



Position Statement in respect of Requirement for Affordable Housing under Core Strategy Policy CS.18

September 2019

In July 2016 the Council adopted its Core Strategy as its key Development Plan document for the District to 2031 (www.stratford.gov.uk/corestrategy). Policy CS.18 sets out the Council's approach to affordable housing which, in specified parishes seeks contributions from schemes of 11 or more homes / 6 or more homes with a combined floorspace of more than 1,000sqm, and in all other parishes, development providing 6 or more dwellings. This approach was consistent with Government policy at the time.

In July 2018 the Government published a revised version of its National Planning Policy Framework (NPPF) (subsequently amended in February 2019) setting out a new national threshold for the provision of affordable housing. NPPF Paragraph 63 states that the '*provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)*'. NPPF Annex 2: Glossary defines major developments as '*for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more*'. The majority of Stratford-on-Avon District is a designated rural area for the purposes of affordable housing

To assist with clarity and for the avoidance of doubt, the table from Policy CS.18's accompanying Development Management Consideration (1) is copied below and amended accordingly. In essence, for the specified non-rural parishes, it introduces an additional site size threshold of 0.5 hectares. In the non-designated parishes, affordable housing will not be sought on sites for less than 11 homes with a site area of less than 0.5ha. In these locations, on sites less than 11 homes but with a site area of more than 0.5 hectares, provision will be sought (in accordance with the NPPF) but in accordance with Policy CS.18 will depend on the amount of floorspace provided. Where the floorspace exceeds 1,000sqm affordable housing contributions will be required on sites of 6-10 homes. In all locations, for sites of 11 homes or more, affordable housing will continue to be sought on site.

No. of homes	Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne		All other parishes (i.e. <u>designated rural areas</u>)
	<u>On sites of more than 0.5ha providing 10 homes or fewer and maximum combined gross floorspace of more than 1,000sqm</u>	<u>On sites of more than 0.5ha providing 10 homes or fewer and maximum combined gross floorspace of less than 1,000sqm</u>	
1	No provision	No provision	No provision
2	No provision	No provision	No provision
3	No provision	No provision	No provision
4	No provision	No provision	No provision
5	No provision	No provision	No provision
6	Off-site provision	No provision	Off-site provision
7	Off-site provision	No provision	Off-site provision
8	Off-site provision	No provision	Off-site provision
9	Off-site provision	No provision	Off-site provision
10	Off-site provision	No provision	Off-site provision