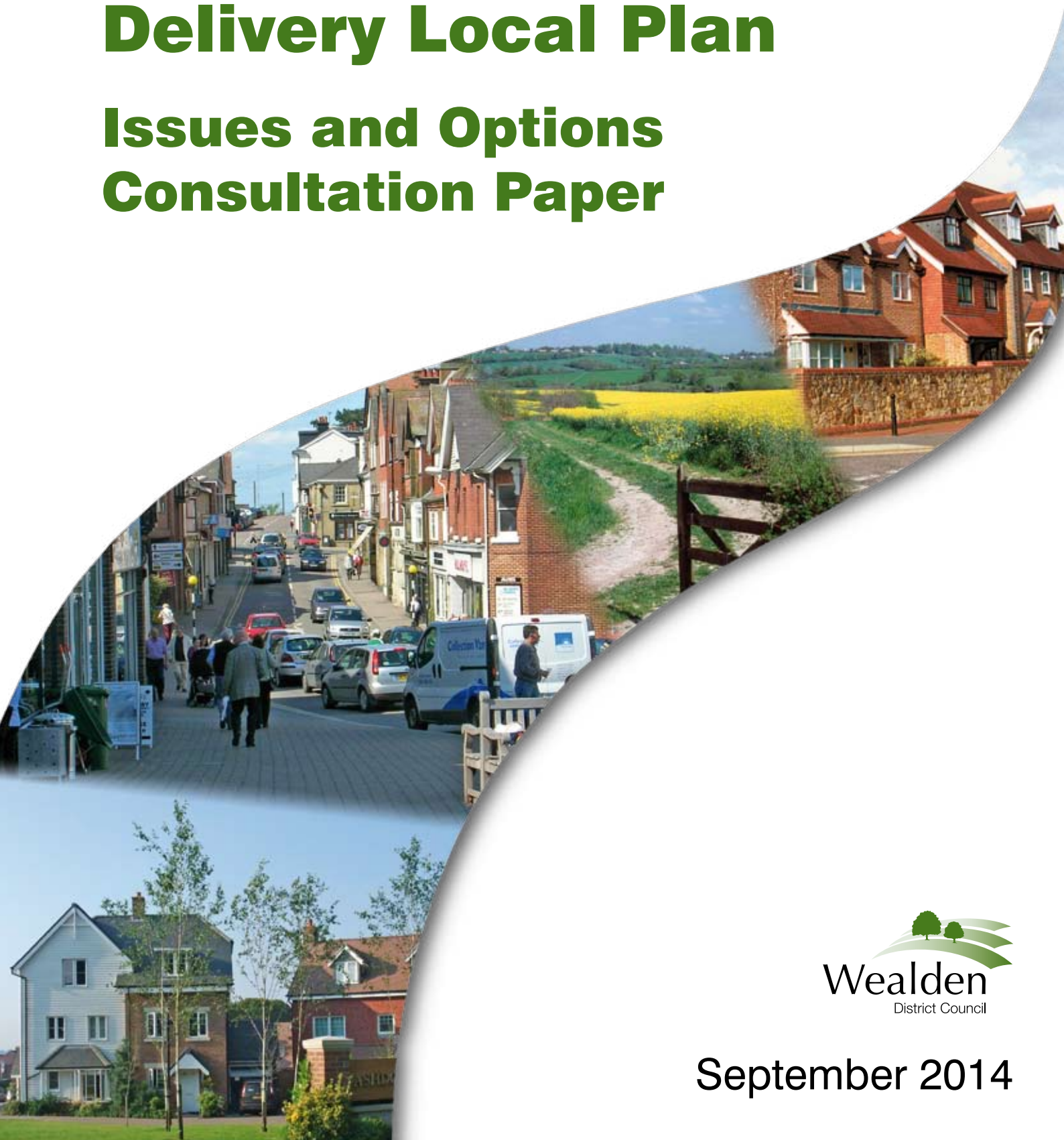
Wealden District Council Local Plan

Affordable Housing Delivery Local Plan

Issues and Options Consultation Paper



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 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 document is the first stage in the preparation of the Affordable Housing Delivery Local Plan, which seeks to review the Wealden District (Incorporating the South Downs National Park) Core Strategy Local Plan Policy WCS8 concerning affordable housing. This Local Plan review is limited to Policy WCS8 concerning affordable housing, and does not affect any other Core Strategy policy.

