
**NEW FOREST NATIONAL PARK LOCAL
PLAN EXAMINATION
FURTHER STATEMENT**

on behalf of

MR AND MRS HOOD AND MR GRAY

in relation to

**MATTER 8
AFFORDABLE HOUSING**

Prepared by Matt Holmes, BA Hons MA MRTPI

1. Introduction

- 1.1 Mr and Mrs Hood and Mr Gray own land located on the southern side of Church Lane in Sway. Their land covers an area of circa 2.4 Ha and is presently in agricultural use. Mr and Mrs Hood and Mr Gray have supported the proposed allocation of the Land South of Church Lane, Sway for housing throughout the Council's preparation of the Local Plan. This further statement relates to Matter 8 and in particular questions 8.4-8.8.

2. Question responses

Question 8.6: Is the approach to the mix of housing tenures justified

- 2.1 Mr and Mrs Hood and Mr Gray note in response to question 8.6 that since the LPA published the submission Local Plan the revised National Planning Policy Framework has been adopted. The revised Framework has updated the definition of affordable housing to include 'Starter Homes' and discounted market sales housing.
- 2.2 The pre-amble to policy SP21 notes that the majority of demand for new properties within the Park falls within the 1 bedroom to 3 bedroom category. Therefore, Mr and Mrs Hood and Mr Gray consider that Starter Homes and discounted market sales housing could form a much-needed part of the new housing to come forward within the National Park under the new Local Plan.
- 2.3 It is acknowledged that the Local Plan was prepared prior to the adoption of the revised NPPF. It is, however, recommended that in light of the up to date definition of affordable housing as given in the revised NPPF that the approach to the mix of housing tenures as set out in policy SP27 should be revised accordingly to reflect the full mix of housing types that constitute affordable housing as set out in Annex 2 to the revised NPPF.

Question 8.7: Is the policy sufficiently flexible, particularly in terms of the effect on viability and the potential for off site contributions?

- 2.4 In order to be consistent with national planning policy it is considered that the Local Plan should acknowledge that the delivery of affordable housing and other contributions should be consistent with viability. With regards to policy SP27 it is noted that the policy refers to 'a target' of 50% affordable housing, and it is considered that such wording is appropriate in regards to viability. It is recommended that reference to a 'target' provision of 50% affordable housing should also be made in requirement (a) of policy SP24 for consistency.

Question 8.8: Are the policy requirements justified and is the policy effective and consistent with national policy?

- 2.5 Mr and Mrs Gray and Mr Hood recommend a minor change to policy SP27 to reflect the provision of Starter Homes and discounted market sales housing within the tenure mix for affordable housing so that the policy is consistent with the revised NPPF.