affordable housing)

Name of RHA	
Date of meeting	
Contact Officer	
Outline of discussion: (include any advice provided to RHA by NIHE)	

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Summary of discussions to date with the Council (Fill out this section if you had any discussion about affordable housing)

Name of Council Officer	
Pre-Application Discussion (PAD):	
PAD reference	
Date of Meeting	
Attendees	

Outline of discussion

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