

## 2. Delivery of affordable housing through other mechanisms outside scope of the local plan (in particular outside the scope of policy CS9) and future initiatives

- 2.1 The Council prepared a technical paper to support the overall housing requirement and distribution for the district in August 2015 (CD: B47). Paragraphs 2.24 to 2.25 of this paper sets out examples of other mechanisms beyond the scope of planning policy to assist in the provision of affordable housing. In particular reference is made to a joint Housing Strategy for Forest Heath District Council and St Edmundsbury Borough Council. The strategy includes provision of affordable housing directly by registered provider partners through funding secured through the Homes and Community Agency’s (HCA) Affordable Homes Programme. Registered provider partners are able to make firm bids to HCA for funding affordable housing from the Affordable Homes Programme 2015-18. The majority of the new programme is being made available for homes under the Affordable Rent regime.
- 2.2 At the SIR examination the inspectors asked whether any schemes of this nature have or are planned to come forward in Forest Heath. Table 1 notes those sites which have been completed and those under construction.

**Table 1: Sites with HCA funding - under construction or completed**

Application reference	Site	Number of affordable units	Status/Note
DC/14/2219/FUL	Fengate Drove, Brandon	39*	Cross boundary scheme under construction, 39 units to be delivered in Forest Heath
14/01264/FUM	St John’s Avenue, Newmarket	15 **	Site within East Cambs DC under construction
DC/15/0452/FUL	White Hart pub, 21 High Street, Mildenhall	12	Completed in monitoring year 2016/17
DC/15/0223/FUL	Bridge Farm Dairy, Worlington Road, Barton Mills	4	Completed in monitoring year 2016/17
		70	

\*The number of units apportioned to FHDC in this cross boundary application has increased from 38 (shown in the housing trajectory 31 March 2017) to 39.

SIR – post-hearing issues for clarification

\*\*Site within East Cambridgeshire DC which following large scale voluntary transfer (LSVT) gave nomination rights to FHDC for 17 affordable units.

- 2.3 We are also aware of another site in the pipeline which has obtained approval for HCA funding within the district, and is the subject of a planning application which is pending determination. The application proposal is as follows:

DC/17/1107/FUL | Planning Application - 39 no. dwellings with an area of open space, associated landscaping, access and engineering works (demolition of existing dwelling and associated outbuildings)  
Land At Elm Farm, Wilde Street, Beck Row

- 2.4 The HCA funding programme has been replaced with Shared Ownership and Affordable Homes Programme 2016 to 2021. This will enable additional affordable provision to come forward in the future.