

The Welborne Plan

Issue 10: Homes and Affordable Housing (WEL17 – WEL22)

Actions arising from hearing session

November 2014

CD-43

Introduction

Chapter 6 of the Welborne Plan deals with housing. At the Welborne Plan Examination hearing sessions, the Council was asked to consider two points raised by participants at the hearings sessions. The issues were:

1. The wording of policy WEL18 (Affordable Housing).
2. The wording of policy WEL22 (Gypsies, Travellers and Travelling Showpeople).

1 Policy WEL 18 Affordable Housing

Welborne Plan policy on affordable housing (WEL18) was the subject of significant changes proposed by the Council in its participant statement (CD-17). At the Welborne Plan Examination hearing session on Issue 10, concerns were raised as to whether the wording of policy WEL 18, as suggested in Appendix 10A of the Council's participant statement (CD-17), was sufficiently clear and robust to guide future planning applications.

Following consideration of views expressed at the Issue 10 hearing session and the direction given by the Inspector, the Council does consider that the policy could be improved by making it clear that development at Welborne will be *required*, rather than *expected*, to deliver affordable housing, subject to viability testing.

Therefore the Council will propose the following additional modifications to policy WEL18 -

Second paragraph – amend to *Each residential phase of development shall be ~~expected~~ required to meet the target of 30% affordable housing provision unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council.*

Fourth paragraph – amend to *Where it is agreed that a residential phase will not meet the 30% target of affordable housing, the subsequent phase or phases will be ~~expected~~ required to meet that shortfall in addition to the 30% target if possible in viability terms.*

The full wording of policy WEL18, showing all proposed modifications to the policy contained in the submitted version of the Welborne Plan, is set out in Appendix A to this document.

2 Policy WEL22 Gypsies, Travellers and Travelling Showpeople

Welborne Plan policy WEL22 concerns Gypsies, Travellers and Travelling Showpeople. At the Welborne Plan Examination hearing session on Issue 10: Homes and Affordable Housing (WEL17 – WEL22), the Council agreed to look at the opening paragraph of the policy to ensure that it better reflects the fact that sites for gypsies, travellers and travelling showpeople are not allocated at Welborne or anticipated to come forward at Welborne.

Therefore the Council proposes the following as modifications to the first paragraph of policy WEL22 of the Welborne Plan, with new text underlined and deleted text

struck through.

Provision for gypsies, travellers and travelling showpeople is not anticipated to be required at Welborne. However, a Any planning applications for one or more permanent pitches for gypsies or travellers at Welborne will only be permitted where it can be demonstrated that the proposal:

APPENDIX A – POLICY WEL 18

WEL18 – Affordable Housing

Development at Welborne shall provide a total of 30% affordable housing. ~~(approximately 1,800 homes) with an initial tenure split of 70% affordable or social rent and 30% intermediate tenures. The tenure split will be kept under review based on evidence of need.~~

Each residential phase of development shall be expected required to meet the target of 30% affordable housing provision unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council.

In exceptional circumstances where viability considerations require, the minimum affordable housing numbers on any phase will be 10% (subject to viability and the implications for other infrastructure) and the maximum required will not normally exceed 40%.

Where it is agreed that a residential phase will not meet the 30% target of affordable housing, the subsequent phase or phases will be expected required to meet that shortfall in addition to the 30% target if possible in viability terms.

The initial tenure split will be 70% affordable or social rent and 30% intermediate tenures. The tenure split will be kept under review phase by phase based on evidence of need and viability.

A range of affordable housing types, sizes and tenures shall be delivered within each residential phase. The precise number and mix of affordable homes within each phase shall be agreed with the Council, having regard to the nature of the phase to be developed, ~~and the identified need for affordable homes~~ and its viability at the time the phase comes forward.

Approximately 15% of all affordable homes delivered within each phase of the development shall be designed to meet higher accessibility standards equivalent to the Lifetime Homes standards. The precise proportions shall reflect evidence of need demand at the time the phase comes forward and will be subject to the need to ensure that the phase remains economically viable.

Planning permission will be granted for affordable homes that are integrated with the market housing, within the overall limits set out below, and are designed and will be constructed to the same or higher standards. Affordable housing may be clustered in small groups.

~~Each residential phase of development shall be expected to meet the target requirements (set out in the first paragraph of this policy) unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council. In such cases, the Council will consider alternative delivery mechanisms including the Joint Venture Housing Company (JVHC). Where such alternative delivery mechanisms are not viable, feasible or desirable, flexibility may be applied to the target level requirements within this policy, consistent with the Council's deferral of contributions policy (See WEL41 and~~

~~the Welborne Planning Obligations SPD). Where a case for deferral is accepted, the absolute minimum level of affordable housing within any residential phase of development will be 10%.~~

~~Where an agreed deferral of affordable housing results in any residential phase of the development not meeting the 'normal' target requirements of this policy, subsequent phases will be expected to provide affordable housing deferred from the previous phase(s). This will be in addition to meeting that phase's own normal 'target' provision, but will be subject to an overall maximum level of 40% of the housing within any one phase being delivered as affordable housing.~~