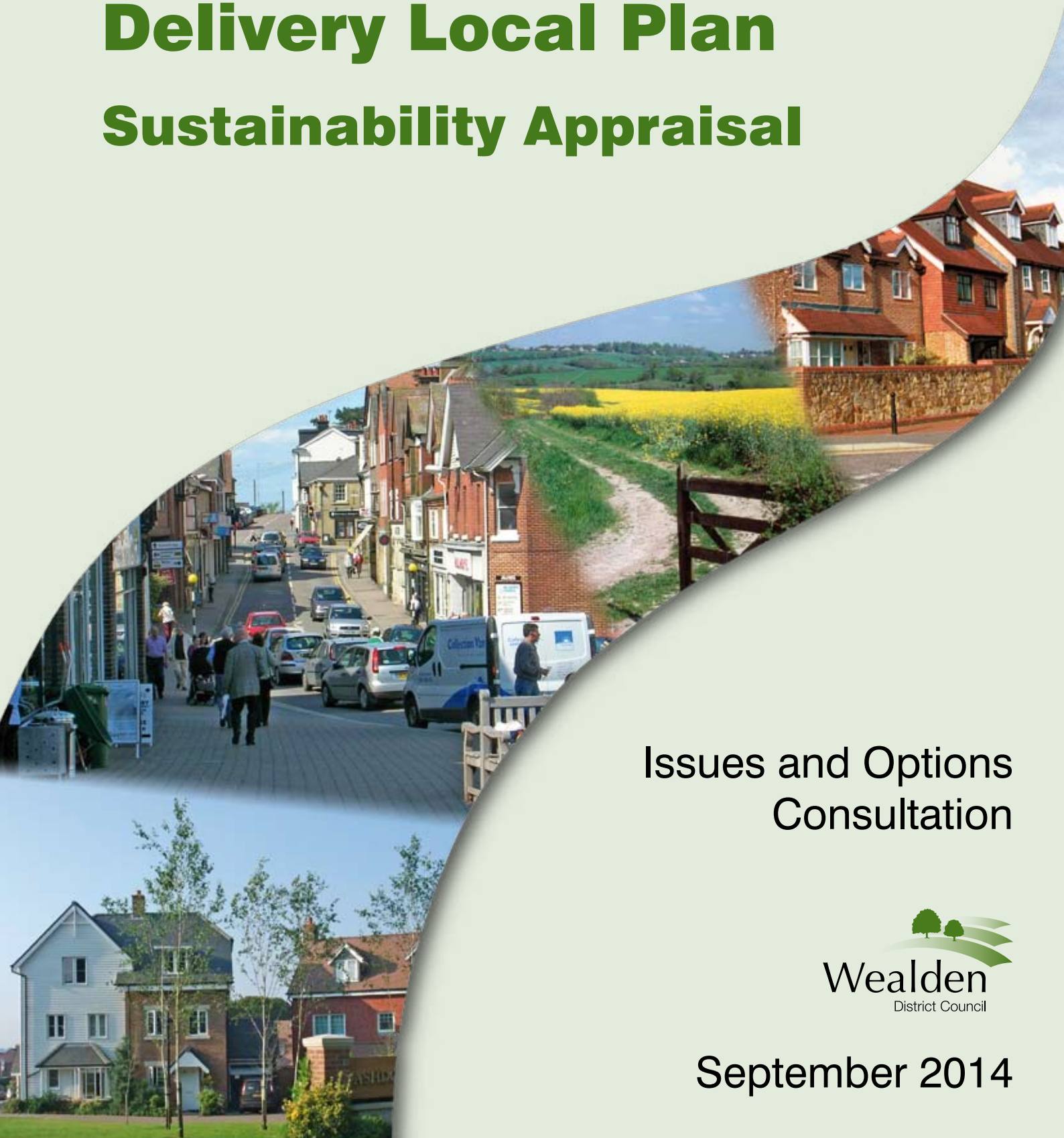
Wealden District Council Local Plan

Affordable Housing Delivery Local Plan

Sustainability Appraisal



Issues and Options Consultation

Wealden District Council

September 2014

How to Contact Us

Planning Policy
Wealden District Council
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602007
E-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

You may also visit the offices Monday to Friday, to view other Local Plan documents.

A copy of the Affordable Housing Delivery Local Plan Sustainability Appraisal and associated documents can be downloaded from the Planning Policy pages of the Wealden website, www.wealden.gov.uk/planningpolicy or scan the QR code below with your smart phone.

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

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Contents

1 Introduction

1.1 This Sustainability Appraisal accompanies the Affordable Housing Delivery Local Plan Issues and Options Consultation Paper. The Sustainability Appraisal is a process that must be carried out during the preparation of a Local Plan[1]. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment.

1.2 This Sustainability Appraisal also includes the Habitat Regulations Assessment of the Affordable Housing Delivery Local Plan Issues and Options Consultation Paper. Representations may be made on the Sustainability Appraisal and Habitat Regulations Assessment of the Affordable Housing Delivery Local Plan Issues and Options Document as well as the Document itself. Representations are invited for a period of six weeks beginning on Monday 22nd September. Representations must be sent by e-mail to ldf@wealden.gov.uk or by post to **Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX** by no later than 5pm on Monday 3rd November 2014. Please telephone 01892 602007 or e-mail ldf@wealden.gov.uk if you require assistance in submitting your representation or if further information is required. If you, or somebody you know, would like the information (guidance notes, forms etc) in large print, braille, tape/CD or in another language please let us know.

