

Policy H3

Housing in Rural Areas

1. Proposals for new housing development in rural areas that meet a specific local need will be required to meet the following criteria, in order to be permitted as an exception to other Local Plan policies:
 - a. A local need has been identified, e.g. a current local housing needs survey, Housing Register data or other evidence of need approved by the Council;
 - b. The local need identified cannot be met by any other means through the development of non-Green Belt sites within the parish or, where appropriate, in the adjacent parish;
 - c. A thorough site options appraisal has been carried out; and
 - d. The selected site is located in a Designated Protected Area (DPA).
2. The Council expects rural exception housing schemes to provide 100% local needs housing to meet identified needs. However, if it can be demonstrated that a wholly local needs housing scheme is not viable or deliverable, and the Council agrees, an element of market housing may be permitted.
3. Proposals for up to 100% self-commissioned housing will be considered on rural exception sites where it can be demonstrated, to the satisfaction of the Council, that the housing will meet an identified local housing need and providing the affordable housing tenure(s) and resident eligibility criteria are approved by the Council.