1.2 The review of the Core Strategy Policy WCS8, relates to the area of Wealden District which does not include the South Downs National Park. Any changes to the policy will only be implemented in the area of Wealden District which is not within the South Downs National Park. Policy WCS8 will therefore remain for the part of the South Downs National Park which is within Wealden District, until it is superseded by a relevant Local Plan produced by the South Downs National Park Authority.

1.3 Policy WCS8 is primarily being reviewed to provide further clarification regarding the affordable housing policy and the proposal for allocations identified in the Core Strategy. The purpose of the review at this time is to provide the policy certainty required for the Community Infrastructure Levy examination. However, it is acknowledged that any change in policy which relates to allocations may have an overall impact on affordable housing, and therefore a review of the whole policy is included in this document.

1.4 This document is accompanied by a Sustainability Appraisal, which includes an assessment of reasonable alternatives. You may comment on this document by incorporating your response to the Affordable Housing Delivery Local Plan, or alternatively you may e-mail your response to the Sustainability Appraisal direct to ldf@wealden.gov.uk. Please provide your contact details in your e-mail, and the relevant points of the Sustainability Appraisal you are commenting upon.

1.5 This document refers to a number of background documents, that have been used to inform the paper. These documents may be found on the Council's website www.wealden.gov.uk and include:

- The Core Strategy Local Plan, Adopted February 2013
- The Strategic Sites Local Plan (Submission Version), March 2014
- Community Infrastructure Levy Revised Draft Charging Schedule Consultation Document , September 2014
- Infrastructure Delivery Plan, September 2014
- Updated Community Infrastructure Levy viability evidence base, August 2014
- Core Strategy Background Paper 2: Managing the Delivery of Housing, August 2011
- Strategic Sites Background Paper: Housing, March 2014
- Wealden Housing Viability Assessment, 2009
- Wealden Housing Needs Assessment, 2010

1 Introduction

2 Reason for Review

Affordable Housing Policy

2.1 The affordable housing policy contained within the Core Strategy (WCS8) requires affordable housing to be provided on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. Sites allocated in a site allocations Development Plan Document, may specify a different affordable housing target having regard to viability assessment and site specific considerations. The policy further states that the provision should incorporate a mix of tenures, and that the tenure split will be negotiated for each site. However, the presumption is that around 80% of the affordable housing will be for social rented accommodation with the remainder being intermediate accommodation. Policy WCS8 is reproduced below.

WCS8 Affordable Housing

New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community.

The Council will require affordable housing on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. Affordable housing will be required at a level of 35% of the number of dwellings in any scheme. Where sites are allocated in a site allocations Development Plan Document, that document may specify a different, and potentially higher, housing target, having regards to the findings of the Wealden Housing Viability Assessment and any site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation.

Where it can be proven that affordable housing cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. In such exceptional circumstances, it will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met and the closest alternative target that can be achieved taking into account viability and need.

The affordable housing will be integrated into the development and be indistinguishable in design terms from the market housing on the site.

Affordable housing should be delivered on site, however, in exceptional circumstances Wealden District Council will accept a commuted sum or free serviced land in lieu of on site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed. Any financial contributions will be pooled and used to enable affordable housing provision within Wealden District.

Strategic Sites

2.2 At the time of the adoption of the Core Strategy, the site allocations Development Plan Documents included the Strategic Sites Local Plan and Delivery and Site Allocations Local Plan. The Strategic Sites Local Plan, which allocates development in accordance with WCS4 of the Core Strategy was submitted for examination in March 2014.

2.3 For the purposes of this consultation strategic sites are defined as any site that contributes to the provision of development, as specified in WCS4 of the Core Strategy. The policy is reproduced below.

WCS4 Strategic Development Areas

The following strategic development areas are the locations that are considered to be critical to the delivery of the overall strategy and provide for the new housing employment and community facilities as follows:

- SD1: Land at West Uckfield - provision of around 1,000 dwellings, 12,650 square metres net employment floorspace and education provision
- SD2: Land at East Hailsham- provision of around 600 dwellings
- SD3: Land at North Hailsham - provision of around 700 dwellings, 8,650 square metres net employment floorspace, 300 square metres retail floor space and education provision
- SD4: Land at South Polegate and East Willingdon- provision of around 700 dwellings, 8,600 square metres net employment floorspace, leisure, recreation and community facilities
- SD5: Land at Dittons Road, Polegate - provision of around 8,290 square metres net employment floorspace
- SD6: Land at East and South East of Stone Cross - provision of around 220 dwellings with flexibility between SD6 and SD7
- SD7: Land at North Stone Cross - provision of around 430 dwellings with flexibility between SD6 and SD7
- SD8: Land at Pine Grove, Crowborough and SD9: Land at Jarvis Brook, Crowborough - provision of around 140 dwellings
- SD10:Land at South East Crowborough - provision of around 160 dwellings
- SD11: Land adjacent to Tunbridge Wells, in the Parish of Frant - provision of around 120 dwellings

The Strategic Development Areas are provided in the Key Diagram and allocation of sites and specific policies, including phasing where necessary, will be provided in the Strategic Sites Development Plan Document.