Data Protection Act 1998 and Freedom of Information Act 2000

1.3 Representations cannot be treated in confidence. The Town and Country Planning (Local Development) (England) Regulations 2004, as amended, requires copies of all representations to be made publicly available. The Council will also provide names and associated representations on its website but will not publish personal information such as telephone numbers, e-mails or private addresses. By submitting a representation on the Affordable Housing Delivery Local Plan Issues and Options Consultation Paper, and associated documents, you confirm that you agree to this and accept responsibility for your comments.

1 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation

1 Introduction

2 What is Sustainability Apprasial

The Sustainability Appraisal Framework

2.1 The first formal task when undertaking a sustainability appraisal is to consult on and publish a Scoping Report, which provides the framework for the Sustainability Appraisal of relevant Local Development Documents. In February 2007 Wealden District Council produced a Scoping Report, after consultation with relevant stakeholders, which concerns the formulation of the Core Strategy, the Site Allocations Development Plan Document and the Design Guide Supplementary Planning Document. This was further updated in 2009, prior to the submission of the Core Strategy. The Strategic Sites Local Plan Scoping Report 2011 updated the context and objectives for the Sustainability Appraisal , highlighted progress towards achieving the framework of sustainability objectives on a Wealden wide basis, and also highlighted the broad range of sustainability issues related to each of the areas considered within the Plan. The Sustainability Appraisal Report submitted with the Strategic Sites Local Plan further updated the base line information. This scoping work is relevant to the Affordable Housing Delivery Local Plan, due to the links of the Plan with both the Core Strategy Local Plan and the Strategic Sites Local Plan.

2.2 Scoping the Sustainability Appraisal is process orientated and involves establishing the baseline of current social, economic and environmental conditions; the identification and review of other plans that influence and govern development in Wealden District and, on the basis of a consideration of these two elements, the establishment of a set of Sustainability Appraisal (SA) Objectives. There are 22 SA Objectives in total, known collectively as the SA Framework. The SA Framework is set out in Table 1.

The Sustainability Appraisal Framework

SOCIAL OBJECTIVES	
1	Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home
2	Improve the health and well being of the population
3	Promote social inclusion and create/ sustain vibrant communities
4	To ensure a safe environment including reducing crime and the fear of crime
5	To provide accessible and high quality public services and facilities
ENVIRONMENTAL OBJECTIVES	
6	To reduce the risk of flooding and the consequential damage to property and public well being

7	Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities
8	Reduce air pollution and ensure local air quality continues to improve
9	Reduce emissions of greenhouse gases
10	Conserve and enhance the biodiversity of the District
11	Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment
12	Reduce the need to travel by car and promote alternative methods of transport
13	Minimise waste, maximise the re-use of materials, recycling and composting
14	Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency
15	Promote energy efficiency measures and encourage the use of renewable energy
16	Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products
ECONOMIC OBJECTIVES	
17	Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy
18	Promote sustainable tourism
19	Ensure high and stable levels of employment and provide support for small firms and local businesses
20	Develop and maintain a skilled workforce to support long term competitiveness
21	Stimulate regeneration of town centres
22	Develop a dynamic, diverse, and knowledge based economy

2.3 The Sustainability Appraisal Objectives used to assess the sustainability of options is the first stage in the sustainability appraisal of the Affordable Housing Delivery Local Plan. The purpose of this first stage is to identify reasonable alternatives taking into account the objectives and the geographical scope of the plan and an assessment of these alternatives against the 22 Sustainability Appraisal Objectives. The Sustainability

Appraisal and any responses received, as well as responses to the questions raised in the Affordable Housing Delivery Local Plan Issues and Options Consultation document, will then be used to help inform the next stage of plan development, which is the Proposed Submission (or Draft) version of the Affordable Housing Delivery Local Plan. The Proposed Submission Affordable Housing Delivery Local Plan, will be accompanied by a Sustainability Appraisal Report, which will take into account the reasonable alternatives raised in this Sustainability Appraisal.

2 What is Sustainability Apprasial

3 Options

3.1 The purpose of the Sustainability Appraisal is to consider reasonable alternatives in order to achieve the Plan's objectives. The Affordable Housing Delivery Local Plan Issues and Options Consultation document identifies the scope of the plan, to review the Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan which was adopted in February 2013. The policy deals with the provision of affordable housing within the District, although this review relates to the District not within the South Downs National Park.

3.2 The alternatives to be considered must be reasonable. This means that alternatives that cannot be achieved or are not realistic are not considered to be reasonable. For the purposes of this appraisal the options have been grouped in relation to discrete components of the affordable housing policy contained within Core Strategy Policy WCS8, namely proportion of affordable housing, thresholds for implementing the policy and tenure. Whilst these components relate to Core Strategy Policy WCS8, they are recognised as the main areas within affordable housing policies.

3.3 Affordable housing is defined in the National Planning Policy Framework as Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

3.4 The reasonable alternatives also consider alternatives for affordable housing policies concerning Strategic Sites. For the purposes of this Sustainability Appraisal a Strategic Site is defined as any site that contributes to the provision of development, as specified in WCS4 of the Core Strategy Local Plan.

