

Exception Site Planning Policies of HARAHA Partners

Basingstoke & Deane

Development adjacent to rural settlements may be appropriate on land where such development would not normally be permitted as an 'exception' policy, provided there is an identified need which cannot be otherwise met. This will include small-scale affordable housing, employment and community facilities such as village halls and cemeteries.

- The provision of affordable housing on rural exception sites will be permitted only where the following criteria are met:
- i. the housing will provide affordable accommodation and will be managed to ensure that it remains available for so long as there remains a need for it to those not otherwise able to compete in the private housing market; and
 - ii. the site does not exceed 0.4ha except in the larger settlements of Baughurst, Bramley, Kingsclere, Oakley, Overton, Pamber Heath, Tadley and Whitchurch where, in general, a site should not exceed 0.8ha

East Hampshire

Planning permission for residential development outside settlement policy boundaries will not be permitted unless it would provide affordable housing for local people who are unable to obtain accommodation on the open market and:

- a. there is a proven need for it;
- b. the need cannot be met within the Settlement Policy Boundary ;
- c. the development is economically viable and sound and will provide affordable housing for all time for local people in proven housing need who cannot afford to rent or buy a dwelling locally on the open housing market;
- d. the development site is accessible by public transport, walking or cycling to local services and facilities sufficient to support the new residents and provide for their daily needs;
- e. the development is of a high standard, is well related to the scale and character of an adjacent settlement, and will not harm the appearance of the settlement and its surroundings; and
- f. Its layout, design and construction incorporates measures to optimise energy efficiency.

All six pre-conditions will need to be satisfied before permission is granted.

Applicants will be required to ensure that any dwellings permitted under this Policy will always be available as affordable housing for local people who cannot afford to rent or buy a home locally on the open housing market. This should be achieved through an appropriate legal agreement with the District Council.

When considering sites under Policy H12 the District Council will need to be satisfied by way of a recent relevant housing needs survey or through the Joint Housing Register and Empty Homes Register that there is a need for affordable housing in the settlement concerned. The District Council will also need to be satisfied that the people expressing a need to live in the settlement:

- a. are unable to afford open market housing which is for rent or sale within the settlement;
- b. have previously been closely connected with the settlement through work or residence; or
- c. have a real need to live in the settlement in order to continue their work or in order to look after/be looked after by a close relative (e.g. grandparent, brother, sister, son or daughter).

Hart

HOUSING DEVELOPMENT WITHIN OR ADJACENT TO RURAL VILLAGES MAY, IN EXCEPTIONAL CIRCUMSTANCES, BE PERMITTED TO MEET LOCAL NEEDS IF THE FOLLOWING REQUIREMENTS CAN BE MET:

- The local planning authority must be satisfied that there is a proven need for affordable housing for local people in the immediate vicinity;
- Development should be of an appropriate size so as not to have an overbearing impact on the settlement or the countryside. A maximum of approximately 0.4 hectares (1 acre) should normally be developed on the site;
- The site must normally be immediately adjacent to a defined settlement boundary, or form a logical extension to the existing settlement;
- The development should not have an adverse effect on the surrounding open countryside;
- Materials and design are appropriate to the character of the surrounding area.

The local planning authority wishes to ensure that people who are on relatively low incomes and cannot access the owner occupied sector of the housing market have the opportunity to continue to live and work in the District.

The applicant must express willingness to enter into a Section 106 Agreement, the purpose of which will include:

- a) Agreement to nominate a body (normally a housing association or housing trust) to manage the occupancy and maintenance of the dwellings;
- b) Agreement that occupancy shall be restricted and remain available to those who meet the criteria for local need as defined above.

The local planning authority is concerned to prevent houses approved under RUR 21 from ever coming onto the open market. The body nominated to manage such properties will be expected to retain adequate controls over the property to prevent "staircasing".

New Forest

Exceptionally, small-scale housing developments on sites in or adjoining villages may be permitted, to meet the needs of local people unable to afford to rent or purchase property on the open market, provided that:

- a) the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and
 - b) the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for lowcost housing for local needs in perpetuity; and
 - c) the proposal is capable of management by an appropriate body, for example a Registered Social Landlord, New Forest District Council, or a village trust or similar accredited local organisation; and
 - d) there are appropriate local facilities (e.g. shops, schools and public transport).
- In respect of single dwellings, the habitable floor area should not exceed 100 sq.metres, or 120 square metres for dwellings permitted specifically to meet the needs of New Forest Commoners.

This policy is intended to assist people living in unsatisfactory accommodation in the locality, or with a particular reason to live there by virtue of their work or family connections, and who therefore are considered by the District Council to be in housing need. For the purposes of this policy, a local person will normally mean someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed.

Test Valley

In rural areas, within or adjoining settlements development for affordable housing will be permitted provided that:

- a) the proposal is accompanied by evidence which demonstrates there is an unmet need within the parish for accommodation by households unable to afford open market housing where a member of each household and has either:
 - i) been ordinarily resident in the parish or previously lived in the parish and has a strong family connection; or
 - ii) a demonstrable need to live by virtue of their employment in the village or its immediate surroundings; or
 - iii) a demonstrable need to live within the village either to support or be supported by a family member; and
- b) it is restricted in perpetuity to occupation by households with a member in housing need;
and
- c) the proposed mix of housing meets the identified need

Development for housing, employment and community facilities in or adjoining settlement which contain schools, shops, community halls and access to

public transport and have a population of less than 3000 would be permitted provided that;

- a) the proposal is supported by evidence which demonstrates there is a need for the development to maintain and enhance the sustainability of the community;
- b) The proposals demonstrate how existing community facilities will be sustained as a result of the development or how any new facilities will be provided; and
- c) the proposal if it includes a residential element satisfies any existing need for affordable housing in the settlement or adjoining area

Winchester

As an exception to other policies of the Local Plan, small-scale housing schemes will be permitted on sites well related to existing defined and other settlements, to meet the needs of local people unable to afford to rent or buy property on the open market, provided that:

- (i) the Local Planning Authority is satisfied that the need cannot be met within the settlement where the need exists;
- (ii) the development provides affordable housing in perpetuity for local people in proven housing need, who cannot afford accommodation locally on the open market;
- (iii) there is access by public transport, walking or cycling to local facilities (particularly shops and schools);
- (iv) the development is well related to the scale and character of adjacent settlements;
- (v) it does not intrude unduly into the countryside or harm the landscape character or setting of settlements, particularly in the East Hampshire Area of Outstanding Natural Beauty.