

WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN

MATTER NO 4: HOUSING POLICY

ON BEHALF OF PERSIMMON HOMES SOUTH COAST

Pegasus Group

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4. MATTER 4 – HOUSING POLICY

4.1 Are the targets for affordable housing appropriate and is there adequate recognition of viability issues?

- 4.1.1 Pegasus on behalf of Persimmon Homes South Coast have submitted representations on Policy HOUS1 Affordable Housing in the Pre-Submission Draft in July 2012. Pending the establishment of a confirmed Community Infrastructure Levy for Weymouth and West Dorset, and the confirmation of development specific infrastructure requirements, the minimum requirement for 35% affordable housing cannot be proved to reflect the viability of all potential developments in this area.
- 4.1.2 In considering the revisions to this policy reference should be made to the guidance on local plan viability testing which was launched on 22nd June 2012. "A review of Local standards for the Delivery of New Homes" produced by the Local Housing delivery Group. The group was chaired by Sir John Harman; other participants include the Planning Inspectorate, HBF, Planning Officers Society, the LGA, NHBC and Persimmon Homes.
- 4.1.3 There are a number of policies in other sections of the plan which impact upon the viability of schemes, in particular those covered in Matter 6.

4.2 Is there sufficient flexibility in the tenure objectives for affordable housing provision?

4.2.1 Further to our representation to the Pre-Submission Consultation on this issue, we support the flexibility in the wording of policy HOUS3.

4.2.2 The proposed urban extension to Chickerell will deliver a range of housing types to meet a range of housing needs in accordance with this policy.

4.3 Is there sufficient detail to show how the Councils will assess potential affordable housing exception sites?

4.3.1 Persimmon Homes have no comments on this question.

4.4 Is it clear what the approach is to housing proposals beyond settlement boundaries?

4.4.1 Persimmon Homes have no comments on this question.

4.5 Is there a clear direction for addressing Gypsy and Traveller provision consistent with the requirements of national policy (Planning Policy for Traveller Sites)?

4.5.1 Persimmon Homes have no comments on this question.