

Consultation	Core Strategy: Changes to Core Policy 6 affordable housing provision
Start	11 January 2010 08:00:00 GMT
End	05 February 2010 23:59:00 GMT
Published on	23 December 2009 11:57:17 GMT



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TUNBRIDGE WELLS BOROUGH CORE STRATEGY INDEPENDENT EXAMINATION: ADVERTISEMENT OF CHANGES TO CORE POLICY 6: HOUSING PROVISION RE. AFFORDABLE HOUSING PROVISION

During the course of the examination hearing sessions the Inspector reached the preliminary conclusion that the evidence base justified reducing the threshold for the provision of affordable housing in Royal Tunbridge Wells and Southborough from 15 dwellings to 10 dwellings to align it with the proposed threshold elsewhere in the borough. He also considered that the Core Strategy could be made clearer in relation to how affordable housing on rural exceptions sites will be provided. The following changes to the Core Strategy are proposed in response. They are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. The page and policy/paragraph numbers refer to the “Tracked Changes” Version of the Core Strategy, August 2009 (Core Document 3.59b).

Table 1 Threshold for the provision of affordable housing in Royal Tunbridge Wells and Southborough

Page	Policy/Paragraph	Suggested Change
47	Core Policy 6, part 4	Affordable housing will be provided as a proportion of the total number of dwellings to be delivered in the Borough <u>and will</u> . Affordable housing will be required on sites capable of delivering 10 or more a given number of dwellings, which varies by location. Location-specific thresholds are provided in Table 7 and in the place-shaping policies, Core Policies 9-15. Where proposals are made for fewer than 10 units a number of dwellings below the relevant threshold, the Borough Council may have regard to whether the size of the site would make it in considering whether it is capable of accommodating more than that number.
52	Para. 5.151 and Table 7	In seeking to achieve this, the Borough Council will require market sites capable of providing <u>10 or more a number of dwellings above a given threshold</u> to provide 35% of the total <u>number of units</u> as affordable homes in line with the <u>indicative regional</u> percentage required across the region, as set by the <u>emerging South East Plan</u> . <u>This is an increase from the 30% required by the The Local Plan 2006- only required 30%.</u> Table 7 below sets out the dwelling number thresholds that will trigger the requirement to provide 35% affordable housing, by place. <i>Delete Table 7.</i>
52	Para. 5.152	The Local Plan 2006 set a 15-dwelling threshold across the Borough. A lower threshold is now set outside the main urban area to take account of the likelihood that smaller sites will come forward in the smaller settlements. It should be noted that development for market housing will not generally be permitted outside the LBD of the villages or in the rural areas, but should such development take place, the 10 dwelling thresholds in table 7 will apply. The Development Control Policies DPD will set out the criteria for determining an appropriate tenure split for the affordable housing provided on market sites i.e. between social rented and intermediate affordable housing.
52	Para 5.153	Analysis of the estimated housing potential on individual sites in the trajectory at Figure 3 above indicates that applying the dwelling number thresholds in Table 7 to trigger the The 35% requirement will come very close to delivering the amount of affordable housing required to meet the Housing Strategy target, falling just short over the Plan period. On

Page	Policy/Paragraph	Suggested Change
		the basis of <u>the Affordable Housing Viability Assessment, carried out by the Council in August 2009, there would be weak justification for lowering the thresholds further. current evidence provided by the SHLAA however, lowering the thresholds in Table 7 further makes little difference to the total number of affordable homes delivered on market sites over the Plan period.</u>

Table 2 Affordable housing on rural exception sites

Page	Policy/Paragraph	Suggested Change
52	Para. 5.155	<p><i>Add new paragraph after para. 5.155</i></p> <p><u>Core Policy 1 does not preclude development for market housing on sites adjacent to the LBDs of the small rural towns of Cranbrook, Hawkhurst and Paddock Wood as the LBDs are defined in the Local Plan 2006. This is a change from Local Plan policy and will result in the delivery of more affordable housing from market sites in these areas than has occurred in the recent past. Some of the local need for affordable housing in the rural areas will therefore be met through market developments. The residual amount of affordable housing required to meet the rural target of 20 units per annum will be met by the development of rural exception sites as set out in para. 5.155 above. The majority of the 6% housing target (approximately 360 dwellings) set for the villages and rural areas by the Core Strategy has already been provided. Rural affordable housing on rural exception sites, will, therefore, largely be in addition to this 6% provision.</u></p>

Associated Changes

The tables above set out the principal changes that are proposed to be made to the Core Strategy in response to the Inspector’s preliminary conclusions about the provision of affordable housing in Royal Tunbridge Wells and Southborough and on rural exception sites. Should these changes be made to Core Policy 6: Housing Provision, the following parts of the Core Strategy would need to be updated to reflect them:

- Core Policy 9, part 3 (page 70)
- Core Policy 10, part 3 (page 70)
- Para. 5.269 (page 81)