



Shelly Rouse [redacted]

Fwd: Canterbury Local Plan Affordable Housing and The Land Question

2 messages

Karen Britton [redacted]
To: Shelly Rouse [redacted]

20 July 2020 at 14:52

I have replied to him so can you add these to our research files/pile of docs we will need to have a look at in due course

Thanks

Karen Britton

Planning Manager (Planning Policy and Heritage)

Canterbury City Council

[redacted]
www.canterbury.gov.uk



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From: **John Walker** [redacted]
Date: Mon, 20 Jul 2020 at 14:21
Subject: Canterbury Local Plan Affordable Housing and The Land Question
To: [redacted]

Morning Richard

Thank you for Chairing the Group D discussion this morning. Very interesting. It would be good to think that some of the ideas discussed today might influence the contents of the LP when the Draft Options emerge early next year.

You raised the matter of Affordable Housing which Simon Thomas highlighted in the list of Issues, and the difficulty LA's have in ensuring delivery.

I attach a paper I wrote for the recent Canterbury Society Vision which addresses the underlying issue and which I hope will provide some food for thought. I'm sure you and your colleagues at CCC will recognise the problem- but what to do about it!

I have copied this to Simon Thomas and Karen Britton for information.

This is an issue that is not readily understood by the general public or by policy makers at national level and until it is it's going to be very difficult to get the mechanisms in place to deliver the levels of Affordable Housing that we need.

On a related matter- that of the national definition of Affordable (80% of market Value) -this excludes most of the people with the greatest need, because house prices are too high to start with. The definition needs to relate to a percentage of average local incomes. I attach a very good paper CPRE has produced on this which is worth reading. You may like to consider whether this idea is something that could be taken forward in the Local Plan.

Best wishes

John

5 attachments



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image001.png
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image003.png
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Affordability and The Land Question July 2020.docx
11K



Redefining_Affordability_-_A_CPRE_Briefing.pdf
689K

Shelly Rouse [REDACTED]

20 July 2020 at 15:12

To: Karen Britton [REDACTED]

Thanks for responding. yes will do
Shelly Rouse MRTPI
Principal Planner
[REDACTED]

www.canterbury.gov.uk/planning/local-plan

Please note my working days are Tuesday-Friday and while schools remain closed I may not be able to respond straight away.



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