

schemes of 15 dwellings or more. Within the Central Activities Zone (excluding Elephant and Castle) the 40% applies. This Zone is an area of generally higher land values where higher densities than elsewhere are usually permitted. This implies that developments should be able to support this higher percentage of affordable housing, thereby making a reasonably higher contribution to the Borough's needs. To me, this makes good sense and I do not agree with **Prestbury** that it is onerous. I endorse these minimum requirements. They should be the starting point in the negotiations between the Council and prospective developers.

- 2.4.90 **Conrad Phoenix (Canada Water) Ltd** objects to the application of 35% to Canada Water. Some affordable housing schemes, the Company says, will be 100% affordable and this far exceeds the overall 50% that the Council is endeavouring to secure. I am asked to accept that a quota of 25% for sites at Canada Water would be more appropriate. Although all the dwellings in some schemes may be affordable, the Council should in principle continue to secure as many affordable homes throughout the Borough as possible. I can see no reason why the 35% should not apply to Canada Water, enabling it to make a fair contribution towards the Borough's affordable housing needs.
- 2.4.91. Some Objectors, including **Mr Simon Hughes MP**, urge a higher percentage than the Council proposes. He suggests that 50% should be sought on all private schemes. As reported, other Objectors say that lower thresholds should be set. A higher percentage than the Council proposes does have an initial attraction. It could be thought to be more appropriate for helping to meet the chronic need for affordable housing, and of doing so sooner. In theory, that may be true, but practice and experience are better guides.
- 2.4.92 The main problem with a requirement for a higher percentage is that prospective developers would be likely to regard it as too onerous and either hold back on their schemes or abandon them completely. That would be to the disadvantage of everybody seeking a home, affordable or otherwise. I place much emphasis on the Council's experience in these matters and the references to its officers' negotiations with developers, as Miss O'Donnell explained to me.
- 2.4.93 **Shopping Centres Ltd** considers that there should be a local needs survey for various parts of the Borough to establish whether the 35% and 40% are justified in the different areas. The Housing Needs Survey, other published documents and what I have seen in various parts of Southwark of different densities, land values tenures convince me that there is already sufficient evidence to justify the different percentages and their application to different areas. As more information is obtained,