

**RESPONSE TO CHAPTERS WITHIN THE LOCAL PLAN DIRECTION OF TRAVEL
CONSULTATION DOCUMENT – 18 JANUARY 2021
Uckfield Town Council**

CHAPTER 6 – HOUSING PART 2

Are there any issues or challenges we have missed?

Affordable housing **should be genuinely affordable**, and relate to average household income in Wealden. Additional social housing has to be included as part of this housing provision and there must be a requirement for the affordable housing quota to be fixed and not negotiable or reduced. All developers should know what the affordable ratios are in the Wealden area, if they can't meet these figures the developments should not move forward.

More and more developments are creating executive 4/5 bedroom houses and giving **minimal consideration to social housing**. This balance needs to change. More provision must be made for single occupancy housing and supported living/infrastructure around this - including access to town and amenities.

Clarity is also required on the number of units before the affordable housing quota becomes a requirement. Wealden DC has its own figure, but the Planning White Paper could potentially risk this locally agreed figure by not requiring developers to provide affordable housing provision unless they are building 40-50 units.

Do you agree with the proposed policy options?

Yes, in terms of encouraging affordable housing and the options for genuinely affordable housing such as shared ownership, but these policies are only worthwhile if the above issues are taken into account.

Do you disagree with any of the options?

No response.

Are there any other policy options we should be considering?

There should be a policy to ensure that local needs are met first before Wealden's outside needs or targets. If we have over 800 on the waiting list, this is essential.

New affordable homes should only be sold or transferred to local housing associations.

To extend social housing provision and ensure this is **blended within wider developments**.

The self-build in Crowborough has proved this is a successful venture. Could this be reflected in the policies to ensure that other developers can meet these requirements and increase on it.

Do you have any other comments in relation to how we can plan to deliver affordable housing, including the range, type and tenure?

Social housing provision should ensure the addition of extra one bed and two bed properties, to meet the needs of families on the housing waiting list and to allow those trapped in larger properties and having to pay Bedroom Tax to downsize.