Proposed Modifications to the Submission Affordable Housing Delivery Local Plan March 2015

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission Affordable Housing Delivery Local Plan, and do not take account of the deletion or addition of text.

Reference	Page	Policy/ Paragraph	Main Modification
WD1	5	2.4	~~The Government announced a change in policy and guidance in relation to affordable housing thresholds in November 2014. This guidance states that affordable housing contributions, under Section 106, should not be sought from developments of 10 units orless, and which have a maximum combined gross floorspace of no more than 1000sqm.However, for designated rural areas authorities may choose to implement a lower threshold of 5-units or less where affordable housing contributions should not be sought. Evidence shows that within Wealden District designated rural areas can sustain a lower threshold for the provision of affordable housing.~~
WD2	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 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>with 5 dwellings (net) or more</u> [(2)]<u>.</u> ~~in areas defined on the Proposals Map as Affordable Housing Policy Area~~[(2)] ~~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.

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<td>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<u>, however in exceptional circumstances a commuted payment may be accepted 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.</u> ~~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) 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~~

<u>(2) Any future change in Government Policy requiring alternative thresholds will supersede this part of the policy</u></td>
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<td>WD3</td>
<td>11</td>
<td>Table 1</td>
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<tr><td>Name</td><td>Description</td><td>Target</td></tr>
<tr><td>Strategic Affordable Housing target</td><td>Affordable housing completions as a percentage of all completions</td><td>35%</td></tr>
<tr><td>Affordable</td><td>Number of</td><td>75%</td></tr>
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<tr><td>housing target</td><td>developments ~~in the rural designated area~~ with a net gain of ~~6~~ 5 or more dwellings, achieving 35% affordable housing~~; or~~

~~Number of developments in the Affordable Housing Policy Area with a net gain of 11 dwellings or more, and a combined gross floorspace of more than 1000 sqm achieving 35% affordable housing.~~</td><td></td></tr>
<tr><td>Tenure</td><td>Proportion of tenure as a percentage of all completions</td><td>No target</td></tr>
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<tr><td>WD4</td><td>11</td><td>Table 2</td><td><table>
<tr><td>Issue</td><td>Action</td></tr>
<tr><td>Affordable housing completions as a percentage of all completions is less than 35%</td><td>Review data if target is consistently not met over two year consecutive period to find issues and seek to resolve. If not able to be resolved/ explained then review policy.</td></tr>
<tr><td>Number of developments ~~in the rural designated area~~ with a net gain of ~~6~~ 5 or more dwellings, achieving 35% affordable housing</td><td>Review policy if target is not met consistently over two year consecutive period.</td></tr>
<tr><td>~~Number of developments in the Affordable Housing Policy Area with~~</td><td>~~Review policy if target is not met consistently over two year consecutive~~</td></tr>
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			~~a net gain of 11 dwellings or more, and a combined gross floorspace of more than 1000 sqm achieving 35% affordable housing~~	~~period.~~
WD5	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~~	
WD6	14	Glossary	~~Designated Rural Areas 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~~
WD7		Proposals Maps	Delete