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APPENDIX 2 TO ANNEXE 2

Summary of the Main Issues in the South East Plan (2009) Regarding the Location of New Housing

Clearly the South East Plan policies of particular relevance are those relating specifically to housing delivery (policies H1 and H2). Policy H1 deals with the regional allocation of housing numbers, including Waverley's 250 per annum. Policy H2 deals with the management of the delivery of housing in the region. This policy identifies a number of factors that need to be considered when planning for the delivery of new housing. One of these identifies the need to address any backlog of unmet housing needs within the first 10 years of the Plan.

There are also many other policies in the South East Plan that will have a bearing on decisions made about where housing should go. These include cross-cutting policies on issues such as infrastructure and climate change, policies relating to employment, built environment policies and policies on natural resource management, including the specific policy relating to the Thames Basin Heaths SPA.

In the chapter setting out the Spatial Strategy for the region, Policy SP3 relates to urban focus and urban renaissance. It states that the prime focus for development in the south east should be urban areas, in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel. It states that local authorities should formulate policies to concentrate development within or adjacent to the region's urban areas. It also has a target of at least 60% of new development being on PDL.

In the section relating to supporting rural communities, it states that although policies in the Plan seek to focus new development into and around existing larger settlements, there remains a need to recognise that local authorities should consider the need to plan for some new development outside these areas to support rural communities and services.

Policy H5 deals with housing design and density. It states that in conjunction with the delivery of high quality design and to make best use of available land and encourage more sustainable patterns of development, higher housing densities will be encouraged, with an overall regional target of 40 dwellings per hectare over the plan period. Local authorities are expected to reflect this target with appropriate local variations in their LDFs. Alongside this is Policy H6, which encourages making better use of existing housing stock, for example, through encouraging conversion of larger houses into flats in appropriate locations and where this is consistent with meeting local housing needs.

The chapter on management of the built environment also contains a number of policies that have some relevance to the issue of where and how to locate housing. These are:

- Policy BE1 – Management for an Urban Renaissance
- Policy BE2 – Suburban intensification

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- Policy BE3 – Suburban Renewal
- Policy BE4 – The Role of Small Rural Towns ('Market Towns')
- Policy BE5 – Village Management

With regard to Policy BE2, the supporting text acknowledges the pressure for new development that is faced in many suburban areas. It states that at present much of the infill and intensification in these areas is viewed in a negative way and dealt with on an incremental and piecemeal basis, placing undue pressure on local infrastructure and services. The plan states that there is a need for a positive and planned approach to intensification, with clear guidance set out in local development documents and/or supplementary planning documents, based upon neighbourhood assessments of character and capacity. There is also the opportunity for LDFs to seek to identify neighbourhoods that may present development opportunities.