

**HOUNSLOW JOINT LOCAL PLAN AND
COMMUNITY INFRASTRUCTURE LEVY EXAMINATION
ACTION POINTS**

**Session 13 – Community Infrastructure Levy (Also some Policy SC2
affordable housing viability matters)
18 March 2015**

No:	Issue:	Timescale:
1	<p>Agenda Item No.Qn1c The Council would provide the Inspector with a copy of the responses to the recent consultation on the CIL and Planning Obligations SPD.</p>	14/4/15
2	<p>Agenda Item: Other Matters Policy SC2 (b) The Council would provide estimates of how many affordable dwellings had been provided or assisted in their provision by the £6m that the Council had collected from its practice of using S106 agreements to require the review of scheme viability at the partial or full completion stage in circumstances where reduced on-site affordable housing provision had originally been agreed for reasons of viability.</p>	14/4/15
3	<p>Agenda Item: Other Matters Policy SC2(b) The Council would propose revised wording to the reasoned justification to cross refer to NPPF paragraphs 50 and 205 which provide that planning policies for affordable housing and planning obligations may allow for changing market conditions.</p>	14/4/15
4	<p>Agenda Item: Other Matters Policy SC2(e) (As amended in draft modifications schedule) The Council would propose revised wording to the first sentence to replace the reference to clarify that the 40% target is a borough wide strategic target towards which individual sites will contribute. The Council would propose to delete the second sentence reference to schemes that do not provide 40% or more AH. Whilst viability assessments may be requested this is apparently only for information to inform other site negotiations. Although it was suggested at the hearing that this may be moved to the reasoned justification, there would not be a soundness reason to include such a reference and there was no equivalent provision in the submission plan.</p>	14/4/15
5	<p>Agenda Item: Other Matters Policy SC2(a) The Council would propose revised wording to emphasise that the 40% target is borough wide and that actual provision would be negotiated on a site by site basis with due regard to viability.</p>	14/4/15
6	<p>Agenda Item: Other Matters Policy SC2(c)</p>	14/4/15

	<p>The Council would make assessments of the implications of the vacant buildings credit for the delivery of affordable housing on typical local plan allocation sites as justification for its proposal to seek higher rates of provision of affordable housing as a proportion of the residual floorspace.</p> <p>The wording of the policy and the reasoned justification needs to clarify what is expected of developers in these circumstances (and also in relation to the vacant CIL credit) and how this would differ from the usual approach in SC2(e).</p>	
7	<p>Additional Matter not raised at the hearing The Assessment of the Need for Affordable Housing Although the Council has provided evidence of how affordable housing is to be supplied, the Inspector is unclear as to how the <u>need</u> for affordable housing has been assessed and thus what the gap between need and supply may be. The SC07 Hounslow Housing Market Assessment 2009 appears to assess need at 4,000 dwellings per annum. Is there any more up to date figure and any single figure for need for the period of the Local Plan? Also is there a single figure of proposed supply (e.g. 40% of the overall housing supply target)?</p>	14/4/15