COUNCIL ACTION POINTS

Hearing Session 4: Affordable Housing

Friday 4th April 2014

- Review and propose differentiated affordable housing contribution target thresholds for different areas, consistent with the available viability evidence. Introduce monitoring mechanism to enable threshold uplift where future sales price evidence indicates increased viability.
- Remove site size limits, below which affordable housing contributions are not sought, and introduce commuted sum provisions as appropriate.
- Provide further viability evidence, demonstrating that the costs factored in to the notional site approach are representative of the development costs of the sites expected to come forward, given the heavy reliance of the strategy on brownfield sites which will have remediation requirements.
- Test the impact on affordable housing viability of estimated costs of the announced changes to building regulations part L and fire sprinkler requirements.
- Provide further evidence to justify the assumed £5,000 s.106 cost per unit.
- Amend policy H4 and supporting text in the light of the above. Also express thresholds sought more clearly as requirements except where site viability evidence demonstrates otherwise.
- Provide greater clarity and consistency in Policy H4 and elsewhere in the Plan (including the Proposals Map) in relation to references to city, urban, settlement, village and inset boundaries, to avoid uncertainty and confusion of terms.