3.5 There is no standard methodology for devising reasonable alternatives, however it is considered appropriate in this case to consider the policy already in place and the alternatives to this policy. In some circumstances it may also be appropriate to have an

alternative of no policy in place. On this basis, that a Core Strategy Policy is already in place, then a no policy scenario is not being considered. On this basis the reasonable alternatives identified include:

Proportion of Affordable Housing Options (general)

Option 1: **To retain the overall proportion of affordable housing for non allocated sites to 35%**
Explanation: This proportion is in line with the adopted Core Strategy Policy WCS8

Option 2: **To generally increase the overall proportion of affordable housing for non allocated sites to above 35%**
Explanation: This proportion is above that stated within the adopted Core Strategy Policy WCS8

Option 3: **To generally decrease the overall proportion of affordable housing for non allocated sites to below 35%**
Explanation: This proportion is below that stated within the adopted Core Strategy Policy WCS8

Proportion of Affordable Housing Options (Strategic Site)

Option 4: **To retain the overall proportions of affordable housing for strategic sites, which is generally 35% with the exception of Strategic Sites in Stone Cross and Pine Grove which are 40%**
Explanation: This threshold is in line with the submitted Strategic Sites Local Plan Policies (March 2014)

Option 5: **To generally decrease the overall proportion of affordable housing for strategic sites to below 35%**
Explanation: This proportion is below that stated within the submitted Strategic Sites Local Plan Policies (March 2014)

Option 6: **To generally increase the overall proportion of affordable housing for strategic sites to above 35%**
Explanation: This proportion is above that stated within the submitted Strategic Sites Local Plan Policies (March 2014)

Threshold

Option 7: **To retain the threshold of 5 houses, when affordable housing is required**
Explanation: This threshold is in line with the adopted Core Strategy Policy WCS8

Option 8: **To increase the threshold of 5 houses, when affordable housing is required**
Explanation: This threshold is above that contained with the adopted Core Strategy Policy WCS8

Option 9: **To reduce the threshold of 5 houses, when affordable housing is required**
Explanation: This threshold is below that contained with the adopted Core Strategy Policy WCS8

Option 10: **To remove the threshold of 5 dwellings, and rely upon the size of site as a threshold**
Explanation: To provide an alternative to that contained within Core Strategy Policy WCS8

Option 11: **To retain the threshold of 0.2 hectares, when affordable housing is required**
Explanation: This threshold is in line with the adopted Core Strategy Policy WCS8

Option 12: **To increase the threshold of 0.2 hectares, when affordable housing is required**
Explanation: This threshold is above that contained within the adopted Core Strategy Policy WCS8

Option 13: **To reduce the threshold of 0.2 hectares, when affordable housing is required**
Explanation: This threshold is below that contained with the adopted Core Strategy Policy WCS8

Option 14: **To remove the threshold of 0.2 hectares, when affordable housing is required**
Explanation: To provide an alternative to that contained within Core Strategy Policy WCS8

Tenure of Affordable Housing Options (general)

Option 15: **To retain the tenure requirement of 80% Social Rent and 20% Intermediate accommodation**
Explanation: This tenure split is in line with the adopted Core Strategy Policy WCS8

Option 16: **To generally change the tenure requirement of 80% Social Rent and 20% Intermediate accommodation to include a proportion of affordable rent**
Explanation: This tenure split introduces a new affordable accommodation product

Option 17: **To create a threshold in dwelling numbers to change the tenure requirement of 80% Social Rent and 20% Intermediate product to include a proportion of affordable rent**
Explanation: This tenure split introduces a new affordable accommodation product and a threshold by which it is implemented, whilst retaining the Core Strategy Local Plan Policy of 80% social rent and 20% Intermediate accommodation

Tenure of Affordable Housing Options (Strategic Sites)

Option 18: **To accommodate the tenure requirement of 40% Social Rent, 40% Affordable Rent and 20% Intermediate product for strategic sites**
Explanation: This tenure split is in line with the submitted Strategic Sites Local Plan Policies (March 2014)

Option 19: **To accommodate a change in tenure requirement for strategic sites to increase viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**
Explanation: To explore alternative tenure split arrangements

Option 20: **To accommodate a change in tenure requirement for strategic sites to decrease viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**
Explanation: To explore alternative tenure split arrangements

4 Options Appraisal Summary

4.1 The full appraisal of options are provided within the Appendices. A summary of the appraisal of options is provided within this chapter.

Key of Criteria

+	Option moving towards the achievement of SA objective	**–**	Option moving away from achievement of SA objective
?	Unknown depends on how option is implemented	**o**	Neutral: No relationship with SA objective

Summary of Appraisal

	Options																			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	+	+	–	+	–	?	+	?	–	?	?	–	?	+	?	?	+	?	–	–
Improve the health and well being of the population	+	+	–	+	–	?	+	?	–	?	?	–	?	+	?	?	+	?	?	–
Promote social inclusion and create/ sustain vibrant communities	+	?	–	+	–	?	+	?	–	?	?	–	?	?	?	?	+	?	?	–
To ensure a safe environment including reducing crime and the fear of crime	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
To provide accessible and high quality public services and facilities	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
To reduce the risk of flooding and the consequential damage to property and public well being	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o

Reduce air pollution and ensure local air quality continues to improve	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Reduce emissions of greenhouse gases	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Conserve and enhance the biodiversity of the District	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Reduce the need to travel by car and promote alternative methods of transport	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Minimise waste, maximise the re-use of materials, recycling and composting	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Promote energy efficiency measures and encourage the use of renewable energy	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Promote sustainable tourism	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Ensure high and stable levels of employment	?	?	–	?	–	?	?	?	–	?	?	–	?	?	?	?	+	?	?	–

and provide support for small firms and local businesses																				
Develop and maintain a skilled workforce to support long term competitiveness	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Stimulate regeneration of town centres	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Develop a dynamic, diverse, and knowledge based economy	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o

Option 1:

To retain the overall proportion of affordable housing for non allocated sites to 35%

Summary

A high proportion of affordable housing will help meet the demand for affordable homes across the District and the corresponding social benefits.

