

Policy HOU 3

Affordable Homes in the Countryside (Rural Exceptions Housing)

1. Proposals for affordable housing development within the designated **Countryside Policy Area** will be permitted where they comply with all of the following criteria:
 - a. the proposal would help to address a proven local housing need for affordable housing as demonstrated in up to date evidence;
 - b. the site is physically well related to a built up part of a settlement and the facilities it provides;
 - c. the affordable housing provided is made available solely to people in local housing need at an affordable cost for the life of the property (the Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity);
 - d. the scheme is of a scale and design appropriate to its immediate surroundings and is sympathetic to the local area; and,
 - e. where market housing is included within proposals it is clearly demonstrated to be minimum necessary in order to deliver affordable dwellings which would not otherwise be provided, and in all cases the majority of the homes provided are affordable.
2. For the purposes of this policy 'local housing need' means the need in the Parish and adjoining Parishes as evidenced by the most up to date evidence.