







SOCIAL HOUSING IS THAT PROVIDED BY A REGISTERED SOCIAL LANDLORD OR IS OTHERWISE MADE AVAILABLE IN PERPETUITY TO THOSE DEFINED BY THE HOUSING AUTHORITY AS BEING IN NEED;

LOW COST HOUSING IS DEFINED AS HOUSING WHICH IS PROVIDED ON THE OPEN MARKET BUT AT THE LOWER END OF THE PRICE RANGE.

SOCIAL HOUSING IN THE RURAL AREA

- H9** IN ADDITION TO THE HOUSING PROVISION IN H1 PROPOSALS FOR SOCIAL HOUSING WILL BE PERMITTED ON SITES IN THE RURAL AREA, PROVIDED THAT:
- (1) THE PROPOSAL WOULD NOT RESULT IN ANY DEVELOPMENT WHICH WOULD BE DAMAGING TO THE CHARACTER OR VISUAL QUALITIES OF THE SURROUNDING BUILT OR RURAL ENVIRONMENT OR THE ESTABLISHED AMENITIES OF ADJOINING RESIDENTS, (IN PARTICULAR PERMISSION WOULD NOT BE GIVEN WHERE IT WOULD BE DETRIMENTAL TO THE MAINTENANCE OF STRATEGIC GAPS, SITES OF SPECIAL SCIENTIFIC INTEREST, LOCAL AND NATIONAL NATURE RESERVES, OR WOULD RESULT IN THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND OR THE CHARACTER OR APPEARANCE OF DESIGNATED CONSERVATION AREAS OR AREAS OF OUTSTANDING NATURAL BEAUTY); AND
 - (2) THE SITING, LAYOUT, DESIGN, MEANS OF ACCESS AND ALL OTHER RELEVANT MATTERS RELATED TO THE PROPOSAL ARE ACCEPTABLE TO THE DISTRICT PLANNING AUTHORITY IN ACCORDANCE WITH POLICIES BE11, BE14, TR1 AND TR6; AND
 - (3) THE DISTRICT PLANNING AUTHORITY IS SATISFIED THAT THE PROPOSAL IS INTENDED, AND IS LIKELY, TO MEET THE NEEDS OF PEOPLE WITH A LOCAL CONNECTION (*) AND THAT THE OCCUPATION OF THE PROPOSED DWELLINGS CAN BE CONTROLLED IN A MANNER WHICH WILL ENSURE THAT THEY WILL MEET THE NEEDS OF PEOPLE NOT EASILY ABLE TO COMPETE IN THE EXISTING HOUSING MARKET IN PERPETUITY. THIS
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WILL BE ACHIEVED THROUGH THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

TO BE CONSIDERED FAVOURABLY, ANY PROPOSAL MUST BE DEMONSTRATED TO BE ECONOMICALLY VIABLE AND TO BE CAPABLE OF PROPER MANAGEMENT BY A REGISTERED SOCIAL LANDLORD. PROPOSALS TO CONSTRUCT DWELLINGS OFFERING A DISCOUNTED INITIAL PURCHASE PRICE ONLY WILL NOT BE CONSIDERED TO BE WITHIN THIS POLICY;

- (4) THE PROPOSAL IS MODEST IN SCALE AND WOULD RESULT IN AN INCREASE IN POPULATION IN THE ADJOINING SETTLEMENT WHICH IS CONSISTENT WITH ITS SCALE AND CHARACTER AND WILL NOT RESULT IN AN EXCESSIVELY RAPID GROWTH IN THE SETTLEMENT DURING THE REMAINDER OF THE PLAN PERIOD;
- (5) THE SITE IMMEDIATELY ADJOINS A SETTLEMENT POLICY AREA OR, WHERE NO SETTLEMENT POLICY AREA IS DEFINED, CAN BE INTEGRATED WITHIN AN EXISTING VILLAGE WITHOUT DAMAGE TO ITS CHARACTER OR SETTING.

PROPOSALS FOR SOCIAL HOUSING WHICH DO NOT MEET ALL OF THE ABOVE CRITERIA WILL NOT BE GRANTED PLANNING PERMISSION. FOR THE PURPOSES OF THIS POLICY SOCIAL HOUSING IS THAT WHICH IS SO DEFINED IN POLICY H8.

* FOR THE PURPOSES OF THIS POLICY A "**LOCAL CONNECTION**" WITH A PROPOSED SITE IS DEFINED AS BEING

- (i) RESIDENT IN THE PARISH
- (ii) PERMANENTLY EMPLOYED IN THE PARISH
- (iii) PREVIOUSLY RESIDENT BUT FORCED TO MOVE AWAY BECAUSE OF LACK OF AFFORDABLE ACCOMMODATION
- (iv) A MEMBER OF A FAMILY OF EXISTING LIVING RESIDENTS OF THE PARISH, AS DEFINED UNDER SECTION 186 HOUSING ACT 1985