

My Ref:
Please ask for: Wendy Frost
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Date: 22 June 2022

Dear Mr Freeman

Re WHEATHAMPSTEAD NEIGHBOURHOOD PLAN EXAMINATION

Thank you for your letter dated 21 May 2022. Please see response below to questions 1-3.

Q1 Does the City and District Council have any comments on the Neighbourhood Plan?
Please see the reg 14 response attached which sets out SADC comments.

Q2 Policy W2 D – “Priority must be given to the allocation of affordable housing to those with a local connection”:

Is it possible to require such priority in a planning application/decision?

The process for deciding housing allocations is set out in the St Albans Housing Allocations Policy: (<https://www.stalbans.gov.uk/sites/default/files/attachments/Housing%20Allocations%20Policy%20February%202021.pdf>).

This includes giving priority to those with a local connection, which can be achieved through S106.

Is this not the role of the housing authority/housing association?

See previous answer.

Is it the intention that all affordable housing should be first occupied by those with a local connection?

Yes.

If this were the case, what would happen if there were no applicants on the waiting list with a local connection?

If there are no applicants with a local connection, which is very unlikely to be the case, then the priority would fall away.

Q3 Policy W2 D – Local connection at the time of sale: Should this read “at the time of occupation” or similar?

It is agreed that “at the time of occupation” would be a sensible approach.

Yours sincerely

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St Albans City and District Council

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