

Planning Policy

From: [REDACTED]
Sent: 11 September 2018 10:40
To: Planning Policy
Subject: Issues and Options Consultation

Good morning,

I am responding to the Local Plan consultation on behalf of HARAHA- Hampshire Alliance for Rural Affordable Housing- a partnership of 5 rural Hampshire LAs (including TVBC), 2 National Park Authorities, the County Council, Action Hampshire and 5 specialist rural RPs.

Q12 Should we allow market housing on rural affordable exception sites?

HARAHA believes it is important to allow market housing on rural exception sites where this enables the development of new affordable homes. HARAHA welcomes the flexibility offered by the National Planning Policy Framework to deliver affordable homes using market homes as cross subsidy. HARAHA's funding strategy sets out three principles for evaluating whether schemes on rural exception sites should include a market housing element.

1) Additionality

Market housing should enable improvements to the quantity or quality of affordable homes or facilities compared to that which is otherwise possible

2) Local Sustainability

Market housing on rural exception sites should respond to strategic housing issues faced and identified by the village.

3) Quality

In mixed developments, market and affordable homes should be of consistent quality.

For HARAHA schemes on Rural Exception Sites, our development partner RPs (HVH) will act as developer for any market homes. Priority will be given to selling the homes to local households, although this should not lead to any lending restrictions on such homes. The number of market homes provided on any site should be limited to the number required to provide scheme viability.

HARAHA would welcome TVBC's adopting a policy that reflected HARAHA's strategy and enabled HARAHA to use market homes for cross subsidy purposes to ensure a strong continued supply of affordable rural homes for local communities.

Thank you

HARAHA Strategic Housing Officer

Please note: My working hours are 15 hours per week. The days and times vary but are most usually 7.30am- 3.30pm Monday & Tuesday.

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