

Affordable Housing Policy – Forest Heath District Council Interim Statement.

The Adopted Local Plan (1995) Policy 4.26 on affordable housing expired as part of that Plan on 27th September 2007.

Until such a time as a replacement affordable housing policy is adopted via the emerging Forest Heath Local Development Framework decisions on affordable housing provision will be based on national and regional policy and guidance:

Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for delivering the government's housing objectives and improving the supply of affordable housing. In setting policy for the provision of affordable housing, Paragraph 29 of PPS3 stipulates: 'The national indicative minimum site size threshold is 15 dwellings.'

Paragraph 68 says: 'When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans'.

In addition Policy H3 of The Secretary of State's Proposed Changes to the Regional Spatial Strategy (RSS) for the East of England (October 2007) indicates that there is an expectation that 35% of housing coming forward as a result of planning permissions granted should be affordable.

PPS3 and the RSS effectively supersede Policy 4.26 of the FHLP which was not saved; therefore **from 1st April 2007 planning officers will expect developers to provide affordable housing on sites of 15 units or above, irrespective of whether they are in urban or rural locations, and that at least 35% of this housing will be affordable.**

The Forest Heath Housing Needs Survey (2005) provides the evidence to support the 'need' for affordable housing units within FH.