
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: Housing Policy Progress

APPENDIX 2 Summary of Research

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Report on what CNPA has learned from Research on Rural Housing and International Practice and other National Parks

Introduction

1. The CNPA has considered 5 pieces of housing research both international and UK wide, investigated work in other National Parks including Loch Lomond & Trossachs National Park and South Shropshire: Interim Planning Guidance in its search for best practice to solve the issues related to providing affordable housing. A summary of what is contained in each of the studies are as follows:
2. **'International Practices of Rural Housing Provision'**¹. The report was commissioned by the Affordable Rural Housing Commission and DEFRA to explore and analyse recent international experiences of defining and dealing with rural affordable housing. The countries studied include Norway, Sweden, Netherlands, France, Italy, Spain, Ireland, England, Scotland, Wales and Canada. This report considered national housing concerns; housing pressure and the extent and nature of rural housing concerns and policy and strategy for addressing rural affordable housing. **Appendix 2A** summaries the policies, what it regulates and achieves.
3. **'Rural Housing'**² **Scottish Parliament Information Centre (SPICe) briefing**. This briefing considered the housing sector in rural Scotland and policy initiatives used to address rural housing issues. It then considered the situation in the Lake District, Peak District and Yorkshire Dales National Parks in England and the experience of other countries specifically, the Netherlands, Denmark, Jersey and Guernsey. **Appendix 2B** summaries the policies, what it regulates and achieves.
4. **'Affordable Rural Housing Commission Final Report'** 2006. This report was commissioned to inquire into the scale, nature and implications of the shortage of affordable housing for rural communities in England and make recommendations to help address unmet need. **Appendix 2C** summaries the policies, what it regulates and achieves.
5. **'The Provision of Affordable and Supported Housing in England's National Parks'**³. The Countryside Agency and the Housing Corporation recognised that there was an acute and growing shortage of affordable

¹ International Practices of Rural Housing Provision (Professor Mark Tewdwr-Jones), Jan 2006

² Rural Housing (Kate Berry and Alasdair Reid), March 2006

³ The Provision of Affordable and Supported Housing in England's National Parks, (Planning Policies Research Group & Housing Studies Unit, Oxford Brookes University and Centre for Regional Economic and Social Research, Sheffield Hallam University)

housing in the National Parks, combined with a high external demand, making local housing unaffordable to people employed and living locally. The research study provides solutions to these issues; it evaluates measures taken, identifies the challenges faced and the innovations developed by those in tackling the problem. **Appendix 2E** summaries the policies, what it regulates and achieves.

'Affordable Housing Solutions in South Shropshire: Interim Planning Guidance', this document is the consultation draft of affordable housing solutions for the South Shropshire, interim planning guidance designed to guide new residential development throughout the district. Following a period of consultation it is intended that the guidance be adopted by the Council for use in deciding planning applications. (**Appendix 2F**)

Loch Lomond & Trossachs National Park

6. In Loch Lomond & Trossachs National Park occupancy conditions have been used on parts of Loch Lomondside for around 30 years. The current form of policies have their origins in the 1986 Loch Lomond Local (Subject) Plan which sought to protect the outstanding scenic qualities of Loch Lomond whilst also ensuring that new development met the needs of local communities rather than housing demands for commuting and second homes. The main objective was to restrict speculative developments and ensure that development opportunities could accommodate the natural growth of communities. They have not been used as a mechanism for providing affordable housing, as is sometimes thought. They do lower the value of the property but do not bring it within what we would define to be 'affordable' (as in Planning Advice Note 74). Also the size of the properties built in some cases is large so the value of the houses can still be quite high. (included in **Appendix 2G**)
7. **The CNPA's own research** on the Brecon Beacons, Dartmoor, Exmoor, Lake District, North York Moors, Peak District, Pembrokeshire Coast, Yorkshire Dales and Loch Lomond & the Trossachs National Parks is at **Appendix 6**.
8. We have found that it is difficult to evaluate all the different National Parks as they have different sizes and geographic locations affecting their residency criteria. The National Parks with strict residency criteria have only been operating their policies for one year and it is therefore difficult for them or us to evaluate them. However they did give us pointers for how they may change their policies in the future.

