

Audit, Compliance and Governance

31 January 2024

Member Questions (2 total)

1. Question from Councillor David Willingham to the Chair, Councillor Adrian Bamford

Could the Chair please advise in the calendar year 2023, how many planning applications were processed by the borough council where due to viability issues, less affordable housing than required by JCS policy SD12, was provided?

Response:

Policy SD12 of the Joint Core Strategy requires developers to provide 40% affordable housing on sites where 11 homes or more are proposed. In Cheltenham the number of applications received each year seeking consent for 11 or more homes is very low and therefore the number of affordable housing applicable schemes is also very low.

In the calendar year 2023, the council determined one affordable housing applicable planning application; that application (at Elms Park, Tewkesbury Road) provides for a policy compliant level of affordable housing. No applications were granted in 2023 with a sub-policy affordable housing offer.

These numbers relate to the number of applications processed (i.e. determined) in 2023 (as requested) not the number of planning applications currently in the system. There are a number of live applications currently being scrutinised by the Planning team where viability issues in respect of affordable housing provision is being argued; these negotiations are yet to be concluded in many case

2. Question from Councillor David Willingham to the Chair, Councillor Adrian Bamford

Could the Chair please advise for the same period how many of those planning applications detailed above had the viability assessment published on Public Access for consultation before the application was determined, as required by JCS policy SD12?

Response:

As no applications were determined in 2023 with a sub-policy affordable housing offer, no viability appraisals have been submitted or therefore published on the council's website during that period.