

Affordable Housing

Policy CS15 provides details on delivering affordable housing, and states at CS15(1) that *'within all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of affordable housing will be sought as follows: 10% on sites within the current urban area; and 25% on sites identified as Sustainable Urban Extensions within Policies SUE1 to SUE2c. The application of these requirements will be subject to the following...'* This is the guiding principle against which this application has been prepared.

Attention is drawn to Policy CS15(1)(b), which deals with the provision of the affordable housing, and requires that affordable housing *'should be provided on site and must be fully integrated with and not distinguishable from market housing provided.'*

As is demonstrated on the attached documents, the applicant has made a concerted effort to engage with local, registered social landlords (RSLs), to test their appetite for taking houses on the application site. As part of this, plans and images have been provided to give an understanding of what is to be delivered. It can be seen from the tracker that 11 RSLs were contacted, in writing, with none responding, or registering any interest. In view of this, it is reasonable to assume that the site is not *'suitable'* for onsite delivery.

In view of this, it would appear that delivery of affordable housing on site is not *'feasible'*. Therefore, in accordance with Policy CS15(1)(c), where the site would appear to not be suitable, nor delivery of the housing *'feasible'*, we would ask that the Council *'accept off site provision or a financial contribution in lieu of provision'*.

We are of the opinion that through the presentation of the evidence and the provisions of CS(1)(c), the financial contribution approach is entirely appropriate. The applicant is happy to work with officers to reach agreement on a suitable contribution, in lieu of on-site delivery.