



Strategy/ Item	Respon- dent	Response Type	Summary	Representation	Consideration
(ADHP)		3.Observation	(c) the viability of the timeframe for delivery of the new homes against the backdrop of the current uncertain financial climate.	(c) the viability of the timeframe for delivery of the new homes against the backdrop of the current uncertain financial climate.	<b>amendment required</b>  The relationship between the delivery of affordable housing, and housing growth generally, is acknowledged. The fact that this is largely driven by market conditions is also accepted. The relatively modest delivery target for new affordable homes is however based on schemes that are already in the pipeline and which therefore offer a higher degree of certainty. <b>No amendment required</b>
(ADHP)		4.Observation	(ii) greater provision should be made for the production of suitable retirement accommodation, such as bungalows and warden-assisted units, which would 'free up' family homes	(ii) Members consider that greater provision should be made for the production of suitable retirement accommodation, such as bungalows and warden-assisted units, the occupancy of which would naturally lead to family homes becoming available.	The need to provide housing which meets the needs of older people is covered by the OPHS and is acknowledged in the draft Housing Strategy 2010-2015. Extra care provision is specially referred to and the action plan within the OPHS includes a set of actions related to new homes provision and

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					addressing under occupation of family housing. <b>No amendment required</b>
(AHDP)	Head of Strategic Commissioning - Learning Disabilities Kent County Council	5.Observation	Needs reference to people with a learning disability or to the 'Valuing People Now' strategy...  ...and the Action Plan	It does have an equality and diversity section which aims to help make housing accessible to certain groups focusing in particular on people with physical disabilities, dual diagnosis, and young people. However, I couldn't find any particular reference to people with a learning disability or to the 'Valuing People Now' strategy which aims to help people with learning disabilities have more choice about where they live and whom they live with. Plus the Action Plan which was formally adopted in 2009 at the Kent Joint Policy and Planning Board (JPPB) and the Kent Partnership Board. and nothing about carrying out housing needs survey with every known person with a learning disability in the district so that the outcome of this can feed into future plans for housing provision and inform a Kent wide picture of need. Are you planning to get this in such a strategy? I hope so	The specific affordable housing needs of people with learning disabilities living in the district has not been identified at the moment and therefore it wasn't considered appropriate to include any actions within the AHDP. However, reference to Valuing People is included in the in the consultation draft Housing Strategy 2010-2015 together with the County wide analysis of possible gaps in provision. A specific action to implement the Kent Housing Action Plan for people with a learning disability is included in the action plan. This will provide more information about specific needs within the District. <b>No amendment required</b>
(AHDP)		6.Observation	Needs to refer to work to understand the housing needs of people with a learning disability in the District/ County.		
(AHDP)	CAB Deal	7 observation	Meeting the need for affordable housing means	Meeting the need for affordable housing means a re think in the planning strategy for	The need for affordable housing has been given

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		8 observation	<p>a re think in the planning strategy for the district.</p> <p>Ensure that developments planned do not by pass the need to include affordable housing by only building small developments under 15 homes.</p>	<p>the district as well.</p> <p>Ensure that developments planned do not by pass the need to include affordable housing by only building small developments under 15 homes.</p>	<p>detailed consideration as part of the development of the LDF Core Strategy. <b>No amendment required</b></p> <p>This issue is addressed by Policy DM5 of the Core Strategy which refers to affordable housing contributions to be made in respect of developments under 15 homes and is also referred to in the Affordable Housing Delivery Plan. <b>No amendment required</b></p>
AHDP	Langdon Parish Council	9 Support  10 Observation	<p>Strategies address issues of housing stock and future needs in the town area.</p> <p>(More) people living longer and on their own will put pressure on need for a wider range of housing in both to buy and rented sectors, and choice of smaller housing units at affordable price</p>	<p>Most of the strategies address issues of housing stock and future needs in the town area.</p> <p>The changing patterns of people living longer and on their own (divorce or choosing not to have long relationships) will put pressure on the need for a wider range of housing in both to buy and rented sectors. Choice of smaller housing units, one or two bedroom, which are at an affordable price.</p>	<p>Acknowledged</p> <p>The need to provide choice and a range of house types is accepted but increased emphasis needs to be given to the provision of family housing for the reasons explained in the East Kent Strategic Housing Market Assessment and</p>