Option 2:

To generally increase the overall proportion of affordable housing for non allocated sites to above 35%

Summary

A higher proportion of affordable housing will help meet the demand for affordable homes across the District and the corresponding social benefits.

Option 3:

To generally decrease the overall proportion of affordable housing for non allocated sites to below 35%

Summary

A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District and the corresponding social benefits

Option 4: **To retain the overall proportions of affordable housing for strategic sites, which is generally 35% with the exception of Strategic Sites in Stone Cross and Pine Grove which are 40%**
Summary With the tenure spilt provided in the Policy the proportions of affordable housing is viable and therefore deliverable for Strategic Sites with the corresponding social benefits

Option 5: **To generally decrease the overall proportion of affordable housing for strategic sites to below 35%**
Summary A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District and the corresponding social benefits

Option 6: **To generally increase the overall proportion of affordable housing for strategic sites to above 35%**
Summary With the tenure spilt provided in the Policy the proportions of affordable housing is viable for certain sites but not all.

Option 7: **To retain the threshold of 5 houses, when affordable housing is required**
Summary A threshold of 5 dwellings maximises the provision of affordable housing on site, whilst minimising delay of delivery of housing through the need for legal agreements on smaller sites. Commuted sums below the five threshold will require finding appropriate sites which may have an impact on delivery.

Option 8: **To increase the threshold of 5 houses, when affordable housing is required**
Summary A higher proportion of affordable housing will help meet the demand for affordable homes across the District, however commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.

Option 9: **To reduce the threshold of 5 houses, when affordable housing is required**
Summary A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District

Option 10: **To remove the threshold of 5 dwellings, and rely upon the size of site as a threshold**
Summary A high proportion of affordable housing will help meet the demand for affordable homes across the District. However, size of site can be changed to reduce affordable housing provision.

Option 11: **To retain the threshold of 0.2 hectares, when affordable housing is required**
Summary A higher proportion of affordable housing will help meet the demand for affordable homes across the District. However, size of site can be changed to reduce affordable housing provision.

Option 12: **To increase the threshold of 0.2 hectares, when affordable housing is required**
Summary A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District

Option 13: **To reduce the threshold of 0.2 hectares, when affordable housing is required**
Summary A higher proportion of affordable housing will help meet the demand for affordable homes across the District, however commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.

Option 14: **To remove the threshold of 0.2 hectares, when affordable housing is required**
Summary There is a need to rely upon a dwelling number threshold that would be more reliable in terms of implementation.

Option 15: **To retain the tenure requirement of 80% Social Rent and 20% Intermediate accommodation**
Summary This tenure split is more affordable for those in greatest need, however may cause issues of viability on larger sites.

Option 16: **To generally change the tenure requirement of 80% Social Rent and 20% Intermediate accommodation to include a proportion of affordable rent**
Summary This tenure split may be less affordable for those in greatest need. However the inclusion of affordable rented accommodation may improve viability and the ability of affordable housing to be provided. A higher proportion of affordable housing will help meet the demand for affordable homes across the District

Option 17: **To create a threshold in dwelling numbers to change the tenure requirement of 80% Social Rent and 20% Intermediate product to include a proportion of affordable rent**
Summary This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need.

Option 18: **To accommodate the tenure requirement of 40% Social Rent, 40% Affordable Rent and 20% Intermediate product for strategic sites**
Summary This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need at 35% affordable housing. However there are opportunities to increase provision in the Stone Cross and Pine Grove, Crowborough Strategic Sites.

Option 19: **To accommodate a change in tenure requirement for strategic sites to increase viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**
Summary A tenure split maximising viability for affordable housing would reduce or remove social rent, which may impact upon the households in greatest need for affordable accommodation. However it may overall increase affordable housing provision.

Option 20: **To accommodate a change in tenure requirement for strategic sites to decrease viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**
Summary A tenure split which would decrease viability may have an impact on the amount of affordable housing. The lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District

5 Habitat Regulations Assessment

5.1 Under the provisions of the The Conservation of Habitats and Species Regulations 2010, known as the Habitat Regulations, a competent authority, before deciding to undertake, or give any consent, permission or other authorisation for a plan or project which is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

5.2 There are two sites of international importance within Wealden District namely the Ashdown Forest which is designated a Special Protection Area and Special Area of Conservation and the Pevensey Levels which is a designated Ramsar site and Site of Community Importance (SCI).

5.3 The Policy being reviewed (Core Strategy Policy WCS8) relates to the proportion and tenure of affordable housing to be provided as part of an overall development scheme. Whilst the development schemes in themselves may have a likely significant effect, the proportion and tenure of affordable housing will not have an impact upon any spatial distribution of growth. On this basis it is concluded that the Affordable Housing Delivery Local Plan will not have a likely significant effect on any SPA, SAC, SCI or Ramsar site. Therefore, no further assessment on this matter is required for this Plan.

