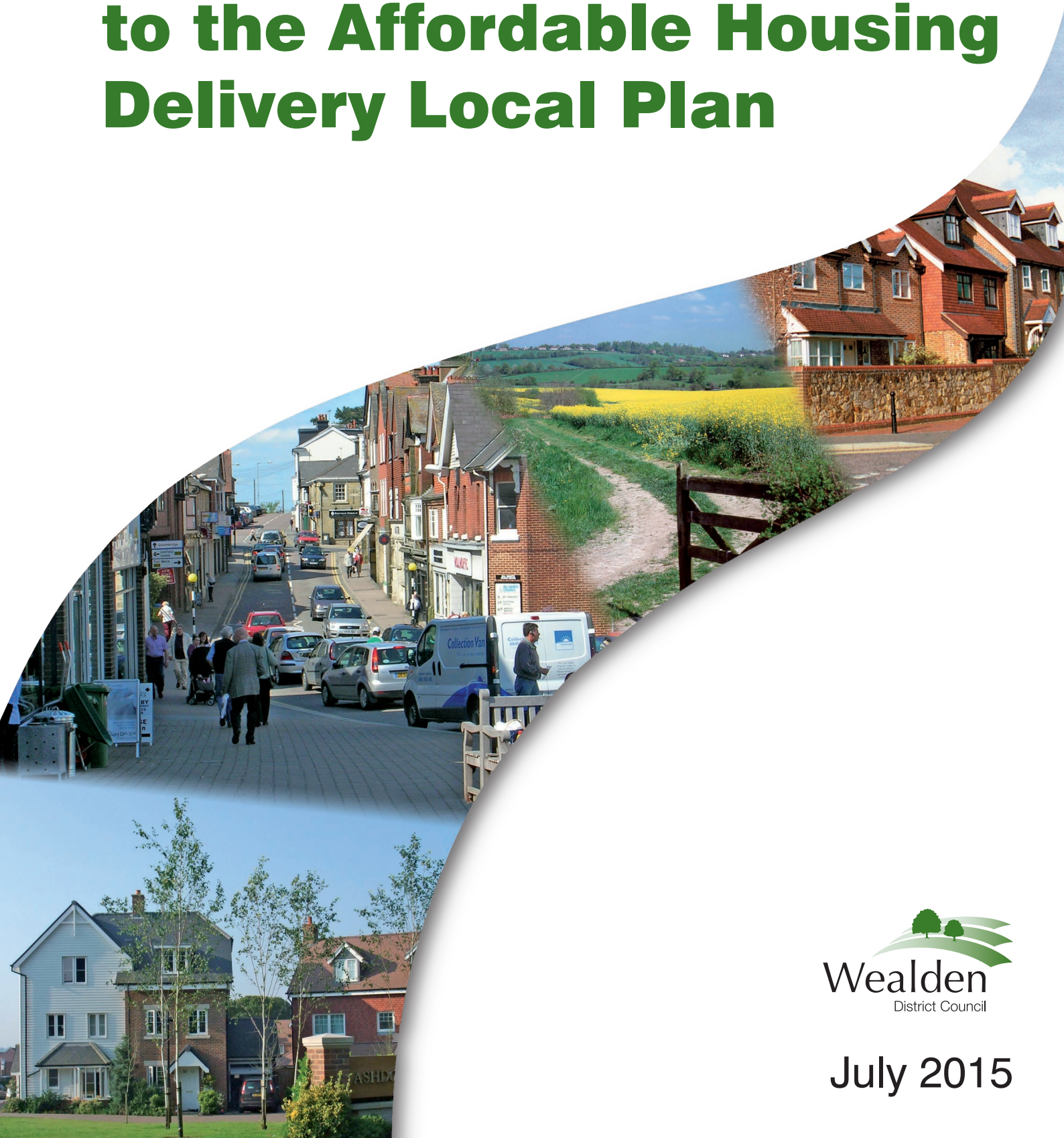
Wealden District Council Local Plan

Proposed Modifications to the Affordable Housing Delivery Local Plan



Wealden
District Council

July 2015

How to Contact Us

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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 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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1. Introduction

1.1 Wealden District Council submitted the Affordable Housing Delivery Local Plan (AHDLP) to the Secretary of State on 16th March 2015 for independent examination together with those representations received prior to submission.