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		11 observation	In the rural areas, to maintain a viable village community...the need for affordable rural housing remains as strong as ever to encourage young people to live and raise families in the villages	In the rural areas, to maintain a viable village community, there is a requirement to permit controlled building development. There is a critical minimum population size which can sustain and ensure that local amenities remain viable in a rural location. Otherwise the community becomes "old" and develops a commuter/dormitory aspect. In particular, the need for affordable rural housing remains as strong as ever to encourage young people to live and raise families in the villages	set out in the Core Strategy. <b>No amendment required</b>  The Core Strategy's Settlement Hierarchy (policy CP1) has identified settlements where development should be focused and indicates the appropriate scale and type of development. The need for affordable housing provision in the rural area is accepted and any affordable housing provided through the Council's Rural Exception Site policy will be expected to reflect the housing need identified by a local housing need assessment. <b>No amendment required</b>
		12 Observation	Where older people are unable to live totally independently but wish to remain in their village, there could be more	Where older people are unable to live totally independently but wish to remain in their village, there could be more small-scale sheltered housing developments to meet the need	Where a local housing need assessment identifies a need for housing for older people as part of an affordable



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		16 Observation	We agree that grant is going to be necessary if new affordable homes are going to be delivered. However, there are unlikely to be any S106 schemes in the District which are viable without grant input until market conditions change significantly.		The need for grant funding and issues relating to economic viability is covered in the Plan. <b>No amendment required</b>
		17 Observation	We believe the amount of grant necessary to achieve delivery has been underestimated		The grant calculation is based on regional averages but the comment is accepted as some schemes may require a higher than average level of grant. The plan has been amended at paragraph 11.8 to show that the total grant calculation is based on the minimum we believe will be required to deliver the Plan target. <b>Plan has been amended</b>
		18 Support	We welcome the flexible approach that the Council are proposing regarding the use of the SHMA		

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		20 Observation	<p>recommendations on mix and tenure. We agree that the desired profile of dwelling types should be an accumulation across a number of sites.</p> <p>Given the reduced financial capacity of many RSLs, it is probably unlikely that a step up in the rate of delivery can be achieved in the short term.</p>		<p>The Plan delivery target is based on schemes that are in the pipeline and that we are reasonably confident can be delivered while accepting there cannot be absolute certainty. <b>No amendment required</b></p>
		21 Observation	<p>The delivery plan should describe a mechanism whereby when developers are considering site purchase they approach the Council for definitive guidance on the required dwelling type profile, and also grant level assumptions.</p>		<p>There is an existing Affordable Housing Protocol which sets out how affordable housing enquiries should be dealt with and which addresses this point. The Strategic Housing web site is being updated and developers will be clearly signposted to this and other guidance on affordable housing. <b>No amendment required</b></p>

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		22 Support	We are pleased to see the references to the importance of providing wheelchair housing and lifetime homes. This needs to link to negotiations with developers over the unit types required under Section 106 quotas		The Plan includes a specific action related to the delivery of 4 wheelchair standard units per annum. This will be dealt with through site specific negotiations with developers. <b>No amendment required</b>
		23 Observation	We think the funding of infrastructure is going to be critical to the supply of land. The means of funding this is therefore very important. The Section 106 model is unlikely to be adequate for this purpose, and high infrastructure costs could of course influence the scope for affordable housing quotas on sites.		The importance of infrastructure investment is referred to in the Plan. The future of S.106 agreements as a mechanism for securing developer contributions is not known at present. <b>No amendment required</b>
		24 Observation	Reduced S.106 contributions particularly where schemes are comprised of only affordable housing	We agree that low sales values in the District mean that economic viability of many sites in the District is marginal. As the levying of other Section 106 contributions on all affordable housing is an additional viability problem, we would welcome anything the Council can do to achieve reduced developer contribution requirements	Affordable housing schemes can generate a demand for other local authority services and it is appropriate to consider the financial contribution that should reasonably be sought to help pay for

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		25 Observation	Greater emphasis on the need for wheelchair standard homes, including a target for delivery of new homes and action point(s) to achieve this. (Subject of course to the level of need identified.)	on all-affordable schemes. This is also relevant to enabling local needs rural housing schemes to be delivered. We consider that there is sufficient grounds for exempting affordable homes from contributions since the occupants will already be living in the District and they do not represent a net increase in households	this. However, this will also need to take account of scheme viability on a site by site basis and will form part of the normal planning negotiations. <b>No amendment required</b>  As above. <b>No amendment required</b>
AHDP	Forward Planning	26 Observation	Clearer identification of options for the use of developer financial contributions in lieu of on-site affordable housing provision		The range of potential options to be explored is more clearly stated at paragraph 11.10. <b>Plan amended</b>
		27 Observation	Plan needs to reflect that LDF Core Strategy has been formally approved and adopted	Delete words "Submission Document" and include all text relating to Core Strategy Policy DM5  Delete the word "emerging" (Appendix C, para 4)	Core Strategy has been approved and adopted. <b>Plan amended</b>  <b>Plan amended</b>

Responses to Affordable Housing Delivery Plan

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				Table at para 8.7 should be amended to show total new homes at Dover Waterfront as 300 and potential number of new homes as 90	<b>Plan amended</b>