2.4 The Strategic Sites Local Plan allocates specific land for development with associated policies. This includes further detail to the affordable housing policy contained within the

Core Strategy. The relevant parts of the strategic sites policies relating to affordable housing include:

Policy SCP1 - Core Principles

Development proposals, identified in the Strategic Sites Local Plan, will only be permitted if the following Core Principles are met:

a) The affordable housing units should incorporate a mix of tenures of around 40% social rent accommodation, 40% affordable rent and 20% intermediate accommodation. The precise mix of tenure will be subject to negotiation, but should seek to meet the current and future affordable housing needs of the local area where appropriate. The affordable housing provision on each site should be fully integrated with the market housing;

Policy SUC 1 - Land at West Uckfield

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide for a mix of dwelling types of around 18% 1 bedroom dwellings, 42% 2 bedroom dwellings, 30% 3 bedroom dwellings, 9% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 20% 1 and 2 bedroom dwellings, 40% 3 bedroom dwellings, 30% 4 bedroom dwellings and 10% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area.

Policy SHH1 - Land at East Hailsham

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide a mix of dwelling types of around 25% 1 bedroom dwellings, 40% 2 bedroom dwellings, 25% 3 bedroom dwellings, 9% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 32% 1 and 2 bedroom dwellings, 50% 3 bedroom dwellings, 15% 4 bedroom dwellings and 3% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area.

Policy SHH4 - Land at North Hailsham

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide a mix of dwelling types of around 25% 1 bedroom dwellings, 40% 2 bedroom dwellings, 25% 3 bedroom dwellings, 9% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 30% 1 and 2 bedroom dwellings, 52% 3 bedroom dwellings, 15% 4 bedroom dwellings and 3% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area.

Policy SPW1 - Land at South Polegate and East Willingdon

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide a mix of dwelling types of around 25% 1 bedroom dwellings, 40% 2 bedroom dwellings, 25% 3 bedroom dwellings, 9% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 30% 1 and 2 bedroom dwellings, 52% 3 bedroom dwellings and 15% 4 bedroom dwellings and 3% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area.

Policy SSC1 - Land at Stone Cross

The proposals for new housing development will require, subject to viability, the provision of 40% affordable housing units on site. The affordable dwellings should provide for a mix of dwelling types of around 25% 1 bedroom dwellings, 40% 2 bedroom dwellings, 25% 3 bedroom dwellings, 9% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 30% 1 and 2 bedroom dwellings, 52% 3 bedroom dwellings, 15% 4 bedroom dwellings and 3% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area.

Policy SCR1 - Land at Pine Grove, Crowborough

The proposals for new housing development will require, subject to viability, the provision of 45% affordable housing units on site. The affordable housing should provide for a mix of dwelling types of around: Site CRA, Land at Pine Grove 100% 1 and 2 bedroom dwellings; Site CRB, Land rear of Tall Trees, Crowborough Hill 100% 1 and 2 bedroom dwellings; Site CRC, Land at Mayvern Court, Eridge Road 100% 1 and 2 bedroom dwellings; and Site CRD, Land at Roughetts, St. Johns Road 50% 3 bedroom and 50% 4 bedroom dwellings

Policy SCR 5 - Land at Jarvis Brook, Crowborough

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide for a mix of dwelling types of around 10% 1 bedroom dwellings, 50% 2 bedroom dwellings, 30% 3 bedroom dwellings and 10% 4 bedroom dwellings. Market housing should seek to provide around 28% 1 and 2 bedroom dwellings, 55% 3 bedroom dwellings and 17% 4 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of Crowborough.

Policy SCR 9 - Land at South East Crowborough

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide for a mix of dwelling types of around 4% 1 bedroom dwellings, 20% 2 bedroom dwellings, 61% 3 bedroom dwellings, 14% 4 bedroom dwellings and 1% 5 bedroom dwellings. Market housing should seek to provide around 20% 1 and 2 bedroom dwellings, 40% 3 bedroom dwellings and 40% 4 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of Crowborough.