1.2 The AHDLP reviews the Wealden District Council (Incorporating the South Downs National Park) Core Strategy Local Plan Policy WCS8 concerning affordable housing. However, the AHDLP only relates to the area of Wealden District which does not include the South Downs National Park.

1.3 The AHDLP is currently subject to examination into the legal compliance and soundness of the document and has recently been subject of a Hearing, conducted by the independent Inspector appointed to conduct the examination, Mr Jameson Bridgewater Dip TP MRTPI. The Hearing took place on 20th May 2015. Following the hearing the Council proposed modifications to the submitted document.

What are the proposed modification and how the schedule is set out

1.4 Modifications are proposed by Wealden District Council to the AHDLP relating to Policy AFH1 Affordable Housing. The proposed modifications seek to ensure that Policy AFH1 is fully complaint with the National Planning Policy Framework (NPPF) with regards to the use of Planning Obligations in the provision of Affordable Housing. The change proposed is to exclude the areas listed as being Rural Designated Areas in the Affordable Housing Delivery Local Plan (March 2015) which are not within the High Weald Area of Outstanding Natural beauty from such classification.

1.5 The Proposed Modifications have been subject to Sustainability Appraisal and the resulting Report entitled Sustainability Appraisal of the Proposed Modifications to the Affordable Housing Delivery Local Plan accompanies this consultation document,.

Representations on the proposed modifications

1.6 Representations are now invited upon Proposed Modifications to the Affordable Housing Delivery Local Plan. **To assist the Inspector any further comments should be confined to the proposed modifications only and should not relate to matters already covered as part of the examination of the Affordable Housing Delivery Local Plan.** It is open to any individual to request that they wish to have their views heard in front of the Inspector. In this case and only is the Inspector considers that new matters are raised then he may decide to re open the Hearing.

1.7 Representations are invited for a period of six weeks beginning on Monday 6th July 2015. To assist the Inspector in his consideration of any submitted comments representations should be made on the Council's online consultation portal at http://wealden.objective.co.uk/portal or by following the links from the Council's website http://www.wealden.gov.uk. Alternatively completed forms can be returned to Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX or by email to ldf@wealden.gov.uk

1.8 The period for representations runs from 9am on Monday 6th July 2015 until 5pm on Monday 14th August 2015. Representations received after 5pm on Monday 14th August 2015 cannot be accepted. Whilst comments should be confined solely to the proposed modifications it is important that they are read in conjunction with the submitted Affordable Housing Delivery Local Plan itself.

1.9 Please be aware that any comments you submit cannot be treated in confidence as Regulation 30 of 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 publish names and representations on its website, but will not publish personal information, such as telephone numbers, emails or private addresses. By submitting a representation you are accordingly confirming that you agree to this and accept responsibility for your comments

