

**Matter 7: Affordable Housing (AH) (Core Policy 3)**

- a. **Question 7.1:** Need for affordable housing is surely something of which Judicial Notice can be taken.
- b. **Question 7.2:** The small scale development that would flow from removal of housing restraint boundaries, etc as referred to above, and a more relaxed attitude to infilling (see Question 2.5) would provide significant scope, especially for AH. Economic viability would itself provide a controlling influence on the type of development that would emerge through this modest measure, which it is impossible to see as posing any sort of threat to the other objectives of planning for housing provision.
- c. **Question 7.3:** The site-by-site basis would demand heavy planning staff involvement and arguably is open to undesirable abuse. Preferable might be a set of policy guidelines, eg:-
  - a. Viable affordable housing (AH) single unit proposals would have a presumption for approval.
  - b. Proposals for two or more units would have a like presumption subject to at least 50% of the units being of AH and conditional on completion of AH units content in advance of the “non-affordable” element.
  - c. Of small scale developments of 5 or more units, at least 2 should be of AH.
  - d. Where the total is 6 or more units, one third to be AH.
- d. **Question 7.5:** Any required level of financial contribution should be proportionate to the non-AH element in the particular development; eg, a single unit of AH would be zero-rated, whilst if half the units in a multiple development were AH, the contribution for the whole would be half what otherwise would have been required.