



Newark and Sherwood Amended Core Strategy DPD

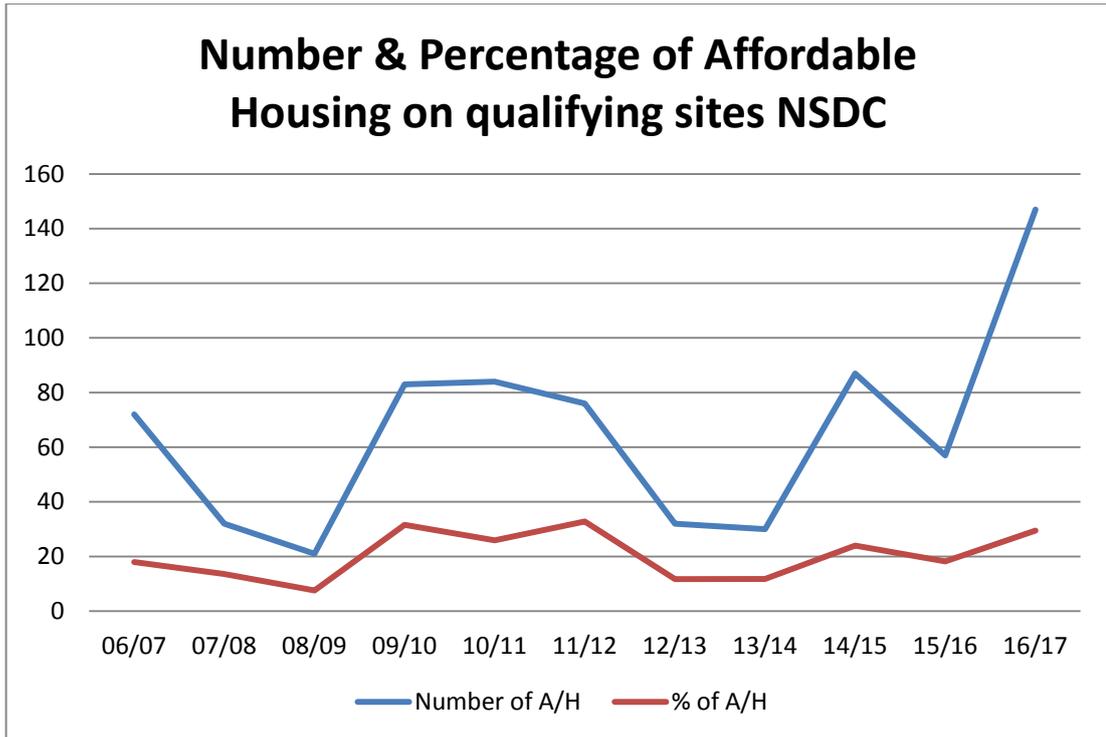
MATTER 12 – Core Policy 1

**Statement on behalf of Newark and
Sherwood District Council**

January 2018

Question 12: Will Core Policy 1 function properly and deliver affordable housing?

- 12.01 Core Policy 1 has been developed during a period of rapidly changing housing policy. To that end the policy aims to be as flexible as possible whilst setting a clear framework for securing affordable housing, and the support from representors [011] and [034] on this policy is noted. The Council has operated a 30% affordable housing target for a number of years; as successive evidence bases have supported this approach including the current documents (Housing Needs & Market Assessment HOU/01 and Strategic Housing Market Assessment HOU/06).
- 12.02 Securing Affordable Housing is a strategic objective of the District Council (as set out in Appendix B in the Amended Core Strategy CS/01-02) and doing so as part of new development is a key part of this; however the Council clearly understands that policy objectives may not always be achievable in an economically viable way and the policy reflects the NPPF with regards to the viability of development schemes. Representors [026] and [041] believe the District Council should go further and seek a lower level of contributions (or combination of contributions) to avoid the need to negotiate on viability. The Council notes however that no significant evidence has been submitted to support this alternative approach.
- 12.03 The District Council does not agree that a lower percentage target should be set to avoid some developers having to demonstrate scheme viability, because this would not be an evidence based approach. The NPPF set out the need to test plan viability and this has been undertaken as discussed in Matter 10. The Council takes a supportive and flexible approach and believes particularly where large infrastructure costs are associated this may affect the ability to deliver affordable housing. In such cases involving large sites, the Council seeks to agree a review approach to ensure that if the scheme becomes more viable over time then greater affordable housing contributions can be sought.
- 12.04 The delivery rates of affordable housing have varied over the 11 years since the Core Strategy policy has been in place. The graph overleaf shows that the 30% target has been exceeded on two occasions but the average delivery rate is 20.45%. This in itself demonstrates that the Council takes a flexible approach where viability issues are identified and is focussed on ensuring that housing is delivered.



Over the past 11 years a number of 100% affordable schemes have come forward from developers and housing associations (including exceptions sites) and this is predicted to continue, supplemented by the Council House Building programme which the District Council has recently commenced and is highlighted in CS/01-02 in the commentary relating to Spatial Policy 5.

12.05 The Council believes that Core Policy 1 will function effectively and deliver affordable housing in line with the NPPF. Representor [026] asked the District Council to confirm that Table at 5.10 relates to affordable housing only. The Council can confirm this and a clarification/minor amendment (CMA/0007) and is set out below to address this matter:

Insert at 5.10 after Table 3 “Affordable Housing Bedroom Requirements”