

## **SPELTHORNE LOCAL PLAN EXAMINATION**

### **HOUSING POLICIES**

#### **Main Matter 13 – Housing (Policies H1 to H3)**

*Are the requirements of the Homes for All, Affordable Housing, and Meeting the Needs of Gypsy, Traveller and Travelling Showpeople policies justified by appropriate available evidence, having regard to national guidance, and local context?*

As set out in or representation part 1 of H1 repeats the housing requirement set out in ST2, This is unnecessary and should be deleted from this policy.

It is not clear what the Council's position is with regard to wheelchair accessible housing. Part b encourages there provision on major development with part c then requiring the provision of 10%. If it is the later then the Council will need to justify why 10% is required. The Council's justification would appear to be based solely on the fact that the Council has an ageing population (paragraph 1.44 of the TOP005) rather than a more detailed needs assessment. The NPPF and PPG are clear that the adoption of the optional technical standards must be evidenced and based on needs. At present this is not the case for Spelthorne and as such part c should be deleted.

Part 14(c) of this policy states that where self-build plots have been made available and marketed for a 12-month period they will expect to remain on the open market as self-build or be offered to Council of Housing Association before being built out by the developer. Whilst the HBF agree that the policy needs to set out when unsold plots should return to the developer, we disagree with the approach being proposed. There is no reason to require a site to be retained on the open market following the 12-month period nor is there any justification for having to offer these to the Council or a housing association first. These are plots that would have been available for market housing



and as such they should return to developer to be built out after the 12-month period.  
The Council should therefore amend the policy accordingly.

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