

**SOUTH WILTSHIRE CORE
STRATEGY**

EXAMINATION IN PUBLIC

**Statement of Common Ground as
agreed between
Wiltshire Council and
Tetlow King (for the
South West Registered Social
Landlords Planning Consortium)**

19 FEBRUARY 2010

Plan reference: Paragraph 3.3 (a)

Representation Number: 9968

Issues Raised

We welcome the recognition of this issue and the Councils acknowledgement of the seriousness of this problem. We question whether the first sentence is referring to new households rather than existing need, as 702 homes per year is less than the current number of households on the waiting list.

We are concerned about the footnote at the bottom of the page, which uses a definition of affordable housing which includes low cost housing. PPS3 is very clear that low cost market housing is not considered to be affordable housing. Inclusion of this definition, even for illustrative purposes is unnecessary. We recommend that this paragraph and footnote are amended to only set out the need for affordable homes as defined by PPS3. The footnote could then include the PPS3 definition.

Wiltshire Council Response

The figure of 702 new homes per year relates to the period leading up to 2016 and is established in paragraphs 14.6.1 and 14.6.2 of the Local Housing Needs and Market Survey carried out on behalf of the Council. The total affordable need annually is for 1076 units, but the net re-lets of existing stock average 374 units. Agree that this distinction of 'new' houses should be acknowledged.

Agree that definition of 'affordable housing' should be as contained in PPS 3.

Agreed position

Delete first sentence of paragraph and replace with: *'The need for new affordable housing currently stands at 702 units per year'*^{footnote}

Delete footnote 9 and replace with: *'The definition of 'affordable housing' in this context is provided in Annex B of Planning Policy Statement 3: Housing'.*

Plan reference: Paragraph 3.3 (b)

Representation Number: 9972

Issues Raised

We welcome the Council's emphasis on the use of the market to provide affordable housing, however it should be noted that RSL-led development provide a significant number of affordable units and should be explicitly encouraged.

Wiltshire Council Response

Agree that acknowledgement of RSL-led development should be included.

Agreed position

Add text at start of paragraph: *'Support will continue to be given to Registered Social Landlord led development in appropriate locations'*.
However,

Change existing first letter of paragraph to lower case.

Plan reference: Paragraph 4.3

Representation Number: 9975

Issues Raised

We strongly support Strategic Objective 2; there is an acute affordability problem in the South Wiltshire housing market. The Council should consider whether providing even the proposed number of homes will offer a realistic chance of meeting this ambitious objective. If not the objective should be reworded and focus on maximising the supply of affordable housing.

Wiltshire Council Response

This appears to be purely a matter of semantics. However, there is no objection to changing the text for the avoidance of doubt.

Agreed position

In third bullet point of paragraph: Replace '*addressed the shortfall in*' with '*maximised the delivery of*'.

Plan reference: Paragraph 5.23

Representation Number: 9978

Issues Raised

We strongly support the frontloading of the delivery of housing (point c). This will help deliver much needed affordable; housing before an even longer social housing waiting list can build up.

Wiltshire Council Response

Noted.

Agreed position

No changes necessary.

Plan reference: Paragraph 5.48

Representation Number: 9979

Issues Raised

We are pleased that the Council has decided to remove the previously proposed policy to ensure all affordable housing remains so 'in perpetuity'. We note that this will be set out in an upcoming SPD. As stated in previous representations, the Council can only insist that housing on rural exception schemes remains affordable in perpetuity. The Government has recently changed the law with the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 to extend this protection to shared ownership properties in rural areas (which are listed in the act). The fact that the Government had to change the law to extend this protection underlines what both we and numerous Inspector decisions have stated, which is - LPAs are only able to recycle the subsidy provided from 'staircasing out' or operating the 'Right to Buy' legislation.

Wiltshire Council Response

These comments are noted and will be given further consideration during the production of the SPD.

Agreed position

No changes necessary.