Useful Statements from the Reports

9. **International Practices of Rural Housing Provision'** states 'Rather than utilize the legal process, a select number of local planning authorities – notably the national parks in the Lakes, Exmoor and Pembrokeshire Coast – have been experimenting in the last few years by adopting locals-only policies for new housing provision. This is proving controversial in that it restricts the occupation of new housing to those with a connection locally (usually defined and enlarged upon in statutory documents), and has only been attempted where there are severe planning restrictions for new build. It is expected that the number of new properties being controlled in this way will be relatively minor and may cause other effects on the local housing market. But if successful they will achieve something similar to Norway's system. The problem with the locals-only policies, however, is that they do not lead to the provision of affordable housing per se.'
10. **Rural Housing'⁴ Scottish Parliament Information Centre (SPICe) briefing** - the section on the Lake District highlights this national park's desire to house key workers and the report states that 'The hope is by restricting all house-building to meet only local affordable needs, a new sub-market will be created whereby developers no longer pay inordinate sums for land based on hope and beliefs that planning permission will be granted for expensive private housing. The park authority recognises that whilst policies and mechanisms are now in place to deliver affordable housing for local people in perpetuity, there is still a need for partnership working to 'address the barriers around finance, land release, local objections and attitudes to ensure that these policies deliver housing on the ground'' (House of Commons Committee on the Office of the Deputy Prime Minister 2005).
11. In the Yorkshire Dales the principle of restricting the occupancy of new homes has been endorsed for new homes to people who need to live or work within the National Park. The research has comments from both the House Builders Federation and the Royal Institution of Chartered Surveyors. These comments include issues such as too few homes are being built because too few planning permissions are granted, it is against the free market, likely to deter house building and that new house prices do not keep up with free market value.
12. The report does warn 'that care must be taken when considering the relevance of policy interventions in other countries that may be applicable to the UK.' This warning does relate to the information on the report on the Netherlands, Jersey and Guernsey where Housing Acts and Laws would need to be changed to operation the types of system they have 'to control

⁴ Rural Housing (Kate Berry and Alasdair Reid), March 2006

acquisitions, sales and leases' and the occupation of the majority of the dwelling on the islands.

Affordable Rural Housing Commission Final Report' 2006.

13. National Parks were mentioned as having a role in affordable housing through planning mechanisms. But the report states 'we were told that there are still serious problems in translating these policies into new affordable homes within the Parks.'

Appendix 2A

Country	Policy	Regulates	What happens
International Practices of Rural Housing Provision – Prof Mark Tewdwr-Jones (Jan 2006)			
Norway p22	Legislation governing land policy	a) Ownership – by determining who takes over the farm properties b) Sales price – c) Size of property units d) The use of farmhouses and land	Gives the family the right to own the land, and determines a line of inheritance such that the owner is not free to dispose of his property independently of his heirs.
Sweden p24	Property tax levels are closely related to market prices: Looking at adopting new legislation that would make it more difficult and complex to turn permanent dwellings into second homes or Banning the use of new housing for recreation	This means that if the average price paid for property in a given area increases, and then a higher tax burden is felt. New or altered legislation may require buyers to declare whether they intend to live in the property on a permanent basis. Suggestions also which may lead to an effective ban on the conversion of permanent to holiday homes.	Less well off homeowners living in a popular area face rising taxes Difficult to regulate and control
Denmark p25	People without permanent residence status were not allowed to purchase a second home	EU directive ‘existing national legislation regulating purchases of secondary residences may be upheld until the Council adopts further provisions in this area...88/361/EC Article 6.4.’	This legislation was accepted when Demark tried to limit the German second home purchases along the Danish coast.
Ireland p25	Section V of Planning and Development act gives local	From 2000-2002 Town Renewal scheme ran with the aim of countering the trend for people	

Country	Policy	Regulates	What happens
	authorities the power to acquire agricultural prices up to 20% of land for social or affordable housing in new housing Developments.	to move out of towns into the surrounding rural areas. Tax relief scheme in approx 100 towns with pop between 500 – 6,000.	
England p28	Raising council tax Some politicians continue to advocate change to the use class order in designating first and second homes	On second and holiday homes partly to tax non-locals for their occupation of local properties and of earning extra revenue. The requirement to move from one to the other.	May lead to selling off of homes Difficult to enforce. Controls over second homes cannot be treated in isolation, need to be put in place along side guarantees of affordable housing provision
Netherlands p26	Dec 2005 and Act on the levy for the affordability of rented housing. Looking at imposing this from 2007	A structured levy on landlords in order to ensure that housing remains affordable. Imposed on anyone public or private who owns more than 25 homes. Minimum number may be lowered to 10. Would take the form of an extra tax, perhaps, buying to let.	Maybe regarded as an infringement on the market. This may cool the market in urban areas where buy to let is popular
England (p30)	Exception sites – Local development framework – local	Larger numbers of exception sites maybe feasible but would still be relatively small in	Local planning authority could designate specific 'affordable