Policy SFR1 - Land adjacent to Tunbridge Wells, Frant

The proposals for new housing development will require, subject to viability, the provision of 35% affordable housing units on site. The affordable dwellings should provide for a mix of dwelling types of around 16% 1 bedroom dwellings, 36% 2 bedroom dwellings, 41% 3 bedroom dwellings and 7% 4 or more bedroom dwellings. Market housing should seek to provide around 30% 1 and 2 bedroom dwellings, 40% 3 bedroom dwellings, 28% 4 bedroom dwellings and 2% 5 bedroom dwellings. The exact mix of dwelling types will be subject to negotiation, however any variation in the proportion of dwelling types should seek to meet the agreed future demographic need of the local area including Tunbridge Wells.

2.5 Although the Strategic Sites Local Plan is currently being examined it has not yet been adopted. However, in general terms, the affordable housing provision by virtue of tenure and by proportion on site has not been subject to representations questioning the evidence behind the policies. Our experience at the Core Strategy Local Plan examination is that the process can become protracted, with the Core Strategy Local Plan examination taking around 14 months from submission to receipt of the Inspectors final report. In order to ensure that any potential delay to the Strategic Sites Local Plan examination does not impact upon the Community Infrastructure Levy examination, it is proposed to commence work on this single policy document concerning affordable housing.

Delivery and Site Allocations Local Plan

2.6 The Delivery and Site Allocations Local Plan is due to be adopted in February 2017. This document covers a wide range of policies, and it was anticipated that this document would review the Core Strategy Affordable Housing Policy (WCS8) including the affordable housing provision for the village allocations. Due to the time it will take to produce the Local Plan, and to ensure the examination of the Community Infrastructure Levy has clear policy parameters, it is considered advisable to provide clarity on this matter for the Community Infrastructure Levy examination. The Core Strategy village allocation policy (WCS6) is reproduced on the following page.

WCS6 Rural Areas Strategy

The rural areas comprise the following categories of settlement:

Service Centre
Local Service Centre
Neighbourhood Centre
Unclassified settlements

Within Service Centres, Local Centres and Neighbourhood Centres (excluding Stone Cross, Polegate and Willingdon and Heathfield) provision will be made for at least 455 new dwellings.

The Delivery and Site Allocations DPD will allocate sites for development sufficient to ensure that the requirements above can be met. Development boundaries will not be retained for settlements classified as a neighbourhood centre or unclassified settlement. Development boundaries will be retained or provided at:

Forest Row, Hartfield, Groombridge, Wadhurst, Mayfield, Frant, Buxted, Herstmonceux, Ninfield, Pevensey Bay, Horam, Alfriston, Westham and Rotherfield.

Development boundaries as shown in the adopted Wealden Local Plan are removed from:

Berwick Station, Blackboys, Broad Oak, Cross-in-Hand, East Dean and Friston, East Hoathly, Fairwarp, Five Ash Down, Five Ashes, Framfield, Hadlow Down, Halland, Hooe Common, Isfield, Lower Dicker, Lower Horsebridge, Maresfield, Mark Cross, Maynards Green, Nutley, Pevensey, Punnetts Town, Upper Dicker, Vines Cross and Windmill Hill.

Retained or new development boundaries will be reviewed as part of the Strategic Sites and Delivery and Site Allocations DPDs as appropriate.

The following are settlements classified as Service Centres, Local Service Centres and Neighbourhood Centres within rural areas. The table indicates the proposed scale of additional housing development to be allocated up until 2027.

Name	New Allocations (Net Additional Dwellings)
Wadhurst	70
Frant[(1)]	20
Herstmonceux	70

1 Housing in Frant Village is in addition to the urban extension adjacent to Tunbridge Wells situated within the Parish of Frant

Ninfield	50
Horam	100
Maresfield	50
East Dean	10
Berwick Station	20
Cross-in-Hand	25
Boreham Street	10
Ripe	10
Selmeston	10
Upper Dicker	10

Community Infrastructure Levy

2.7 The Community Infrastructure Charging Schedule sets out a levy that development must pay for critical infrastructure, after the adoption of the Charging Schedule. After April 2015 the Council will not be unable to use Section 106 to obtain funds for certain items of critical infrastructure, necessary for the delivery of development in our Core Strategy namely the strategic sites and village allocations. It is therefore imperative that we progress the Community Infrastructure Levy in order to ensure the correct infrastructure is in place for the development that is being accommodated within the District.

