

Core Strategy Issues & Options:
Housing Strategy & Distribution Consultation Paper 2
Response Form Summary

SECTION 2: OPTIONS

A. The Location of New Housing Development

The broad direction and distribution of growth within the plan area, including new housing, will be determined by the Settlement Strategy (Consultation Document 2). The options below relate to the location of individual housing developments within that overall strategy and the primary determining factors in site selection:

A1 Option 1: 'Doing nothing' – The location of new housing development is determined in response to market forces. **0 responses**

A2 Option 2: The location of new housing development is determined in response to housing needs within the plan area, identified through an up-to-date Housing Needs Assessment. **2 responses**

A3 Option 3: The location of new housing development is determined by the need to minimise impact on the environment (e.g. on land not liable to flooding or affecting the historic character, setting or environment of a settlement). **2 responses**

A4 Option 4: The location of new housing is determined according to the principles of sustainable development (e.g. the availability of previously developed land / redundant or underused spaces, employment opportunities and transport links). **6 responses**

A5 Option 5: An integrated approach, in which weight is given to the market, housing needs, the environment and sustainability in determining the location of new housing development. **22 responses**

A6 Option 6: A different approach. **4 responses**

A99 If you feel that a different vision for the LDF should be produced i.e. Option 6, please set out your suggestions for the vision below:

No overall group view can be provided from the key issues raised above.

A Comments

Any Other Comments

Emphasis should be on the provision of affordable housing, particularly rented and housing association properties, through retention of Council housing and restricting second home ownership; housing need should be identified using reliable housing needs assessments; design new housing for a social mix.

B. Achieving a Mix of New Housing

In response to the question of whether the LDF should promote a mix of tenures in new housing development, the conference gave a clear indication that the LDF should promote a mix of tenures and that close links with Housing Associations should be achieved.

In order to achieve a mix of new housing, emphasis should be placed on:

B1 Option 1: 'Doing nothing' – allowing the open market to determine the mix of housing provided on development sites. *This would mean withdrawing current controls.*

1 response

B2 Option 2: Requiring a mix of types, sizes and tenures of housing and a mix of market and affordable housing, on development sites. *The required mix would be based on an up-to-date Housing Needs Assessment. It would be necessary to set a size threshold for eligible sites (RSS suggests 15 units/0.5ha and above) and the percentage of affordable units to be provided (RSS sets minimum of 40%). The involvement of Housing Associations would be likely, but not essential.*

8 responses

B3 Option 3: Facilitating the release of more sites for 100% affordable housing for local people through an Exceptions Policy. *Exceptions sites would not normally receive planning permission for housing and therefore have reduced value, allowing discounts to be passed on to occupiers. Such a policy would involve allocating specific sites for this purpose and would be based on an up-to-date Housing Needs Assessment. Exceptions sites normally involve Housing Associations. No market housing is provided.*

2 responses

B4 Option 4: A combination of Options 2 and 3 above.

13 responses

B5 Option 5: A different approach.

6 responses

B99 If you feel that a different vision for the LDF should be produced i.e. Option 5, please set out your suggestions for the vision below:

That future housing policy should be more effective than the existing policy in providing affordable housing for those on low incomes; housing associations should provide rented accommodation to meet local need, especially in relation to young people; provide a mix of type, size and tenure of housing with particular emphasis on rented and leasehold properties; affordable housing should be provided close to public transport links and where appropriate on exception sites; that shared equity affordable housing could be provided, not through new build but through intervention in the existing housing stock and that this approach should be considered when preparing the Preferred Option; that environmental regulations for energy and water are essential when providing affordable housing.

B Comments

Any Other Comments

Policy approach should aim to achieve a good mix of house types, sizes, tenures and affordability especially providing for families and opportunities for home working; location of affordable housing should reduce commuting i.e., close to existing services; welcome clear definitions in respect of affordable housing together with clear explanations of mechanisms to establish and manage affordable housing; create diverse developments that relate to existing vernacular and character; range of affordable housing determined by robust needs assessment information, carried out with full consultation with those active in the house building industry in addition to emerging national guidance e.g., PPS3; flexible affordable housing policy required in terms of thresholds applied i.e. responding to different circumstances and levels of need; provision of 100% affordable housing seen as too restrictive; increase housing requirement is required in order to deliver increase affordable housing.

C. Requiring the Provision of Affordable Housing

In response to the question of what size and type of new housing should be built, the conference gave a clear indication that this should be based on need rather than market forces and that the highest priority should be given to affordable housing* for local people.

*Affordable housing is generally for households lacking their own housing (or living in housing which is inadequate or unsuitable) who are unlikely to be able to meet their needs in the local housing market without some assistance. They are part of the population that is not included in market demand because they have insufficient income to satisfy their needs by accessing suitable market housing.

In order to establish when a mix of open market and affordable housing is to be provided and how much affordable housing is to be provided, it is possible to set a minimum size threshold for eligible sites and a minimum percentage of affordable provision on those sites. In setting thresholds and percentages, emphasis should be placed on:

C1 Option 1: 'Doing nothing' – allowing the market to determine the level of affordable housing on development sites.

1 response

C2 Option 2: A single threshold and percentage applied universally across the plan area. *This could be set at the RSS level or could be based locally on an up-to-date Housing Needs Assessment.*

2 responses

C3 Option 3: Different thresholds and percentages for settlements or groups of settlements, according to their population size. *For example, smaller settlements could have lower thresholds and larger settlements could have higher percentages.*

0 responses

C4 Option 4: Different thresholds and percentages for settlements or groups of settlements, according to their level of need. *The level of need would be established by an up-to-date Housing Needs Assessment.*

2 responses

C5 Option 5: A combination of Options 3 and 4 above. *Where both settlement size and need are taken into account.*

18 responses

C6 Option 6.[Supplementary]: A “Zero” Threshold. *Setting a site-size threshold at “zero” means that all housing development sites are required to make a contribution towards affordable housing irrespective of their size – from a single plot to a large estate. This supplementary option would amend Options 2 to 5 above, to include a “zero” threshold.*

6 responses

C7 Option 7: A different approach.

4 responses

C99 If you feel that a different vision for the LDF should be produced i.e. Option 7, please set out your suggestions for the vision below:

Flexible policy approach in terms of % requirements and housing type, size and tenure to meet differing needs.

C Comments

Any Other Comments

Type of affordable housing established by a robust housing needs assessment particularly meeting the accommodation needs of carers, those on lower incomes within villages and young employed individuals and families; thresholds need to be flexible in order to respond to needs, site requirements, financial and market considerations, and should not be detrimental to viability and quality of development; affordable housing should remain so in the future.

GENERAL COMMENT ON THE HOUSING PAPER

Development of greenfield sites as a last resort; integration of affordable and open market housing; range of tenures should be offered together with the needs of the whole community; suggested policy approach is in line with both national and emerging regional planning guidance; increased housing requirement above draft RSS figures in order to increase amount of affordable housing.