5 Habitat Regulations Assessment

6 Appendicies

Key of Criteria

+	Option moving towards the achievement of SA objective	–	Option moving away from achievement of SA objective
?	Unknown depends on how option is implemented	o	Neutral: No relationship with SA objective

		Option 1: **To retain the overall proportion of affordable housing for non allocated sites to 35%**		**Option 2:** **To generally increase the overall proportion of affordable housing for non allocated sites to above 35%**		**Option 3:** **To generally decrease the overall proportion of affordable housing for non allocated sites to below 35%**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	+	A high proportion of affordable housing will help meet the demand for affordable homes across the District	+	A higher proportion of affordable housing will help meet the demand for affordable homes across the District	–	A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District
Improve the health and well being of the population	+	A high proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	+	A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	–	A lower proportion of affordable housing will move away from helping to meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	+	A high proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities	?	A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities	–	A lower proportion of affordable housing will move away from promoting social inclusion, and creating a mix of housing to sustain vibrant communities
To ensure a safe environment including reducing crime and the fear of crime	o	Not Applicable	o	Not Applicable	o	Not Applicable
To provide	o	Not Applicable	o	Not Applicable	o	Not Applicable

accessible and high quality public services and facilities						
To reduce the risk of flooding and the consequential damage to property and public well being	o	Not Applicable	o	Not Applicable	o	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce emissions of greenhouse gases	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve and enhance the biodiversity of the District	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the need to travel by car and promote alternative methods of transport	o	Not Applicable	o	Not Applicable	o	Not Applicable

Minimise waste, maximise the re-use of materials, recycling and composting	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote sustainable tourism	o	Not Applicable	o	Not Applicable	o	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	?	Providing affordable housing within the District will help households requiring accommodation close to small firms and local businesses	?	Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses	–	Providing less affordable housing will move away from helping households accessing jobs within the District and therefore meeting the objective
Develop and maintain a skilled workforce to support long term competitiveness	o	Not Applicable	o	Not Applicable	o	Not Applicable

Stimulate regeneration of town centres	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

		Option 4: **To retain the overall proportions of affordable housing for strategic sites, which is generally 35% with the exception of Strategic Sites in Stone Cross and Pine Grove which are 40%**		**Option 5:** **To generally decrease the overall proportion of affordable housing for strategic sites to below 35%**		**Option 6:** **To generally increase the overall proportion of affordable housing for strategic sites to above 35%**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	**+**	With the tenure spilt provided in the Policy the proportions of affordable housing is viable and therefore deliverable for strategic sites.	**–**	A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District	**?**	With the tenure spilt provided in the Policy the proportions of affordable housing is viable for certain sites but not all.
Improve the health and well being of the population	**+**	A high proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities	**–**	A lower proportion of affordable housing will move away from helping to meet the need of overcrowded households and households in unsuitable accommodation.	**?**	A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation, however if not viable will be undeliverable.
Promote social inclusion and create/ sustain vibrant communities	**+**	A high proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities	**–**	A lower proportion of affordable housing will move away from promoting social inclusion, and creating a mix of housing to sustain vibrant communities	**?**	A higher proportion of affordable housing will promote social inclusion, however if not viable will be undeliverable.
To ensure a safe environment including reducing crime and the fear of crime	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
To provide accessible and high quality public services	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

and facilities						
To reduce the risk of flooding and the consequential damage to property and public well being	o	Not Applicable	o	Not Applicable	o	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce emissions of greenhouse gases	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve and enhance the biodiversity of the District	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the need to travel by car and promote alternative methods of transport	o	Not Applicable	o	Not Applicable	o	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the global, social and environmental impact	o	Not Applicable	o	Not Applicable	o	Not Applicable

of consumption of resources by using sustainably produced and local products						
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote sustainable tourism	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	**?**	Providing affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**–**	Providing less affordable housing will move away from helping households accessing jobs within the District and therefore meeting the objective	**?**	Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses
Develop and maintain a skilled workforce to support long term competitiveness	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Stimulate regeneration of town centres	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

		Option 7: To retain the threshold of 5 houses, when affordable housing is required		Option 8: To reduce the threshold of 5 houses, when affordable housing is required		Option 9: To increase the threshold of 5 houses, when affordable housing is required
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	+	A threshold of 5 dwellings maximises the provision of affordable housing on site, whilst minimising delay of delivery of housing through the need for legal agreements on smaller sites. Commuted sums below the five threshold will require finding appropriate sites which may have an impact on delivery.	?	A higher proportion of affordable housing will help meet the demand for affordable homes across the District, however commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.	–	A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District
Improve the health and well being of the population	+	A high proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	?	A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation. However commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.	–	A lower proportion of affordable housing will move away from helping to meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	+	A high proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities.	+	A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities.	–	A lower proportion of affordable housing will move away from promoting social inclusion, and creating a mix of housing to sustain vibrant communities
To ensure a safe	o	Not Applicable	o	Not Applicable	o	Not Applicable

environment including reducing crime and the fear of crime						
To provide accessible and high quality public services and facilities	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
To reduce the risk of flooding and the consequential damage to property and public well being	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce emissions of greenhouse gases	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Conserve and enhance the biodiversity of the District	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce the need to travel by car and promote alternative methods of transport	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote energy efficiency	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

measures and encourage the use of renewable energy						
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote sustainable tourism	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	**?**	Providing affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**?**	Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**–**	Providing less affordable housing will move away from helping households accessing jobs within the District and therefore meeting the objective
Develop and maintain a skilled workforce to support long term competitiveness	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Stimulate regeneration of town centres	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

