

Representor ID: RP-147

UI Representor ID: 34

UI Representation ID: 862

Representor Name: Hayden Seed

Representor Organisation: Storey Homes

Policy: Policy HQH8		
Legal Compliant:	Soundness Compliant:	Duty to Cooperate Compliant:
Yes	No	Yes
Paragraph		
Compliance Comment		
<p>3.6.1 At Part A1 of Policy HQH8, it is set out that affordable homes on rural exceptions sites will only be supported where the site does not exceed 0.5 hectares or 10 homes, or in the case of community-led developments, 1ha or 5% of the size of the existing settlement.</p> <p>3.6.2 A fixed cap on development prevents the plan from responding to objectively assessed local needs over the plan period. The NPPF requires plans to meet as much needs as possible and to be flexible – a fixed cap is the opposite of this and reduces the ability of the plan to adapt and change to meet different circumstances.</p> <p>3.6.3 The Planning Practice Guidance is clear that a housing need should be established through empirical assessments, either through a Housing and Economic Development Needs Assessment (HEDNA) or a Housing Needs Survey. A numeric ceiling applied uniformly across villages is not a proportionate substitute for settlement-specific evidence on the quantity and type required to meet local needs.</p> <p>3.6.4 Furthermore, given the cost to build affordable developments are typically similar to a traditional private / affordable housing scheme, economies of scale are required to make certain schemes viable.</p> <p>3.6.5 As such, a 10-unit ceiling would perpetuate viability risks and could render most housing sought through this policy undeliverable and therefore any delivery of affordable housing would effectively default to Neighbourhood Plan routes only, further highlighting the issue that this is effectively the only mechanism for the delivery of any housing of a medium scale within the rural part of the plan area.</p>		
Modification Comment		
<p>3.6.6 It is suggested that HQH8 Part A1 is removed.</p> <p>3.6.7 Parts 2 – 5 are sufficient to control the delivery of suitable rural exception schemes alone, as Part 4 requires developments to be supported by an up-to-date housing needs assessment which is consistent with National Policy.</p>		
Appear at examination?	No	
Appear at examination reason?		