2.8 It is necessary for the Council to show that its planning policies can be achieved, taking into account the levy being charged. Although the Core Strategy allows for flexibility in the policy for the proportion of and tenure of affordable housing, we are required to be specific in our policy requirements for Community Infrastructure Levy. Due to risks to the delay to the Strategic Sites Local Plan, and the time it will take to progress the Delivery and Site Allocations Local Plan, it is considered necessary to take the step to provide certainty on the affordable housing policy for the purposes of the Community Infrastructure Levy examination through the review of the Core Strategy Policy WCS8.

3 Issues

Thresholds

3.1 The current affordable hosing policy states the Council will require affordable housing on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. The threshold relating to the number of dwellings is based upon an evidence base assessment of housing delivery which is contained within the Core Strategy submission document Background Paper 2: Managing the Delivery of Housing. The Core Strategy evidence base shows that there is a significant affordable housing need, which requires to be addressed. From residential completions over the last 10 years, smaller sites delivery are more significant within town Parishes than within rural Parishes, although both areas have a roughly similar profile. For this reason, it is considered that a small site threshold of 5 units is appropriate rather than a larger threshold. It is, however, acknowledged that at smaller site sizes, it is often not possible to have on-site delivery of affordable housing as this may relate just to a single isolated unit which many affordable housing providers are unwilling to deliver. There would also be significant workload and logistical issues relating to applying lower site size thresholds. For these reasons, it is considered that an appropriate site size threshold would be 5 units (net) which should be applied District wide. From the Community Infrastructure Levy viability study, it is proven that a five dwelling threshold is viable across the District.

3.2 The use of a threshold of 0.2 hectares or more is included in the Policy to ensure sites with low densities (and therefore less than 5 dwellings) but of a significant size contribute to affordable housing provision. In general, at 30 dwellings per hectare, a site of 0.2 hectares should be able to accommodate some 6 dwellings, and therefore the use of 0.2 hectares accords with the housing threshold. However the Council has received planning applications for sites of just under 0.2 hectares, which avoids the need for affordable housing provision. This Local Plan is an opportunity to rectify this situation.

Percentage of Affordable Housing and tenure

Core Strategy

3.3 Overall Wealden District has a good record of achieving affordable housing, with 32% of dwellings completed in the period 2010 to 2011 being affordable, which raised to 39% in the period 2011 to 2012. As well as achieving 35% affordable housing on a number sites, more recently, 5 large sites have been granted with 40% affordable housing - totalling 290 affordable homes. This includes a site in Heathfield which will deliver 46 affordable homes in total (planning application reference 2013/0635). In addition, the strategic sites in Stone Cross including Land north of Dittons Road (2012/2583), Land at the Wells Stone Cross (2013/1564), Land South of Rattle Road Stone Cross (2013/2270) and Land at Uplands Farm (2011/1704) have also achieved 40% affordable housing in line with the Strategic Sites Local Plan policy for the area. Of the remaining strategic sites which have been granted planning permission, all have achieved 35% affordable housing in line with policy.

3.4 The basis of the affordable housing policy in the Core Strategy of 35% affordable housing was determined through viability studies, showing that 35% affordable housing could be achieved [(2)]. This was based on a tenure of 80% social rent and 20% intermediate accommodation. The tenure was based upon the needs identified in the Affordable Housing Needs Assessment (2010). The background to the policy is contained within the Core Strategy Background Paper Managing the Delivery of Housing.

3.5 Social rented homes are generally 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. Housing may also be owned by other persons and provided under equivalent rental arrangements to the national rent regime, as agreed with the Local Authority or with the Homes and Communities Agency (HCA). Intermediate affordable housing includes homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. The definition does not necessarily exclude homes provided by private sector bodies or provided without grant funding.

3.6 During the examination of the Core Strategy, the Government introduced affordable rent. Affordable rent includes housing 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 does not include housing for affordable rent.

3.7 In viability terms, it is generally accepted that the development value of affordable rent is greater than social rented accommodation and that intermediate accommodation has a greater development value than affordable rent[(3)]. On this basis, in terms of affordable housing viability, intermediate accommodation is more viable than affordable rent and affordable rent is more viable than social rent. Viability in this case does not include any grant or subsidy from Government. However, the general presumption is that, where applicable, affordable rent is the most likely to gain grants, where this is deemed appropriate.

