Affordable Housing Delivery Local Plan Issues and Options Representation Form (Regulation 18)

Please read the accompanying **'Guidance Notes for Respondents - Affordable Housing Delivery Local Plan Issues and Options'** before completing this form.

Where possible, the Council would prefer that you submit your response using our online 'Objective' consultation system at http://wealden.objective.co.uk/portal/ or by following the links from the Council's website http://www.wealden.gov.uk/.

The period for representations runs from **Monday 22nd September 2014 until 5pm on Monday 3rd November 2014. Please email completed forms to ldf@wealden.gov.uk or alternatively send by post to;**

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

This form has two parts:

- Part A: Personal details
- Part B: Your representation(s)

If you need further information or assistance, please contact the Planning Policy Team by e-mail at ldf@wealden.gov.uk or by telephone on 01892 602007.

Part A - Personal Details

	Personal Details	Agent Details (if applicable)
Title	Ms	
First Name	Hayley	
Last Name	Frankham	
Job Title (where relevant)	Housing Development Team Leader	
Organisation (where relevant)	Wealden DC	
Address	Vicarage Lane, Hailsham	
Post Code	BN27 2AX	
Telephone Number	01323 443278	
Email Address	hayley.frankham@wealden.gov.uk	

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Part B – Your representation(s)

Name/ Organisation/ Agent:

Hayley Frankham

Q1. Do you have any comments regarding the use of a 5 dwelling threshold, in relation to the provision of affordable housing?

5 units is an appropriate threshold, particularly in a district that is dominated with larger detached dwellings.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Q2. Do you have any comments regarding the use of a threshold of 0.2 hectares, in relation to the provision of affordable housing?

The threshold is proving to be too high and a lower threshold of around 0.16 may be more appropriate.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Q3. Do you have any comments regarding the general requirement of 35% affordable housing?

Due to high levels of affordable housing need in the district it is important that 35% affordable housing delivered. Wealden has a disparity between incomes and housing costs; it has a small social and private rented sector; it has a higher proportion of larger detached homes. These factors make it difficult for households to find affordable housing in the district.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

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Part B – Your representation(s)

Wealden District Council

Q4. Do you have any comments regarding the general tenure requirement of 80% social rent and 20% intermediate accommodation, and the use of affordable rent products?

It is important to deliver social rent as this tenure is genuinely affordable to a wider section of the community.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Q5. Do you have any comments regarding the tenure requirement of 40% social rent, 40% affordable rent and 20% intermediate accommodation for strategic sites?

Social rent should be the preferred tenure - but to assist viability due to the lack of capital subsidy currently - a percentage of affordable rent will be necessary.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Q6. Do you have any comments regarding the use of affordable rented products in relation to larger sites?

The affordable homes should be integrated with the market development.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

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Part B – Your representation(s)

Q7. Do you have any other comments you wish to make?

Under SCP1 - Core Principles the following should be added:
The affordable homes must meet National and Local standards for affordable housing as prescribed by the Homes & Communities Agency and the Local Authority.

Conflict in Policy SCR1 - 45% affordable housing and para 3.9 suggesting 40%.

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Q8. Do you have any comments as to what this Local Plan should contain?

Continue on a separate sheet if necessary. Mark any additional pages with your name or organisation

Data Protection Act 1998 and Freedom of Information Act 2000
Representations cannot be treated in confidence and copies of all representations will 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, emails or private addresses. By submitting your views on the document you confirm that you agree to this and accept responsibility for your comments.

Signature	Hayley Frankham Please print name if submitting electronically	Date	31/10/14

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

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