



## **VARIATION 2.1 OF THE COUNTY DEVELOPMENT PLAN 2004-2010**

### **Variation 2.1 (Made 12<sup>th</sup> June 2006)**

Chapter 4, Section 6.1, Policy H2, Housing Strategy, Page 25

**Policy H2:** The Council will require a 20% quota of social/affordable housing to be provided from each housing development within the County, on zoned lands for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.

The Council will operate Part V of the Act in a way that encourages and facilitates a level of supply, which will meet the demands of all sectors of the market. It would frustrate the objectives of the Housing Strategy if its implementation were to result in any undue slow-down, interruption of housing supply, or disruption of the housing market.

Conditions attached to planning permissions for residential development to which the 20% social/affordable quota applies will require developers to enter into an agreement with the Council to transfer to the Council either:

- a) Twenty per cent of the land of the site, or
- b) Twenty per cent of the floor area of the housing units, or
- c) A number of fully or partially serviced housing sites to the Council at an agreed cost, or
- d) The provision of (a), (b) or (c) above at another area within Wicklow

The ratio of social to affordable houses to be provided, shall be:

- 1/3 social rented
- 1/3 social affordable
- 1/3 discretionary, assessed on a case-by-case basis, having regard to local housing needs.

This ratio may be changed in exceptional circumstances provided the local area Councilors are consulted at least 7 days in advance of the next Council meeting.