

**Appendix 9****Policy Extract from RPG 11 approved June 2004, now referred to as the West Midlands Regional Spatial Strategy****POLICY CF5: Delivering affordable housing and mixed communities**

- A. Local authorities, developers and social housing providers should co-operate to create more balanced and mixed communities through the provision of a range of housing types and tenures within new housing developments and sites across all parts of the Region.
- B. Local authorities should keep under review the need for affordable housing in their area, based on local housing needs assessments, using a broadly consistent approach, the production of which will be coordinated by the RPB. Both social and low cost market housing should contribute to meeting the need for affordable housing. Opportunities should be sought within the existing housing stock where this would help the creation of mixed communities, as well as through new build.
- C. The Regional Housing Partnership should facilitate partnership approaches to the assessment and delivery of affordable housing across common local housing market areas.
- D. Local planning authorities in their development plans should:
  - i) indicate how many affordable homes need to be provided throughout the plan area;
  - ii) in rural areas specify the balance of affordable housing to be achieved between Market Towns and villages where there is a need to retain or strengthen services; and
  - iii) consider the need to prevent the unjustified use of affordable housing provision for general market housing purposes.
- E. Local authorities should also consider whether there is a need for affordable housing to be sought on sites below the thresholds set out in national guidance in areas where low income households have particular difficulty in affording local general market house prices. Where local authorities can demonstrate that local circumstances, particularly the likely viability of developments, justify adopting a lower threshold, they should bring forward proposals through the development plan process. This applies especially in the south and east of the Region, in the corridor extending from the Malvern Hills to the Warwickshire border with the South East Region, and in some rural areas where appropriate thresholds should be set for settlements with populations of 3,000 or less.
- F. Development plans should ensure that adequate provision is made for suitable sites to accommodate gypsies and other travellers. Such provision should reflect the order of demand in the area as indicated by the trends shown by the ODPM annual count and any additional local information.