Strategic Sites Local Plan

3.8 The Strategic Sites Local Plan reviewed the affordable housing policy with regards to both percentage and tenure of affordable housing for specific sites. It was considered that, due to the size of the sites, and taking into account affordable housing need, it would be appropriate to change the tenure split to include affordable rent. The tenure split used in the Strategic Sites Local Plan is 40% affordable rent, 40% social rent and 20% intermediate accommodation. This tenure split was not subject to any opposing representations as part of the Strategic Sites Local Plan examination process.

2 Wealden Housing Viability Assessment, 2009
3 Please see Community Infrastrcture Levy Viability Evidence Base Update (August 2014)

3.9 The percentage of affordable homes was also considered with regards to specific sites. It was concluded that, in general, 35% was an acceptable proportion taking into account the location and amount of development and the viability on site. However there were two exceptions and it was considered 40% was more appropriate proportion foe Stone Cross and Pine Grove, Crowborough, taking into account the nature of development, in terms of the size and the viability of the sites.

Village Allocations

3.10 The village allocations, identified in the Core Strategy range from 10 dwellings to 100 dwellings. From the Community Infrastructure Levy viability assessment it is shown that in general larger sites are less profitable than smaller sites. Whilst there are economies of scale for larger sites, the financing requirements for larger sites, which will tend to be delivered in longer time frames, results in less profitable sites. The range of site sizes for allocations, together with the viability evidence, identifies that in the absence of a Delivery and Site Allocations Local Plan there is scope to consider the affordable housing provision requirements for larger sites, which may impact upon the village allocations.

Community Infrastructure Levy

3.11 The provision of certain infrastructure projects are critical to enabling the delivery of strategic sites identified in the Core Strategy Local Plan and allocated in the Strategic Sites Local Plan. These critical projects and development dependencies are outlined in the Infrastructure Delivery Plan, which can be viewed on the Council's website[(4)]. Without this critical infrastructure, the housing and other strategic development may not be able to take place. Therefore the delivery, and the money available to fund critical infrastrcture, is a material issue when considering policies within Local Plans. The viability of sites and the need to fund critical infrastructure is considered through both the Community Infrastructure Levy viability evidence, and the Local Plans. Of critical importance is the provision of affordable housing, as this has an impact on how much money is available for the finding of other critical infrastrcture requirements. In the case of Strategic Sites Local Plan, the provision of infrastructure had a bearing in relation to both the tenure and the percentage of affordable housing.

3 Issues

4 Options

Threshold Options

Option 1: **To review the threshold of 5 dwellings, for when affordable housing is required**	
Advantages	**Disadvantages**
• Provides an opportunity to reconsider the threshold, particularly as registered social landlords prefer affordable housing not to be isolated from each other	• Increasing the threshold of 5 units will potentially decrease the amount of affordable housing provided within the District, which moves away from the objective to increase affordable housing provision. • Decreasing the threshold of 5 units, increases the amount of legal requirements through the use of Section 106 planning obligations which could delay development and increases the costs to the Council • Decreasing the threshold of 5 units, results in the need to collect commuted sums requiring sites to be found and financed which has risk implications in terms of loss of funds due to lack of use • This policy has been examined and found sound, and therefore the principle is accepted in planning terms

Option 2: **To review the threshold of 0.2 hectares, for when affordable housing is required**	
Advantages	**Disadvantages**
• Concerns have been raised that the use of site size can be overcome by changing slightly the size of the site, and thereby avoiding the need to provide affordable housing	• There will be situations where low density development may be acceptable, with large land values. The use of size thresholds ensure that much needed affordable housing is funded.

Proportion of Affordable Housing Options

Option 3: **To generally review the requirement for 35% affordable housing for non allocated sites**	
Advantages	**Disadvantages**
• There are opportunities to review how well the policy is working in practice • Review provides opportunities to consider higher affordable housing provision, if evidence allows, to meet District wide need	• Lower affordable housing provision would not help meet the needs of the District • The Core Strategy policy has already been found sound under examination

Option 4: **To review the proportional requirement for affordable housing for strategic sites**	
Advantages	**Disadvantages**
• Work already undertaken shows that there are opportunities for higher proportions of affordable housing in certain strategic development areas, of certain size, helping to meet District wide need	• Lower affordable housing provision has an adverse impact on the District wide affordable housing need

Option 5: **To review the requirement of 80% social rent and 20% intermediate accommodation to include a proportion of affordable rent**	
Advantages	**Disadvantages**
• To reconsider the impact of tenure on viability of sites • To review the situation with regards to the introduction of affordable rent, and the affordability on Wealden residents • Potential to increase intermediate accommodation would assist those households looking for shared equity solutions and increase viability • May allow an overall increase in affordable housing provision	• Affordable rent does not meet the needs of very low income households and, taking into account the affordability gap between income and rent, then this could have an impact on a certain sector of society. • Potential to increase intermediate accommodation would reduce the amount of social rent/ affordable rent which would disproportionately affect the households in most need.

