

## **AHR1 – Affordable Housing Threshold**

### **Planning Policy's Response –**

The **Local Plan Core Strategy was adopted on 30 January 2013**. This means that the Core Strategy now forms part of the development plan and will be used in determining planning applications.

From June 2010, the policy on affordable housing used a threshold of 15 or more units at a rate of 35%. Today however, post the Core Strategy adoption, the Council is seeking 35% affordable housing on major schemes of 10 or more units. Proportions of the affordable housing are now seeking 20% social rent; 65% affordable rent; and 15% shared ownership/intermediate housing.

The new Policy HS3 has only been applied since the Inspector's report on the Core Strategy at the end of September 2012. Up until this point it was not considered to be a material consideration. Therefore Policy HS3 has only been used for 5 months and in that period the level of major applications (over 10 units) has been minimal.

The Annual Monitoring Report 2012 shows that there has been a total of 95 affordable homes delivered during 2011/12, across 4 sites. This was based on the previous threshold of 15 units. The AMR predicts that next year that figure will be 127 units.