

## **South Downs National Park Examination**

### *Matter 9 - Affordable Homes*

*Issues will include:*

- a. the affordable housing target with reference to viability and incentive as related to other planning constraints of housing mix and energy efficiency,*
- b. consistency with national policy thresholds,*
- c. availability agencies for practical provision of affordable housing,*
- d. desirability of rural exception sites to include some market housing*

### **Further representations of Twyford Parish Council on SD 29 Rural Exception sites**

TPC has proposed that Policy SD 29 "Rural exception sites" should be amended to be more specific about the level of market housing which might be acceptable. TPC's formal objection was on the basis that its own draft policy in the Neighbourhood plan should be allowed to take prevail. In Twyford's case, its draft Neighbourhood Plan policy is based on the current framed policy of the SDNP in the Winchester District Joint Core Strategy. This would allow a maximum of 30% of market housing but subject to a careful process of justification. This is to encourage omission sites to come forward in greater numbers than they would otherwise do.

In the period since the publication of the Pre-submission SDLP for comment and objection, several matters have become clear:

1. Firstly with the publication of the NPPF in July 2018, it is clear that NP's have to follow the strategic guidance of Local Plans. So TPC's objection needs to be reframed. This is now based wholly on the existing policy of Winchester City Council and SDNP in the Joint Core Strategy CP4 paras 7.27 to 7.34.
2. NPPF as revised in July 2018, in its consideration of rural exception sites in para 77, now includes the words:  
"Local planning authorities should ..... consider whether allowing some market housing on these sites would help to facilitate this."
3. Winchester City Council has provided evidence that the inclusion of an element of market housing in line with Policy CP4 is an incentive to the provision of affordable housing for social rent on exception sites. The following sites have been completed since the adoption of the JCS in March 2013:
  - Shedfield: In order to develop the site at Shedfield, Hyde Housing Association needed four shared ownership homes.
  - Wonston: The homes which have been very recently completed have included four shared ownership homes in order that Hyde can make the scheme viable
  - Waltham Chase : In order to develop the site, Hyde needed 3 shared ownership homes.

4. A further three sites are currently under negotiation and those negotiations are still in confidence between the Authority and its partners. All three are considering an element of open market housing

It would appear that the existing of the Joint Core Strategy has now a track record of success and there are good reasons to continue with that rather than present more restrictive amendments proposed by SDNP.