Option 6: **To create a threshold in dwelling numbers above which the tenure requirement from 80% social rent and 20% intermediate accommodation would include a proportion of affordable rent**	
Advantages	**Disadvantages**
• Could take into account the viability of larger sites, but allow the provision of social rent in smaller schemes • Would allow the creation of a mix of variety in larger sites, which may assist in creating mixed and balanced communities • May allow an overall increase in affordable housing provision	• Would overall reduce the amount of social rented accommodation, not meeting the needs of certain households

Option 7: **To accommodate the tenure requirement of 40% social rent, 40% affordable rent and 20% intermediate accomodation for strategic sites**	
Advantages	**Disadvantages**
• Could take into account the viability of larger sites, but allow the provision of social rent in smaller schemes • Would enable enhanced tenure variety in larger sites, which may assist in creating mixed and balanced communities • May allow an overall increase in affordable housing provision	• Would overall reduce the amount of social rented accommodation, not meeting the needs of households

5 Questions

Question 1

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

Question 2

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

Question 3

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

Question 4

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?

Question 5

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

Question 6

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

Question 7

Do you have any other comments you wish to make?

Question 8

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

6 Glossary

Affordable Housing – Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households or, if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing - 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 (HCA).

Affordable rented housing - 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 affordable housing - Homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. The definition does not necessarily exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered as affordable housing for planning purposes.

(Source: National Planning Policy Framework)

Background Paper - A document providing more detailed information, regarding the subject area

Community Infrastructure Levy (CIL) - A new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods require.

Core Strategy - The key document within the Local Plan. It sets out the overall vision for Wealden and how the places within it should develop, strategic objectives based on the key issues to be addressed, a delivery strategy to achieve these objectives, and a monitoring and implementation framework.

Delivery and Site Allocations Local Plan - A document which forms part of the Local Plan which allocates sites within rural areas and for Gypsies and Travellers. It will also contain policies to guide decisions on planning applications.

Development Plan - As set out in section 38(6) of the Planning and Compulsory Purchase Act 2004, an areas development plan consists of Development Plan Documents contained within the Local Plan. The documents set out policies for the use and development of land. Planning applications must be determined in accordance with the development plan unless there are good reasons not to.

Development Plan Documents (DPDs) – Statutory planning documents, produced by the planning authority, that form part of the Local Plan. They contain spatial planning policies and strategies that will guide development in conjunction national policy. The documents include the Core Strategy, Site Allocations Document and, where needed, Area Action Plans. There will also be an adopted Proposals Map which illustrates the spatial extent of policies. The documents are subject to rigorous procedures and an independent examination by the Planning Inspectorate.

Housing densities – The amount of housing in a given area. Used in planning terms to refer to the amount of new housing to be built in a residential development area, e.g. "30 dwellings per hectare".

Infrastructure Delivery Plan (IDP) – A formal document setting out what physical, social and green infrastructure is required to support and enable the development proposed in the Local Plan.

Local Plan (LP) – The collective name given to all policies and documents that will provide the framework for delivering the spatial planning strategy for the local authority area. These include the Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

National Planning Policy Framework (NPPF) – The National Planning Policy Framework published in 2012 sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable Councils can produce their own distinctive Local and Neighbourhood Development Plans, which reflect the needs and priorities of their communities.

