

Representation reference : 275  
Hearing Matter Number: Issue 2.6 – Affordable Housing

1. Since preparation of the Draft Plan, the Ministerial statement of 1<sup>st</sup> December has increased the threshold for sites required to provide affordable housing by exempting sites of 10 or less with a total build area of below 1000 sq m, or in the case of West Norfolk Rural areas, more than 5 units. There is no site area limit related to this threshold.
2. The Council by their actions have accepted this as a change in national planning policy and have implemented this change in development control decisions. It requires an alteration of the plan to record these changes, and in particular remove the site area criteria from the threshold, as set out in my original representation no 275.
3. The plan is unsound without this change in that it does not reflect either national policy, or the criteria the Council are adopting in practice.
4. The proposed changes to make the plan sound are as follows:-  
Within the table in paragraph C8.1 second column (Site Threshold) remove the site area criteria from all 4 cells and amend the threshold figures respectively from the top to read 11,11,11,6 and add to all cells the wording “subject to the gross area of the units not exceeding 1000 sq m”
- 5 I would add that in respect of the third column “percentage of affordable housing required” this is, and the policy makes clear, the current percentage. Policy CS09 includes the wording “The Borough Council will vary this percentage and / or threshold(s) in line with a model of dynamic viability. The levels will be reviewed annually.....”

To date there has been no review undertaken. I would suggest that the wording of the accompanying text to DM8 must acknowledge that this percentage is subject to review.