

Policy H11: Affordable housing

When determining planning applications for all new residential development, including residential elements of mixed use schemes. Affordable housing will be required as follows:

Number of homes or site area	Greenfield sites	Brownfield sites
2-9 (applies Purbeck wide, except for the following areas which are not designated as rural: Lytchett Minster, Upton and Wareham Town Councils)	20%	20%
10 homes or more, or more than 0.5ha inside settlements	40% on-site	30% on-site

To reflect the latest evidence of housing need and national policy, the Council will seek to secure the following tenure mix for affordable housing provision, which will provide 10% of affordable home ownership overall (to include intermediate tenures such as shared ownership, discount market value and starter homes). Any variation to the identified tenure mix will be considered on specific sites, in consultation with the Council's housing strategy team and registered providers, where necessary to secure the most appropriate and deliverable mix of affordable housing tenures. If calculating the proportions of different types of affordable homes gives part of a new home, the Council expects the proportion to be rounded up, to one decimal place. The following mix of affordable housing is required:

Sites with 40% provision of affordable housing	Sites with 30% provision of affordable housing
10% social rented housing	10% social rented housing
65% affordable rented housing	56% affordable rented housing
25% affordable home ownership	34% affordable home ownership

Local policies in neighbourhood development plans should support the delivery of affordable homes needed in Purbeck, as required through this policy. Local planning policies may set locally specific requirements relating to the tenure mix of affordable housing where justified with robust local evidence.

Affordable housing provision should be provided on-site for all sites of 10 or more homes. A commuted sum will be sought from sites of between 2 and 9 homes and for any part homes from sites of 10 or more homes after provision of all whole homes required on site.

Affordable housing provision required as part of Purbeck Local Plan site allocations will be provided on site without exception. In any other circumstance, the payment of a commuted sum for delivery of affordable homes off-site, to a value equivalent to on-site provision, will only be agreed where there are clear site specific constraints that would impact the economic viability of development.

Where an applicant considers there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they will be required to provide full justification of the particular circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then.

Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or distributed through the site as far as possible.

Rural exception sites

- 194.** There is a lack of affordable homes in parts of Purbeck where people who live and work in the local plan area cannot afford to buy a home. The Council's rural exception sites policy permits affordable homes in rural areas, which address local housing needs, and in locations that are likely to encourage sustainable patterns of development by enhancing or maintaining the vitality of existing rural communities. The parishes of Swanage and Wareham and parts of Upton are not designated as small rural settlements that are eligible for rural exception sites.
- 195.** The Council recognises that high quality small scale rural exception sites around key service villages, local service villages and those other villages with a settlement boundary can have an important role in meeting local housing needs while enhancing and maintaining the vitality of rural communities. The Council's settlement hierarchy ranks settlements according to their size, and the number and range of services and facilities they offer residents. Taking account of the settlement hierarchy, and in order to encourage sustainable patterns of development across Purbeck, the number of homes on each rural exception site should reflect the size of the settlement that it most closely relates to and the opportunities for future residents to gain access to services and facilities.
- 196.** The Council expects new homes on rural exception sites to be well designed, having regard to the effect on the surrounding environment (including the appearance and character of nearby settlements and the surrounding landscape), access to and from the site and flood risk. The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. The effects that affordable, and market, homes on rural exception sites have on European sites will need to be carefully considered on a case by case basis with respect

to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network (including European sites) alone, or in combination with other existing and proposed development or other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network over the life time of the development.

- 197.** The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income.
- 198.** A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or having grown up in the parish) and with a housing need are given priority in the affordable housing allocation process. The affordable homes on rural exception sites must always be offered to households with a local connection to the parish where it will be built in the first instance and for any future vacancies. If there are no households with a local need in the parish where the homes are to be built, households in adjacent parishes will be considered, followed by households from across Purbeck.
- 199.** The Council will invite developers to enter into a planning obligation with the Council to limit the occupation of affordable homes on rural exception sites. After the first occupiers have moved in, the terms of the planning obligation will ensure that the homes on the exception site remain affordable in perpetuity.
- 200.** There are potential sites in and around villages in the South East Dorset Green Belt that could provide affordable housing for local people, sustaining village life. National policy considers new buildings to be inappropriate in the green belt, but recognises that limited affordable housing can be treated as an exception.
- 201.** The NPPF suggests that Councils consider allowing some market housing on rural exception sites to cross-subsidise the affordable housing and provide a financial incentive for landowners to bring sites forward. Given the purpose and objectives of rural exceptions sites, the Council expects that the majority of homes will need to be affordable.