

RUSHMOOR LOCAL PLAN EXAMINATION

Issue 10. Whether the LP will be effective in delivering the appropriate type of housing to meet the needs of the area?

Affordable Housing

Q3. Would Policy LN2 be effective? Are the thresholds and percentages for affordable homes as set out in bullets (a) and (b) justified and consistent with national policy? Are bullets (f) and (g) justified, and what does 'exceptional circumstances' mean? Is the application of bullet (h) in relation to Building Regulations supported by the evidence? Is the wording 'subject to viability' sufficiently clear?

The NPPF establishes in paragraph 17 and 154 the importance of the local plan setting out unambiguous policies that support predictable and efficient decision making. It is therefore essential that affordable housing requirements are set out as maximums not minimums as this provides the clearest indication as to how a decision maker should react with regard to this policy. It also ensures that applicants are confident that they will not be asked for a higher level of affordable housing requirement by the Council.

We would recommend that part a of LN2 be amended as set out below:

"a. On sites of 11 or more dwellings, ~~a minimum of~~ 30% of dwellings as affordable homes;"

"b. On sites within Aldershot and Farnborough town centres of 11 or more dwellings, ~~a minimum of~~ 20% of dwellings as affordable homes;"

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