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HEARING STATEMENT  
MATTER 9 – MEETING HOUSING NEEDS

16 APRIL 2019

THANET DISTRICT LOCAL PLAN EXAMINATION

Prepared on Behalf of  
Ptarmigan Land  
[Representor Id – 493]

March 2019

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## **1.0 INTRODUCTION**

- 1.1 This Hearing Statement has been prepared on behalf of Ptarmigan Land in respect of Matter 9 relating to Meeting Housing Needs. This statement responds to Issue 2 – Provision of Affordable Housing (Policy SP20) only.

## 2.0 RESPONSE TO MATTER 9

### Matter 9 Issue 2 – Provision of Affordable Housing – Policy SP20

*On2.1 What is the justification for requiring at least 30% of dwellings to be affordable on all qualifying sites? Is the requirement consistent with, and justified by, the evidence contained in the Thanet District Local Plan and CIL Viability Assessment?*

- 2.1 The current requirement for sites to deliver a minimum of 30% of dwellings as affordable housing, does not provide the necessary clarity required for housing sites.
- 2.2 The Thanet District Local Plan and CIL Viability Assessment (CD1.3) considered the likely viability impacts from a range of affordable housing requirements (20 – 30%) in combination with other potential development costs (para 2.5.9).
- 2.3 Para 29 of the assessment recommends a 'headline target' seeking not more than 30% to secure an optimal level of affordable home provision in a majority of cases. The approach recognises that viability will need to be reviewed in some cases and, in limited cases, contributions towards meeting affordable housing may instead take the form of wider financial enabling.
- 2.4 The assessment is accompanied by a number of detailed appendices including appraisal summaries for residential sites (CD1.5) and strategic sites (CD1.6). The appraisals test 20% and 30% affordable housing provision on sites, with no assessment of provision in excess of 30%.
- 2.5 The Local Plan viability work is therefore underpinned on an affordable housing target of up to 30%. However, Policy SP20 is currently drafted in a way that a greater than 30% target could be sought. We consider greater clarity is drafted into the wording to make the affordable requirements clear and obvious .
- 2.6 Our proposed modification is as below.

**Residential development schemes for more than 10 dwelling units, including mixed use developments incorporating residential, shall ~~be required to provide at least~~ include 30% of the dwellings to be delivered as affordable housing in the following proportions:**

- **17% Starter Homes;**
- **18% Affordable Rent;**
- **65% Social Rent.**

**The above requirements will only be reduced if it would make the proposed development unviable to meet them.**