		Option 10: **To remove the threshold of 5 dwellings, and rely upon the size of site as a threshold**		**Option 11:** **To retain the threshold of 0.2 hectares, when affordable housing is required**		**Option 12:** **To increase the threshold of 0.2 hectares, when affordable housing is required**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	**?**	A high proportion of affordable housing will help meet the demand for affordable homes across the District. However, size of site can be changed to reduce affordable housing provision.	**?**	A higher proportion of affordable housing will help meet the demand for affordable homes across the District. However, size of site can be changed to reduce affordable housing provision.	**–**	A lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District
Improve the health and well being of the population	**?**	A high proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation. However, size of site can be changed to reduce affordable housing provision.	**?**	A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation. However, size of site can be changed to reduce affordable housing provision.	**–**	A lower proportion of affordable housing will move away from helping to meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	**?**	A high proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities. However, size of site can be changed to reduce affordable housing provision.	**?**	A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities.	**–**	A lower proportion of affordable housing will move away from promoting social inclusion, and creating a mix of housing to sustain vibrant communities
To ensure a safe environment including reducing crime and the fear of crime	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
To provide accessible and	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

high quality public services and facilities						
To reduce the risk of flooding and the consequential damage to property and public well being	o	Not Applicable	o	Not Applicable	o	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce emissions of greenhouse gases	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve and enhance the biodiversity of the District	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the need to travel by car and promote alternative methods of transport	o	Not Applicable	o	Not Applicable	o	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the global, social	o	Not Applicable	o	Not Applicable	o	Not Applicable

and environmental impact of consumption of resources by using sustainably produced and local products						
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote sustainable tourism	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	**?**	Providing affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**?**	Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**–**	Providing less affordable housing will move away from helping households accessing jobs within the District and therefore meeting the objective
Develop and maintain a skilled workforce to support long term competitiveness	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Stimulate regeneration of town centres	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

		Option 13: **To reduce the threshold of 0.2 hectares, when affordable housing is required**		**Option 14:** **To remove the threshold of 0.2 hectares, when affordable housing is required**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	**?**	A higher proportion of affordable housing will help meet the demand for affordable homes across the District, however commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.	**+**	Need to rely upon a dwelling number threshold that would be more reliable in terms of implementation.
Improve the health and well being of the population	**?**	A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation. However commuted sums required for below five threshold will require finding appropriate sites which may have an impact on delivery.	**+**	Need to rely upon a dwelling number threshold that would be more reliable in terms of implementation. A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	**?**	A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities.	**?**	Need to rely upon a dwelling number threshold that would be more reliable in terms of implementation. A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities
To ensure a safe environment including reducing crime and the fear of crime	**o**	Not Applicable	**o**	Not Applicable
To provide accessible and high quality public services and facilities	**o**	Not Applicable	**o**	Not Applicable
To reduce the risk of flooding and the consequential damage to property and public well being	**o**	Not Applicable	**o**	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of	**o**	Not Applicable	**o**	Not Applicable

existing buildings and promoting higher development densities				
Reduce air pollution and ensure local air quality continues to improve	**o**	Not Applicable	**o**	Not Applicable
Reduce emissions of greenhouse gases	**o**	Not Applicable	**o**	Not Applicable
Conserve and enhance the biodiversity of the District	**o**	Not Applicable	**o**	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment	**o**	Not Applicable	**o**	Not Applicable
Reduce the need to travel by car and promote alternative methods of transport	**o**	Not Applicable	**o**	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	**o**	Not Applicable	**o**	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**o**	Not Applicable	**o**	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	**o**	Not Applicable	**o**	Not Applicable
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	**o**	Not Applicable	**o**	Not Applicable
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	**o**	Not Applicable	**o**	Not Applicable
Promote sustainable tourism	**o**	Not Applicable	**o**	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	**?**	Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses	**?**	Need to rely upon a dwelling number threshold that would be more reliable in terms of implementation. Providing more affordable housing within the District will help

				households requiring accommodation close to small firms and local businesses
Develop and maintain a skilled workforce to support long term competitiveness	**o**	Not Applicable	**o**	Not Applicable
Stimulate regeneration of town centres	**o**	Not Applicable	**o**	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	**o**	Not Applicable	**o**	Not Applicable

		Option 15: To retain the tenure requirement of 80% Social Rent and 20% Intermediate accommodation		Option 16: To generally change the tenure requirement of 80% Social Rent and 20% Intermediate accommodation to include a proportion of affordable rent		Option 17: To create a threshold in dwelling numbers to change the tenure requirement from 80% Social Rent and 20% Intermediate product to include a proportion of affordable rent
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	?	This tenure split is more affordable for those in greatest need, however may cause issues of viability on larger sites.	?	This tenure split may be less affordable for those in greatest need. However the inclusion of affordable rented accommodation may improve viability and the ability of affordable housing to be provided. A higher proportion of affordable housing will help meet the demand for affordable homes across the District	+	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need.
Improve the health and well being of the population	?	This tenure split is more affordable for those in greatest need, however may cause issues of viability on larger sites. If not viable this will have an impact overall on the amount of affordable housing accommodated on site which may have an impact upon meeting the need of overcrowded households and households in unsuitable accommodation.	?	This tenure split may be less affordable for those in greatest need. However the inclusion of affordable rented accommodation may improve viability and the ability of affordable housing to be provided. A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	+	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need. A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	?	This tenure split is more affordable for those in greatest need, however may cause issues of	?	This tenure split may be less affordable for those in greatest need. However the inclusion of affordable rented	+	This tenure split considers both viability and seeking to maximise the type