Country	Policy	Regulates	What happens
	area agreements – community strategy preparation	number, which may useful	housing site' within its documentation and plans. Few have done this.
France p31/32	Social housing sector is providing more than 25% of all new homes (fewer than 5% rural dwellings nationally are social sector provided)	Government strategy to build small social housing estates (5-40 dwellings) aimed specifically at young people who are experiencing difficult in meeting market housing costs in the more pressured rural areas.	
Spain p32/33	Policy focussed on 3 areas: 1. the modernisation of rural enterprises 2. housing amelioration 3. infrastructure and services available to rural communities	<ol style="list-style-type: none"> 1. rural councils supporting programmes for the rehabilitation of rural housing stock as a means of curbing the process of depopulation. 2. specific project in the Northern Mountain Range of Madrid aiming to attract young people to rural areas 3. in south of Madrid province - involve future occupants in the construction of their homes. 4. special grants for dealing with 'sub standard' rural housing 5. sustainable designed housing 6. some abandoned housing has been recovered for alternative use. 	Planning is not just about the use and development of land, but about what it takes to meet the well being of communities and their distinct socio-economic and environmental problems. One size does not fit all.
Ireland p34	Many county councils have introduced zoning and residency	In the County Development Plan for Donegal the priority for new permanent housing in	These have been introduced because of issues of housing

Country	Policy	Regulates	What happens
	<p>criteria conditions for the granting of planning permission for residential developments in rural settlements.</p>	<p>rural areas should be given to member of the 'indigenous rural community' defined as:</p> <ul style="list-style-type: none"> • Family members from established farming, land owning and non land owning rural households; • Returned emigrants originally from the area; and • New rural dwellers working in the rural area <p>In Kerry County Council the planning aims and policies state:</p> <ul style="list-style-type: none"> • Provide accommodation for local people with genuine housing needs, thereby enhancing and maintaining a vibrant local community; and • Recognise that one-off housing functionally related to rural area sin which it is situated, is a vital component in sustaining rural communities, but should be limited to enable rural amenities, environmental qualities and the character of these areas to be maintained. 	<p>affordability and access for local residents.</p> <p>These initiatives are similar to those being tried in some National parks in England and Wales for locals-only policies. Other authorities may trial them if successfully defended at public inquiry and implemented. Policies rest on evidence of local circumstances.</p>
Wales p35 -38	Residency criteria	<p>Seeking to devise criteria that define those in need, prioritise the local and work towards some definition of affordable housing.</p>	<p>Same as England. Need to have a mix of local authority and local based needs assessments to establish policies. Need to</p>

Country	Policy	Regulates	What happens
		<p>The report states ‘a failure of planners to understand local housing markets and needs, and the allocation of sites for affordable housing in unsuitable locations to meet the demand.fault lies in the application not the design’.</p> <p>‘this evidence highlights some of the uncertainties that current practices still contain. It points to a real requirement to identify precisely where housing need exists, through survey and other strategies. It reveals that in assessing housing need, firstly , objective need has to be identified in terms comparable to those used by local authorities and housing associations, conceivably through some sort of ‘pointing’ system, but which also includes some clear indication of ‘affordability’ through income assessment. Secondly, included in this procedure has to be clear priority for local households and a sensitivity to maintaining cultural traditions in different parts of Wales.’</p>	<p>establish difference between demand and need. Need to set out priorities in Local Plan.</p> <p>Exceptions sites are supported by locally produced or local authority surveys; proof that existing local authority and housing provision and the private market cannot meet such demand; proposals to provide low-cost, affordable housing to rent or purchase will be bound in perpetuity for this purpose by Section 106 agreements. Size of site can vary.</p> <p>Section 106 agreements on the future resale or occupation of such properties, these vary with each authority. Evidence suggests their take up is light.</p>
Canada	Home Grown solutions initiated in 1995.	Canadian Home Builders Association, The Federation of Canadian Municipalities, the Co-operative Housing Federation of Canada and the Bank of Montreal. The initiative, in the	The report states that’ it is clear that a small infusion of capital much more can be done a the community level...the more