2 Wealden District Council proposed modifications

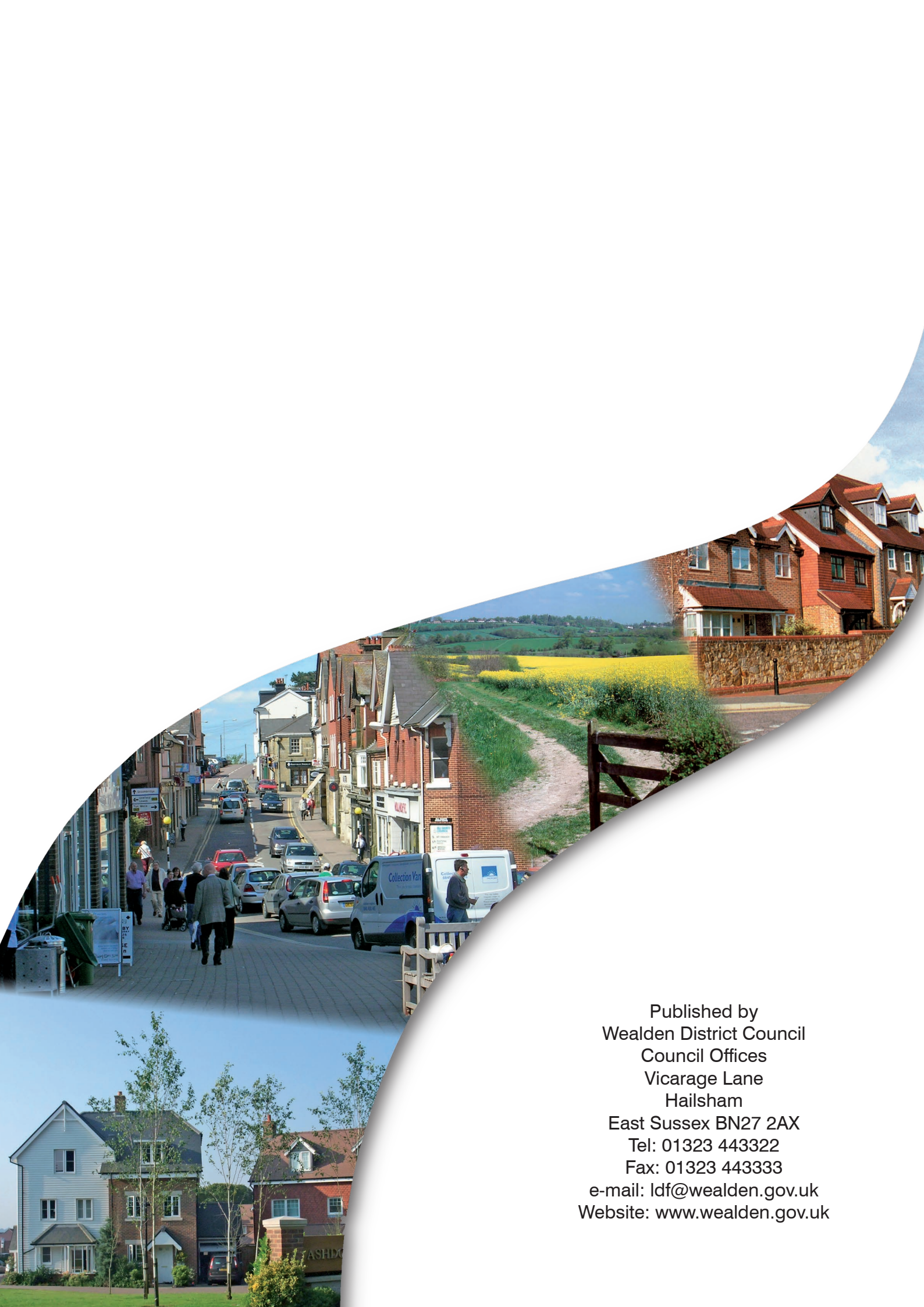
2.1 The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics.* The page numbers and paragraph numbering below refer to the submission Affordable Housing Delivery Local Plan and do not take into account of the deletion or addition of text. Each separate modification is referred to as WD1, WD2 etc and it is this number that you should refer to in making any comment as this will greatly assist the Inspector in his consideration of all comments received.

Reference	Page	Policy/ Paragraph	Main Modification
WD1	5	2.5	Section 157(1) of the Housing Act 1985 defines designated rural areas and includes National Parks, Areas of Outstanding Natural Beauty (AONB) and an area designated by order of the Secretary of State as a rural area. The rural designated area under Section 157(1) of the Housing Act 1985 is extremely narrow and apart from the High Weald AONB does not include rural areas within Wealden District.~~, however there are other orders relating to affordable housing which designate rural areas within Wealden District including The Housing (Right to Acquire or~~

			~~Enfranchise) (Designated Areas in the South East) Order 1997 and The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009. On this basis, and for the purposes of this Plan, rural designated areas include land which falls within the Area of Outstanding Natural Beauty as well as the Parishes of Arlington, Berwick, Buxted, Chalvington with Ripe, Chiddingly, Danehill, East Hoathly, Fletching, Framfield, Frant, Hadlow Down, Hartfield, Hellingly, Herstmonceux, Hooe, Horam, Isfield, Laughton, Little Horsted, Long Man, Maresfield, Mayfield, Newick, Ninfield, Pevensey, Rotherfield, Selmeston, Wadhurst, Warbleton, Wartling, Westham, Withyam and specific areas identified on maps referred to in the Orders in the Parishes of Forest Row, Hailsham, Heathfield and Waldron, Polegate and Willingdon and Jevington.~~
WD2	7	AFH1	AFH1 Affordable Housing New housing developments, including affordable housing, will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the local area. New housing developments must make the most effective use of the land, taking into account the character of the local area. Affordable housing is required at a level of 35% of the number of dwellings on development sites <u>of 6 dwellings (net) or more</u> in areas defined on the Proposals Map as <u>being within the</u> ~~Affordable Housing Policy Area~~ ~~(2)~~ <u>High Weald Area of Outstanding Natural Beauty. Affordable housing is required in all other areas of the District at a level of 35% of the number of dwellings on development sites</u> of 11 dwellings (net) or more, and with a combined gross floorspace of more than 1,000 sqm. ~~Affordable housing is required in all other areas of the District at a level of 35% of the number of dwellings on development sites of 6 dwellings (net) or more.~~ Where sites are allocated in a Local Plan, above nationally determined thresholds, that document may specify a different, and potentially higher, housing target having regard to the findings of the associated viability assessment and any site specific

