

Inspectors' Matters Arising Changes

All changes in the below table relate to on-site targets for Affordable Housing. New text is shown in bold and underlined. Deleted text is struck through.

MAC no.	Deposit Plan policy / para no.	Proposed change	Explanation										
IMAC 1	Policy H 3	Amend the table in policy H 3 as follows: <table border="1" data-bbox="658 483 1480 815"> <thead> <tr> <th>SHPZ</th> <th>% contribution</th> </tr> </thead> <tbody> <tr> <td>Swansea West</td> <td>35%</td> </tr> <tr> <td>Greater North West Central</td> <td>20%</td> </tr> <tr> <td><u>Greater North West East North</u></td> <td>15%</td> </tr> <tr> <td><u>East North</u></td> <td><u>10%</u></td> </tr> </tbody> </table>	SHPZ	% contribution	Swansea West	35%	Greater North West Central	20%	<u>Greater North West East North</u>	15%	<u>East North</u>	<u>10%</u>	Reflecting various pieces of evidence submitted during the examination, on-site targets for Affordable Housing are proposed to be reduced for three Strategic Housing Policy Zones (Greater North West, East and North). In each case the target would be reduced by 5%.
SHPZ	% contribution												
Swansea West	35%												
Greater North West Central	20%												
<u>Greater North West East North</u>	15%												
<u>East North</u>	<u>10%</u>												
IMAC 2	Policy SD A Policy SD B Policy SD C Policy SD D Policy SD G Policy SD H	Insert new bullet point under 'Development Requirements' as follows: <u>"Provision of affordable housing at the on-site target rate of 20%, subject to consideration of financial viability."</u>	Where the evidence supports it, these proposed changes insert specific on-site targets for Strategic Development Areas.										
IMAC 3	Policy SD E Policy SD K	Insert new bullet point under 'Development Requirements' as follows: <u>"Provision of affordable housing at the on-site target rate of 15%, subject to consideration of financial viability."</u>											
IMAC 4	Policy SD 2	Amend criterion (f) as follows: "Provide Affordable Housing in accordance with the requirements of <u>the relevant site-specific policy or</u> Policy H3, taking into account any specific financial viability issues arising on the site relating to the provision of strategic infrastructure."	To ensure consistency between policy SD 2 and policies proposed to be amended by IMACs 1 to 3.										

IMAC 5	Policy H 2	<p>Amend policy as follows:</p> <p>“Provision will be made to deliver a minimum 3,420 3,310 affordable housing units over the Plan period through the following measures:</p> <p>i. Setting targets for on-site provision of affordable housing (Policy H3), to be delivered as part of residential proposals where appropriate and viable.”</p> <p><i>Make consequential changes to the supporting text to policy H 2, and other references to it in the plan, to reflect the lower target.</i></p>	<p>The amended on-site targets would reduce the County-wide Affordable Housing target. Changes are therefore necessary to policy H2 to reflect changes proposed via IMACs 1 to 3.</p> <p>Note that further changes would also be necessary to changes proposed by the Council, reflecting the reduction in the contribution of H 1 allocations and windfall sites to the Affordable Housing target.</p>
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