Country	Policy	Regulates	What happens
		<p>form of small grants, allows community groups to further develop ideas or create new affordable housing that does not require ongoing government subsidies.</p> <p>The Centre for Public-private Partnerships in Housing provides resources to encourage and facilitate affordable housing partnerships at the community level. This project managed to access to project development funding in the first draw down from the Bank/Building society. This was seen as essential to getting the project off the ground.</p>	<p>successful groups are those located in smaller and more remote communities where the cost of acquiring existing housing is low.</p> <p>The report suggests this could be adapted within English agencies to get 'affordable housing champions' to do the project management and act as a trouble shooter.</p>

Appendix 2

Rural Housing – SPICe briefing, Kate Berry and Alasdair Reid (10 March 2006)			
Country	Policy	Regulates	What happens
Scotland p9	Communities Scotland grants: Housing Association , Rural Home Ownership, Private Developer grant, Rural Empty Property, Shared Ownership, Homestake	<p>Housing policy to assist in getting housing for rent and sale through Housing Associations, Private developers, home owners and individuals.</p> <p>Tax policy – reduced discount on Council tax for second homes and long term empty property</p> <p>Planning policy – Section 75 enables local authorities to enter into planning agreements for various purposes.</p> <p>SPP3 – supports the use of planning agreements for developer contributions to assist in the supply of affordable housing. Scottish Executive Planning Advice Note 74 sets benchmark of 25% of all new housing developments to be affordable but can be as high as 40% if justified by housing needs assessment.</p>	<p>Increased access to grant funding for new and existing properties.</p> <p>Impact on second home market is likely to be minimal. Council tax small on total % of house running costs. Additional council tax useful but not significant</p> <p>In areas of high land value or where major new settlement or housing expansion planned. Can adversely affect the viability of development in areas of low land value and on brownfield sites.</p> <p>Greater efficiency in the preparation and implementation of development plans</p>

		<p>Zoning specifically for affordable housing in the Local Plan e.g. Wester Ross Local Plan (Highland Council 2004).</p> <p>Changes in Planning Bill 2005.</p>	<p>Need to be aware of key infrastructure services such as water and sewerage, availability of land supply e.g. Forestry Commission, Forest Crofts, The Highland Housing Alliance.</p>
England p13	<p>Housing Corporation (HC) – rural programme. Countryside Agency (CA) housing programme 2005 covers research on homelessness, second and holiday homes, older people and housing in rural areas.</p>	<p>A Joint venture with HC and CA has led to 41 rural housing enablers being appointed.</p> <p>Section 106 (similar to Section 75)</p>	<p>A local authority can expect a quota of affordable housing units in all new development covering one hectare or 25 new homes. Can adopt to use lower thresholds, down to half a hectare or with as few as 15 dwellings.</p>
Lake District p14	<p>Planning authority – key worker</p>	<p>A distinction is drawn by the park authority between housing demand and housing need. Housing need:</p> <ul style="list-style-type: none"> • Be inadequately housed • Be unable to afford to rent and/to buy on the open market • Have a need to live in the locality <p>Still a need for partnership working around ‘finance, land release, local objections and attitudes’ (House of Commons Committee on the Office of the Deputy Prime Minister 2005).</p>	<p>The hope is that by restricting all house building to meet only local affordable needs, a new sub market will be created whereby developers no longer pay inordinate sums for land based on planning permissions for expensive private housing.</p> <p>Park Authority and chief executive of the Countryside Agency (2004) consider 2</p>

			approaches – either controlling house prices or increasing wages.
The Peak District p14	Within commuting distance of Manchester and Sheffield.	Affordable housing should remain available to meet local need in perpetuity. A local need (as opposed to demand) has to be proven. Affordable housing has to be provided on a suitable site, remain the same size and type in perpetuity. Occupancy conditions are used and through Section 106 agreements purchasers/occupiers are required to: <ul style="list-style-type: none"> • Confirm that they have a long and well established connection with the area; • Where appropriate, agree to residency for at least 3 years • Where appropriate, agree to sell the property at a relatively affordable price 	High house prices, high number of second holiday and second homes. 4.1% compared to 0.6% nationally
Yorkshire Dales p15	Restricting occupancy	To people who need to live or work within the National Park. All new housing will only be available to those who meet the local needs criteria. They cannot be bought as second or holiday lets. They do have additional affordable housing policies. Working with Skipton Building Society and Craven District Council to provide affordable	High house prices, 15% of homes are second homes (YD NPA 2005). It is hoped this will create a new market of homes that are significantly cheaper than those on the open market. The aim is to encourage key workers who live in

