

3314274 - Liss Forest Nursery

Statement of Common Ground on Affordable Housing Matters

The Parties agree that:

1. There is a need for affordable housing of all types across the authority's jurisdiction and an acknowledged need for affordable rent.
2. There is a local need for affordable rented and shared ownership affordable homes.
3. Policy SD28 prioritises a minimum 75/25 tenure split which prioritises rented affordable units within developments of 11 or more dwellings, unless, exceptionally, it has been demonstrated robustly that a proposal is financially unviable.
4. Policy SD28 prioritises achieving the number of on-site affordable homes over achieving a specific tenure, where, exceptionally, proposals are robustly shown to be financially unviable.
5. If the inspector accepts that, exceptionally, the development has been shown to be financially unviable, then policy SD28 (and its supporting text at paragraph 7.65) provide for a cascade whereby the proportion of rented affordable tenure homes should be reduced in favour of intermediate housing that best reflect local needs. In such circumstances, it is accepted that this would support the proposed shared ownership affordable housing.

The Parties disagree on:

The weight to be placed on the shortfall between 50% affordable housing with a 75/25 tenure split and the appeal scheme's affordable housing offer