		viability on larger sites. If not viable this will have an impact overall on the amount of affordable housing accommodated on site which may have an impact on the promotion of social inclusion.		accommodation may improve viability and the ability of affordable housing to be provided. A higher proportion of affordable housing will promote social inclusion.		of affordable housing for those in greatest need. A higher proportion of affordable housing will promote social inclusion.
To ensure a safe environment including reducing crime and the fear of crime	o	Not Applicable	o	Not Applicable	o	Not Applicable
To provide accessible and high quality public services and facilities	o	Not Applicable	o	Not Applicable	o	Not Applicable
To reduce the risk of flooding and the consequential damage to property and public well being	o	Not Applicable	o	Not Applicable	o	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce emissions of greenhouse gases	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve and enhance the biodiversity of the District	o	Not Applicable	o	Not Applicable	o	Not Applicable
Conserve, enhance and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and	o	Not Applicable	o	Not Applicable	o	Not Applicable

built environment						
Reduce the need to travel by car and promote alternative methods of transport	o	Not Applicable	o	Not Applicable	o	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	o	Not Applicable	o	Not Applicable	o	Not Applicable
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	o	Not Applicable	o	Not Applicable	o	Not Applicable
Promote sustainable tourism	o	Not Applicable	o	Not Applicable	o	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	?	If not viable this will have an impact overall on the amount of affordable housing accommodated on site. Providing affordable housing within the District will help households requiring accommodation close to small firms and local businesses	?	This tenure split may be less affordable for those in greatest need. However the inclusion of affordable rented accommodation may improve viability and the ability of affordable housing to be provided. Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses	+	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need.

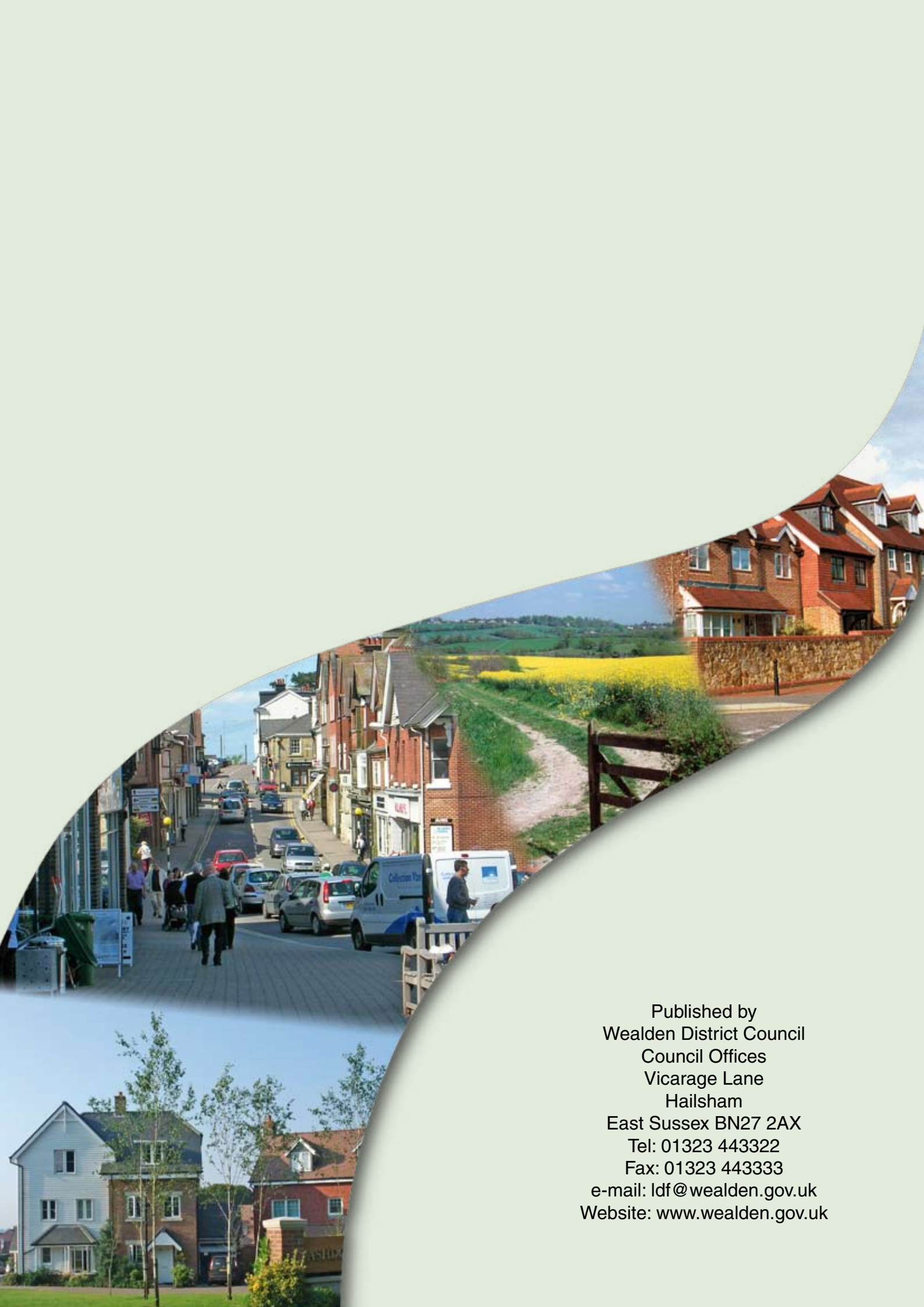
Develop and maintain a skilled workforce to support long term competitiveness	o	Not Applicable	o	Not Applicable	o	Not Applicable
Stimulate regeneration of town centres	o	Not Applicable	o	Not Applicable	o	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	o	Not Applicable	o	Not Applicable	o	Not Applicable