		rented housing for key workers.	communities within the Park to stay or attract them in from outside to where they are needed. The Skipton BS will fund the housing construction that's would be let to key workers at below market rents.
<p>'... comparisons are both useful and possible. But these often have to be accompanied by heavy caveats and an acceptance that the processes and practices of one country are a product of specific local conditions' (Gallent, Shucksmith and Tewdwr-Jones 2003)</p> <p>While many European countries have same issues eg unbalanced housing demand, supply and affordability problems 'the extent and nature of this problem varies between countries as do the policy interventions it has inspired.' (Department of Environment Heritage and Local Government 2004).</p>			

Country	Policy	Regulates	What happens
<p>The Netherlands p17-21</p>	<p>Key aims of government is to drive up levels of home ownership, key policy themes</p> <p>Individuals are responsible for their own housing situation</p> <p>Individualisation and demographic ageing</p> <p>Eliminating obstacles to private sector involvement in construction</p> <p>Access to housing market</p> <p>The Housing Allocation Act enables municipalities to draw up an allocation policy</p> <p>New policy initiatives introduced</p>	<p>Supply falling, prices increasing.</p> <p>The govt will only step in when individuals are unable to secure adequate housing for themselves</p> <p>Elderly encouraged to live independently. Location of housing near care centres.</p> <p>Streamline procedures</p> <p>Necessary to build homes that first time buyers and elderly can afford to buy whilst building more expensive houses for people on middle and high incomes.</p> <p>Municipalities can establish criteria such as income thresholds or economic or social ties with the area that must be met before the house is allocated.</p> <p>To incorporate a direct relationship between</p>	<p>41,526 km² Pop 16.4m - 6.7m dwellings 54% owner occupied, 35% social rented, 11% private rented</p> <p>Limited land areas and high population densities have created constant pressure on rural areas which has to be balanced against protecting the landscape.</p> <p>Planning regulations have changed. An application to build a second home will only be granted if permission would also be granted to build a normal house on that location. (Netherlands Ministry of Housing, Spatial Planning and the Environment 2004)</p> <p>Greater freedom to meet housing needs.</p>

	to increase housing construction.	<p>the number of dwellings to be built and the provision of subsidies to acquire land.</p> <p>Teams have been formed to remove issues such as land acquisition and local house building programmes and bring in expertise.</p>	<p>This should reduce the housing shortage to an acceptable level 1.5 – 2% by 2010.</p>
Denmark	<p>Issues raised:</p> <p>Increasing the supply of rented dwellings, including those for young and elderly people;</p> <p>Improving the balance between the construction of privately funded and state subsidised rented housing;</p> <p>Promoting increased coherence between price and quality in the housing stock</p>	<p>700 non profit housing associations.</p> <p>Planning legislation distinguishes between permanent and ‘secondary’ accommodation. If a new dwelling was granted planning permission that it was used as a permanent residence , or used as a permanent residence for the past 5 years, then permission must be obtained from the local commune authority before any change of use may be implemented. (Gallent et al 2003)</p> <p>On Denmark’s accession on the EU, the law was amended to allow citizens of other European Member States to acquire property if they intended to work and live in Denmark but not as a second home.</p>	<p>43,080 km²Pop 5.3m. 2.5m dwellings, 50% owner occupied, 18% private rented, 27% social rented.</p>
The Channel Islands – Jersey	<p>Strict housing laws. The category of people who qualify e.g. somebody born in Jersey and who</p>	<p>Law specify who can rent or buy property and who lives in it. The Committee established under this law can control acquisitions, sales</p>	<p>116 km² pop 89k To prevent further aggravation of the housing shortage and</p>

