

CABINET – 24 NOVEMBER 2014

Amendment paper for Council on Local Plan Policy HDS3 (Paragraph 6.34, Page 51)

The Local Plan Preferred Options Paper (Appendix A to the report) includes policy HDS3 on Affordable Housing. An amendment to this policy is now recommended in light of the Whole Plan Viability Study, the final version of which was not received until the day the Cabinet papers were published.

In light of the final conclusions of the viability work it is recommended that the proportions of affordable housing sites of between 10 and 24 dwellings are reduced, and the word 'minimum' removed. The effect of these changes within the policy would be as follows:

<i>Size of site (gross dwellings)</i>	<i>Percentage of dwellings which must be affordable</i>
10 – 14 dwellings	20%
15 – 24 dwellings	30%
25 or more dwellings	40%

The slight reduction in affordable yields on sites of 10 – 14 and 15 – 24 dwellings is not predicted to have a significant effect on affordable yield district-wide. Strict application of the policy as originally drafted would have yielded 5,192 affordable homes over the plan period based on the mix of sites contained in the draft plan. The policy as proposed to be amended would reduce this to 5,125. Both these figures represent 36% affordable housing overall to the nearest percent, and therefore the plan's overall target of 35% affordable housing remains unchanged.