

DRAFT ADUR INTERIM AFFORDABLE HOUSING POSITION STATEMENT 2019

Policy 21 of the Adur Local Plan 2017 states that affordable housing contributions will be sought from developments of 11 dwellings or more.

Since adoption of the Local Plan, the Government has published a revised version of the National Planning Policy Framework. Paragraph 63 of the National Planning Policy Framework (NPPF) 2019 states:

'Provision of affordable housing should not be sought for residential developments that are not major developments.'

Major developments are defined in the Glossary to the NPPF as *'development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'*.

National policy therefore allows affordable housing to be sought from developments of 10 or more dwellings. As this is a material consideration for development management purposes it is considered appropriate to review the Council's position.

As such, from XXDATEXX Adur District Council will use the NPPF threshold of 10 dwellings for seeking affordable housing contributions. The justification for this approach is to ensure the approach taken is consistent with the National Planning Policy Framework, in addition to local factors as follows:

- the importance of small sites in contributing to Adur's housing supply;
- the high levels of need for affordable homes in Adur
- previous viability work which supports this approach, together with case-by-case assessments of viability.

This is an interim position statement that establishes the Council's approach in advance of a review of Policy 22 of the Adur Local Plan. This interim approach would help to deliver some additional affordable homes in Adur and ensure a consistent approach with national planning policy. It is not considered that this will have an adverse impact on the viability of development in Adur. However, it should be noted that where viability constraints can be robustly demonstrated the Council will continue to apply a degree of flexibility against this requirement to ensure that appropriate and sustainable development continues to come forward in Adur.

Date.