		Option 18: **To accommodate the tenure requirement of 40% Social Rent, 40% Affordable Rent and 20% Intermediate product for strategic sites**		**Option 19:** **To accommodate a change in tenure requirement for strategic sites to increase viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**		**Option 20:** **To accommodate a change in tenure requirement for strategic sites to decrease viability than the 40% Social Rent, 40% Affordable Rent and 20% Intermediate would achieve**
Ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	**?**	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need at 35% affordable housing. However there are opportunities to increase provision in Stone Cross and Pine Grove, Crowborough Strategic Sites	**–**	A tenure split maximising viability for affordable housing would reduce or remove social rent, which may impact upon the households in greatest need for affordable accommodation. However it may overall increase affordable housing provision.	**–**	A tenure split which would decrease viability may have an impact on the amount of affordable housing. The lower proportion of affordable housing will move away from helping meet the demand for affordable homes across the District
Improve the health and well being of the population	**?**	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need at 35% affordable housing. However there are opportunities to increase provision in Stone Cross and Pine Grove, Crowborough Strategic Sites. A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	**?**	A tenure split maximising viability for affordable housing would reduce or remove social rent, which may impact upon the households in greatest need for affordable accommodation. However it may overall increase affordable housing provision. A higher proportion of affordable housing may help meet the need of overcrowded households and households in unsuitable accommodation.	**–**	A tenure split which would decrease viability may have an impact on the amount of affordable housing. The lower proportion of affordable housing will move away from helping to meet the need of overcrowded households and households in unsuitable accommodation.
Promote social inclusion and create/ sustain vibrant communities	**?**	This tenure split considers both viability and seeking to maximise the type of affordable housing for	**?**	A tenure split maximising viability for affordable housing would reduce or remove social rent,	**–**	A tenure split which would decrease viability may have an impact on the amount of

		those in greatest need at 35% affordable housing. However there are opportunities to increase provision in Stone Cross and Pine Grove, Crowborough Strategic Sites. A higher proportion of affordable housing will promote social inclusion.		which may impact upon the households in greatest need for affordable accommodation. However it may overall increase affordable housing provision. A higher proportion of affordable housing will promote social inclusion, however this needs to be balanced with market accommodation to create a mix of housing to sustain vibrant communities		affordable housing. The lower proportion of affordable housing will move away from promoting social inclusion, and creating a mix of housing to sustain vibrant communities
To ensure a safe environment including reducing crime and the fear of crime	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
To provide accessible and high quality public services and facilities	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
To reduce the risk of flooding and the consequential damage to property and public well being	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Make the most efficient use of land by prioritising Brownfield sites for development, the re-use of existing buildings and promoting higher development densities	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce air pollution and ensure local air quality continues to improve	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce emissions of greenhouse gases	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Conserve and enhance the biodiversity of the District	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Conserve, enhance	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable

and make accessible for enjoyment, the District's countryside (in particular protecting the best and most versatile agricultural land), landscape, historic and built environment						
Reduce the need to travel by car and promote alternative methods of transport	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Minimise waste, maximise the re-use of materials, recycling and composting	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Maintain and where appropriate improve quality of groundwater and surface waters in the District and promote water efficiency	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote energy efficiency measures and encourage the use of renewable energy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Maintain and enhance the prosperity of the District and increase the vitality of villages and the rural economy	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Promote sustainable tourism	**o**	Not Applicable	**o**	Not Applicable	**o**	Not Applicable
Ensure high and stable levels of employment and provide support for small firms and local businesses	**?**	This tenure split considers both viability and seeking to maximise the type of affordable housing for those in greatest need at 35% affordable	**?**	A tenure split maximising viability for affordable housing would reduce or remove social rent, which may impact upon the households	**–**	A tenure split which would decrease viability may have an impact on the amount of affordable housing. Providing less

		housing. However there are opportunities to increase provision in Stone Cross and Pine Grove, Crowborough Strategic Sites. Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses		in greatest need for affordable accommodation. However it may overall increase affordable housing provision. Providing more affordable housing within the District will help households requiring accommodation close to small firms and local businesses		affordable housing will move away from helping households accessing jobs within the District and therefore meeting the objective
Develop and maintain a skilled workforce to support long term competitiveness	o	Not Applicable	o	Not Applicable	o	Not Applicable
Stimulate regeneration of town centres	o	Not Applicable	o	Not Applicable	o	Not Applicable
Develop a dynamic, diverse, and knowledge based economy	o	Not Applicable	o	Not Applicable	o	Not Applicable



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Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk