

Planning Application: 21/1172/FH

Resolved: That the application be deferred to enable the applicant to provide information to demonstrate a need for affordable housing in the village, and for submission of a s.106 legal agreement to secure the properties as affordable housing for local people

As part of the parish council's process and delivery of its Neighbourhood Plan, a housing survey was undertaken with all residents that identified 62% in support of building smaller housing in the parish and that such housing should be offered for sale to local people.

The primary objective of the Localism Act and production of Neighbourhood Plans is to focus on local requirements and needs and Section 5.14 of the Neighbourhood Plan focuses on the parish council's encouragement of further smaller developments in response to recognised local need.

Neither the parish council, nor the district council can justify any need for affordable housing in the village. Agricultural land in the parish was offered some years ago to Planning Services for affordable housing but it was refused, on the grounds that sufficient social housing is already in situ. There is no record of any social housing requests in the village, via Housing Services.

There is significant support for purchasing smaller houses, demonstrated in consultation with local residents. In recent years planning permission has been granted to build large detached houses in the village that are top of the range dwellings and are unaffordable to local people. This imbalance of development is breaking the community, separating families and creating isolation. Community imbalance is harming the village, and leaving many who wish to live and work locally with no option other than to move elsewhere.

Policy HB6 states that building in rural areas is acceptable if the site can be developed without significant adverse landscape, ecological, environmental, historic or highway safety impacts. This application meets each and every requirement of this Policy.

The Parish Council is therefore acting in accordance with its residents' priorities and is prepared to undertake a S.106 legal agreement to secure the four properties for local people.