

Policy CS22 – Affordable Housing Requirements

Summary of Comments Received	Recommended Response
Support the statement that new-build houses, provided via section 106 legal agreements should be in accordance with current HCA design and quality standards and Housing Quality Indicators.	No change is recommended.
The reference to a 40% target is not substantiated by the evidence base. It is excessive, disproportionate, unviable, unrealistic and undeliverable.	No change is recommended, at this stage, because the 40% target arises from the Council's existing Strategic Housing Market Assessment, prepared in accordance with national guidance. The need for affordable housing will be updated as part of the forthcoming Strategic Housing Market Assessment which will determine the Council's position in relation to future housing needs.
Policy CS22 fails to make provision for rural exception schemes, which would be appropriate development in the Green Belt under Policy CS3, to ensure that identified needs could be met in the rural area in appropriate circumstances.	No change is recommended, as the proposed requirement for affordable housing will apply throughout the Borough, wherever an acceptable development in proposed.
The provision of "affordable housing" has been undermined by Central Government dropping the need for "affordable housing" in new builds.	No change is recommended, as national policy still expects local plans to meet the objectively assessed need for affordable housing.
The reference to a maximum target of 40% should be deleted from Policy CS22.	No change is recommended, at this stage, because the 40% target arises from the Council's existing Strategic Housing Market Assessment, prepared in accordance with national guidance. The need for affordable housing will be updated as part of the forthcoming Strategic Housing Market Assessment which will determine the Council's position in relation to future housing needs.