

Planning Policy

From: Nick Hughes <
Sent: 03 September 2018 16:46
To: Planning Policy
Cc: Wagers, Donna; Jenkins, Clare; Windebank, Jane
Subject: Issues and Options Consultation - Our Future How do we Plan for it ?

Dear Sirs.

English Rural Housing Association is a specialist housing provider which works with smaller communities in the provision of rural affordable housing and as such welcome the opportunity to comment.

Comments

- The emphasis accorded to affordable rural housing throughout the issues and options paper and notably at Paras- 5.12 - 5.16 is supported.
- The identification of the limitations (Para 5.17) of the present policy in distributing development is also welcome; however the alternative options identified, do not give sufficient discussion of the implications for affordable housing, including rural exception sites.

The NPPF para 77 states “ *Local planning authorities should support opportunities to bring forward rural exception sites that will **provide** affordable housing to meet identified local need.*”

To ensure compliance with the NPPF, further guidance within the options should set out clearly the Local Plan expectations around **provision** in regard to affordable housing and encourage the use of rural exception sites, particularly where local planning maybe being shaped by Neighbourhood Plan, Community led groups or Parish Council's. The provision of affordable market housing should not be left to the market and “quota” sites.

Q10 The figure should be informed by a detailed assessment of the local housing market, viability and outturns.

Q11 As above.

Q12 Yes, market housing should be allowed on rural exception sites, where it provides a “cross” subsidy to the affordable homes. The benefit might be in in the form of resultant sale proceeds from the market or free land for the affordable homes. The market housing whether measured in numbers of Gross Floor Area should always be the minor component. Flexibility around nomination rights (for example to house estate workers) could also assist with bringing forward RES land opportunities.

Q13 The Rural Exceptions Policy can assist in addressing the needs for self build plots Example attached - <https://englishrural.org.uk/planning-consent-granted-for-innovative-blend-of-new-homes/>

Q19 & Q20 Introducing mandatory additional standards above and beyond national guidance is likely to result in additional development costs, which could discourage investment in the Borough. There is the potential for challenge and the benefits over and above present standards are likely to be minimal.

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