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Communities and
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Neil Parish MP
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Dear Mr Parish,

Thank you for your letter of 23 September on behalf of Cllr Rosamond of Mid Devon District Council regarding the section 106 small sites threshold policy and the impact on rural sites in relation to affordable housing delivery.

I would like to thank you for bringing Councillor Rosamond's thoughts to my attention. It is very useful to hear the views and experiences of those who are actively engaged with the planning system, which can help shape future policy direction.

Housing delivery is a key priority for this Government and it is essential that we do all we can to drive up house building, with smaller builders making an important contribution to this. The key aim of the policy was to incentivise brownfield sites and small scale developments, including self-build, which face disproportionate section 106 demands placed on top of the higher construction costs and greater cash flow restrictions. We are disappointed at the outcome of the judgment and are appealing the decision. It will be for authorities and organisations to take their own advice on what the judgment means and how they should proceed as a result of this.

I agree that everyone needs the security and stability of a decent, affordable home. Since April 2010, over 260,000 affordable homes have been delivered. Over the next five years the Government expects to deliver a further 275,000 new affordable homes through the Affordable Homes Programme. The previous programme exceeded expectation delivering 186,000 affordable homes between 2011 and 2015, 16,000 above our target.

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BRANDON LEWIS MP

SIGNED ON BEHALF
OF MINISTER IN
HIS/HER
ABSENCE