			considerations. Affordable housing provision should incorporate a mix of tenures. The presumption is for development sites of 49 dwellings (net) or less that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation. For development sites of 50 dwellings (net) or more around 40% of the total number of affordable homes provided will be for social rented accommodation, 40% will be affordable rent and 20% intermediate accommodation. Where it can be proven that affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. In such exceptional circumstances, the tenure of affordable housing should be examined prior to the proportion of affordable housing. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met. The closest alternative target that can be achieved will be sought taking into account viability and need. The affordable housing will be distributed within the site to ensure it is integrated and indistinguishable within the new development and surrounds. It will also be comparable in design terms with the market housing on site. Affordable housing should be delivered on site. However, for developments between 6 and 10 units in designated rural areas (all areas within the ~~District excluding the~~ ~~areas defined on the Proposals Map as Affordable Housing Policy Area~~ <u>High Weald Area of Outstanding Natural Beauty</u>) planning obligations will be sought in the form of cash payments which are commuted until after completion of units. ~~(2) The Affordable Housing Policy Area is derived from Section 157(1) of the Housing Act 1985 and The Housing (Right to~~ ~~Acquire or Enfranchise) (Designated Areas in the South East) Order 1997 and The Housing (Right to Enfranchise) (Designated~~ ~~Protected Areas) (England) Order 2009~~

WD3	13	Glossary	~~Affordable Housing Policy Area - excludes High Weald Area of Outstanding Natural Beauty as well as the Parishes of Arlington, Berwick, Buxted, Chalvington with Ripe, Chiddingly, Danehill, East Hoathly, Fletching, Framfield, Frant, Hadlow Down, Hartfield, Hellingly, Herstmonceux, Hooe, Horam, Isfield, Laughton, Little Horsted, Long Man, Maresfield, Mayfield, Newick, Ninfield, Pevensey, Rotherfield, Selmeston, Wadhurst, Warbleton, Wartling, Westham, Withyam and specific areas identified on the Proposals Maps in the Parishes of Forest Row, Hailsham, Heathfield and Waldron, Polegate and Willingdon and Jevington[(4)].~~ [4] ~~Specific areas identified on the Proposals Maps in the Parishes of Forest Row, Hailsham, Heathfield and Waldron, Polegate and Willingdon and Jevington are taken from maps referred to in The Housing (Right to Acquire or Enfranchise) (Designated Areas in the South East) Order 1997 and The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009~~
WD4	14	Glossary	Designated Rural Areas <u>– all areas within the High Weald Area of Outstanding Natural Beauty</u> ~~Designated areas includes land which falls within the Area of Outstanding Natural Beauty as well as the Parishes of Arlington, Berwick, Buxted, Chalvington with Ripe, Chiddingly, Danehill, East Hoathly, Fletching, Framfield, Frant, Hadlow Down, Hartfield, Hellingly, Herstmonceux, Hooe, Horam, Isfield, Laughton, Little Horsted, Long Man, Maresfield, Mayfield, Newick, Ninfield, Pevensey, Rotherfield, Selmeston, Wadhurst, Warbleton, Wartling, Westham, Withyam and specific areas excluded from the Proposals Maps in the Parishes of Forest Row, Hailsham, Heathfield and Waldron, Polegate and Willingdon and Jevington[(5)].~~ [5] ~~Specific areas excluded from the Proposals Maps in the Parishes of Forest Row, Hailsham, Heathfield and Waldron, Polegate and Willingdon and Jevington are taken from maps referred to in The Housing (Right to Acquire or Enfranchise) (Designated Areas in the South East) Order 1997 and The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009~~
WD5		Proposals Maps	Delete



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