

<p><b>HS7/AP4</b> – PCNPA to provide a new policy to address and manage the provision of exception site. The reasoned justification of the policy should include reference to delivery organisations including Community Land Trusts.</p>	<p>16<sup>th</sup> August 2019</p>	<p>GL</p>	
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## **Affordable Housing Exception Sites**

**Affordable housing sites within or adjoining the Plan’s Centres will be permitted where it can be demonstrated that:**

- a) The site is solely for affordable housing and there are clear and adequate mechanisms to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers; and**
- b) A genuine need for affordable housing has been identified; and**
- c) The site is of a size and scale that is commensurate with the defined and is in keeping with the form and character of the Centre.**

This policy will allow the development of sites for 100% affordable housing to meet local needs in locations not normally acceptable for residential development in accordance with National Planning Policy and TAN 2.

The policy aims to help sustain rural communities and retain people in their local communities by allowing the development of small scale affordable homes to meet local identified housing need. Promoters of such sites include Registered Social Landlords, the County Council and Community Land Trusts.

New affordable homes should be of a size, scale and tenure that is commensurate with the defined need. Evidence of need can be drawn from the Local Housing Market Assessment, the Common Housing Register and Community Council surveys.

With regard to criterion c) the policy aims to sustain rural communities and retain people in their local communities by the development of small scale affordable homes developments to meet a locally identified need. The Centres of the National Park vary in size, in particular the Rural Centres, and therefore care needs to be taken to ensure that the development is in keeping with the form and character of the

Centre and also that as the number of affordable units increase it can create difficulties around maintaining a community of mixed tenures.

The affordable housing will need to remain available in perpetuity to meet affordable housing need through the use of obligations or conditions. Affordable housing exception sites are not appropriate for market housing.