

<b>Review: Affordable Housing</b>
<b>Committee/Task Group: Policy Development Scrutiny Committee</b>
<b>Chair: Councillor Kelly McLeod</b>
<b>Final report published: 15 March 2011</b>
<b>Cabinet/Executive response: Cabinet – 22 March 2011</b>

<b>Recommendation</b>	<b>Cabinet/Executive response/decision</b>	<b>Scrutiny follow-up</b>	<b>Latest update</b>	<b>Officer's ongoing work</b>	<b>Complete?</b>
<p><u>Recommendation 2 –</u></p> <p>That Planning officers investigate if there is any way the council can ensure that piecemeal developments where a developer deliberately sub-divides a development into segments below the threshold level can be made subject to the same Section 106 obligations as if it was a single development subject to such obligations.</p>	<p>Planning colleagues are aware of this issue and it is covered within the existing policy. The issue will be considered as part of the policy emerging from the Core Strategy.</p> <p><i>(Cabinet – 22 March 2011)</i></p>	<p>Further review in December 2012 to see if the policy has yet been changed and if there have been further instances of this happening.</p> <p><i>(Overview and Scrutiny Committee – 26 July 2011)</i></p>	<p>The core strategy HS3 – Affordable Housing policy, has proposed to lower the threshold for affordable housing from 15 to 10 units. The Inspectors report on the Core Strategy is due in November and will determine whether our policy approach is sound or not.</p> <p>However, the Community Infrastructure Levy (CIL) will be brought in by April 2014. This essentially is a tax that will be applied to certain categories of development that are viable for CIL, and</p>	<p>Continue to monitor instances of piecemeal development within the Borough.</p> <p>Review the impact of the Core Strategy policy HS3 (if found sound and adopted) at a later date.</p> <p>Maintain overview of the introduction of CIL, and future S106 payments.</p>	

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			<p>will include housing.</p> <p>All residential development over 100m2 will be liable to pay this levy once the CIL regime is adopted by the Council. This reduces the scope for developers to benefit from this type of piecemeal development.</p> <p>S106 payments will still be applicable in some instances where there are site specific infrastructure requirements.</p> <p><i>(Officer update – October 2012)</i></p>	<p><i>(Officer update – October 2012)</i></p>	