Section 106 planning obligations - A legally binding agreement or planning obligation between a Local Authority and a landowner which identifies the contributions each partner will make towards the infrastructure (e.g. road improvements, bus stops, extra school places) necessary to serve the development in question. They are a mechanism by which measures are secured to make development acceptable, which would otherwise be unacceptable in planning terms

Strategic Development Areas (SDAs) – Broad growth areas within Wealden identified in the Core Strategy where major new housing, business and community uses can be

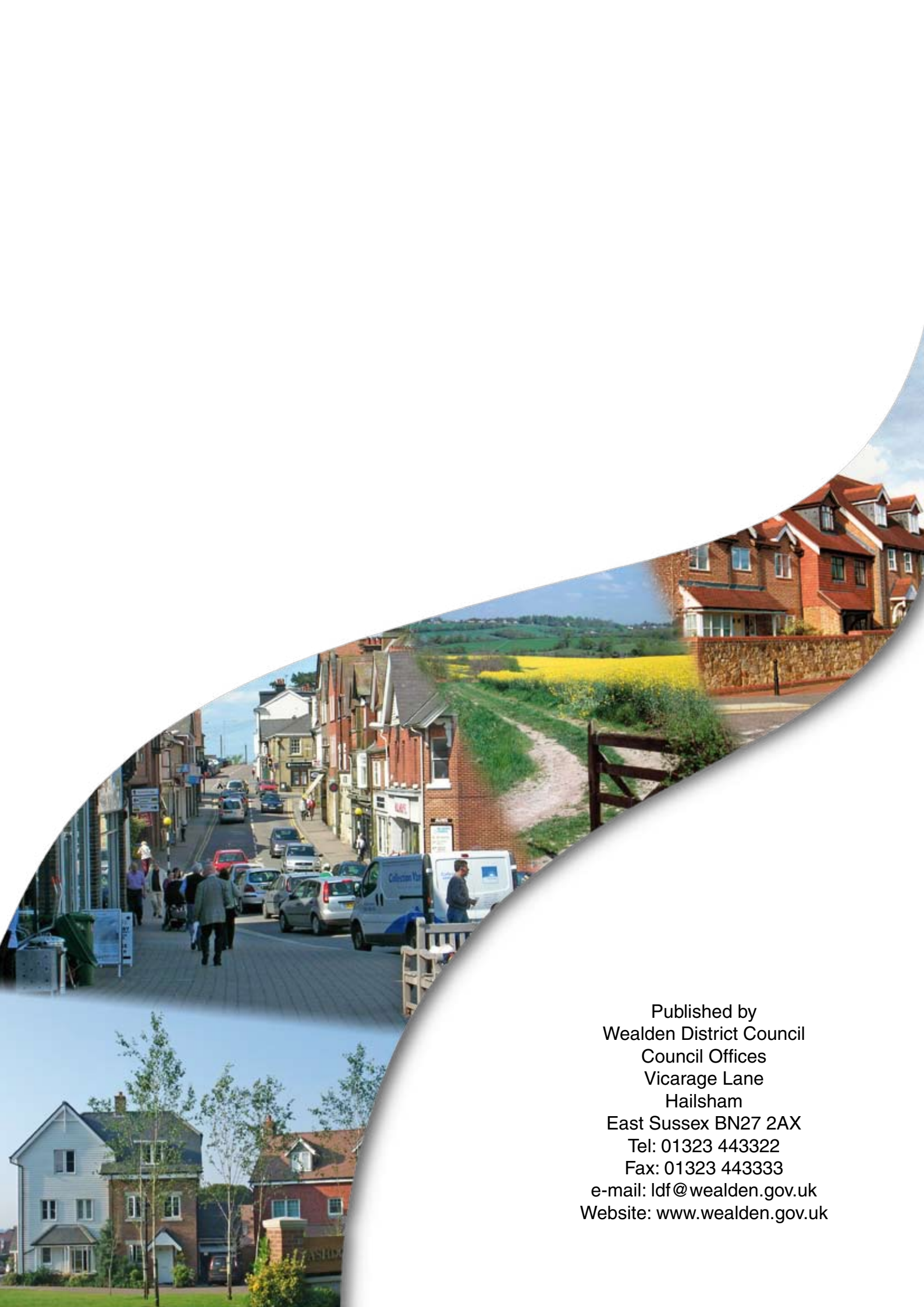
built over the period up to 2027. These areas are of such a scale that they are considered critical to the delivery of the Core strategy.

Strategic Sites – Development sites central to achieving policy WCS4 of the Core Strategy, known as strategic development areas.

Strategic Sites Local Plan – A document which forms part of the Local Plan and follows from the Core Strategy. It provides greater detail in relation to the growth areas identified in policy WCS4 of the Core Strategy in terms of their precise location, the specific nature of the development which could take place and the policies which apply to the determination of planning applications.

Sustainability Appraisal – A process to ensure the social, environmental and economic effects of policies are assessed as part of the plan preparation process.

6 Glossary



Published by
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