



Forest of Dean District Council: Response to Examiner's Clarification Note

Policy-based clarification

Policy H1b – I can see the link to CSP5. Does the threshold reflect the parish's designation as a designated rural area in the Housing Act 1985? Has that policy been affected by the Written Ministerial Statement of 2014?

Response from FoDDC:

"Core Strategy Policy CSP.5 and its supporting text identifies that a 40% affordable housing provision on a nil grant basis will be sought on sites of 0.16ha or more or accommodating 5 dwellings or more.

However the written ministerial statement of 28 November 2014 identifies that there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development.

Whilst a number of LA's have continued with seeking affordable housing below the level identified by the written ministerial statement as we do not currently have a five year land supply then we are adhering to the thresholds identified by the written ministerial statement.

For the Forest of Dean this means that the following parishes are designated as rural areas as described under section 157(1) of the Housing Act 1985 and as such a monetary contribution equivalent to the 40% affordable housing provision is sought on all rural development between 6 and 10 units in following designated parishes. Alvington, Awre, Aylburton, Blaisdon, Bromsberrow, Churcham, Corse, Dymock, English Bicknor, Gorsley & Kilcot, Hartpury, Hewelsfield and Brockweir, Huntley, Kempley, Littledean, **Longhope**, Newland, Newnham, Oxenhall, Pauntley, Redmarley D'Abitot, Rudford and Highleadon, Ruardean, Ruspidge and Soudley, Staunton, Staunton (Coleford), St. Briavels, Taynton, Tibberton, Upleadon, Westbury on Severn, Woolaston."