

Inspector's Note to the Council (post hearings)

Affordable Housing (Policy 8)

My Question 8 to the Council related to the High Court judgement which confirms that the Written Ministerial Statement, which in effect changed the threshold for affordable housing provision from 3 to 11 dwellings, must not be treated as a material consideration.

In the Council's response (dated September 2015) it is confirmed that it wishes to progress the Local Plan on the basis of the iteration of policy 8 as set out in the latest version of the document (Ref: MHD054). This establishes a requirement for affordable housing provision on development that delivers eleven or more net additional dwellings. The Submission Plan refers to three or more dwellings. I am aware that the change to 'eleven' occurred before the hearing sessions commenced¹ and that interested parties have therefore had the opportunity to comment at all recent stages. The Council has also confirmed that affordable housing thresholds can be considered in the proposed early review of the local plan.

The aforementioned change to the threshold, however, is not included within the Schedule of Main Modifications but is referred to in the 'Schedule of Additional Changes' (Ref: MHD053) which has also been subject to public consultation.

In order that I can be satisfied that no-one has been disadvantaged by the Council's approach I propose to allow 10 days for participants to submit further brief comments **only** on the proposed changes to the threshold referred to in policy 8. Comments should be sent to the Programme Officer by midday on Friday 2nd October.

It is requested that, when the Council considers the responses to the Main Modifications and the Schedule of Additional Changes², particular consideration is given to any comments relating to the affordable housing threshold.

David Hogger

Inspector

21st September 2015

¹ The change was made in response to my Question 2 to the Council dated 13th January 2015 relating to the Ministerial Written Statement on Support for Small Scale Developers, Custom and Self-builders

² See final paragraph of the Inspector's Preliminary Findings (9th June 2015)