	<p>has completed any period of 10 years residence in the island (not necessary continuous) can rent property at age 16 and buy at 18. No restrictions are placed on size, price, classification which can be bought</p>	<p>and leases.</p> <p>There are very tight controls on who lives in lodging houses and rented accommodation. 'Non local' people have to be able to access a fixed number of job licences issued by businesses.</p>	<p>ensure there is sufficient land to house the inhabitants.</p> <p>This is to bring in new or specialised skills or to increase the number of workers.</p>
Guernsey	<p>Strict controls on who may occupy houses.</p> <p>There are two sectors of housing: Local Market Controlled (90%) and Open Market (10%).</p>	<p>In order to provide sufficient housing for locally qualified residents.</p> <p>Local Market can only be occupied by residentially qualified or non local person who have a housing licence.</p> <p>Open Market is not controlled. 2,500 houses in 1st quarter 2004 average open market price £890,678 compared to £238,806 for local market properties.</p>	<p>40km² pop 60k</p> <p>Essential licences are tied to a specific post and dwelling usually for 3-5 years.</p> <p>Housing Control Law currently under review.</p>

Appendix 3

Affordable Rural Housing Commission Final Report 2006			
Country	Policy	Regulates	What happens
Definition of terms	Define affordable housing	Non market housing provided to those whose needs are not met by the market,	It can include social rented and intermediate housing, for example shared equity, and should normally meet the needs of current and future eligible households, for example through restrictions on price, eligibility and resale. It includes private sector and unsubsidised homes that meet the definition.
Definition of terms	Market housing	Housing sold on the open market.	
Definition of terms	Affordability	Whether or not market housing is on offer to buy at a level people can afford. Usually 3.5 to 4 x earnings.	If prices are high and wages low then affordability will be low.
Evidence	Relevant statistics	Additional housing	Through a mix of higher subsidy and greater cross subsidy from market housing.
Next steps and recommendations	New draft planning guidance.	Regional and local planners set out policies for addressing rural need, and new powers for securing affording housing from private development.	
Further action	Providing affordable housing in rural areas has become complex	Understanding the housing market and housing needs assessments. Identifying what	Recommend developing a consistent means of measuring

	and interrelated.	rural communities have and what they require.	need which can be operated at local, regional and national level.
The problem and 'meeting the need'	Making use of the best datasets and having a baseline to work from	Need to take into account the causes and effects of migration to feed into decisions on future policy.	
Improved Delivery by positive planning	Rural areas should shared in the housing growth which is planned following the Barker Review	This will help deliver affordable housing through cross-subsidy from market housing and provide the next step up on the housing ladder for many.	
Sustainable development	Review into sustainable development criteria		Potential impact on social, environmental and economic future of rural communities
Planning	Use of exception sites	Useful tool but local need should be met predominantly through the allocation of sites for affordable and market housing in local planning documents.	Recommends changes to draft Planning Policy Statement 3.
Good design	New houses built can greatly reduce their environmental impact, increase their acceptability to communities and enhance the built environment.	Identify the additional costs of rural development and adjust funding allocations	So as not to penalise rural schemes
Better Finance for Rural Settlements	Encourage the involvement of private sector, landowners and not for profit organisations such as Community Land Trusts	Look to use all the tools at their disposal to generate more cross-subsidy from open market development for social rented and intermediate market housing.	Making existing tools easier to use and provide local authorities with more of them. Working more in partnership

			between local authorities and other local public sector partners.
Housing Corporation programme	Greater public investment	Recommend increase funding to rural areas, both to meet identified needs and to meet the higher costs of construction and eco-efficient development.	
Ensuring a supply of sites	Reclassification of farm buildings	Recommend that previously used agricultural building could be re-classified brown field	
Public land	Rural areas are owned by the public sector	Recommend an extension to national partnership working between public bodies to speed up the release of such land.	
Retaining and making best use of existing housing	Second home ownership is very localised in its impact but can have severe effect on specific communities	Recommends further work on ways of addressing the issue second homes, where their impact is high, suggests modest gains by bringing more empty homes back into use.	
Rented accommodation	Continuing need for rented accommodation	Recommends the govt re-affirms its commitment to ensuring that a proportion of affordable housing in rural areas remains for rent where this best meets the needs of local people.	
Holding on to what we have got	Need to halt the erosion of affordable housing stock and ensure new development is safeguarded for future generations.	Recommendations about the right to buy in rural areas which ensure that both new and existing rented and shared ownership stock remains available to meet the continuing local need.	Retain the commitment of local communities and landowners when developing affordable schemes.

Making it happen	The Commission has identified that the biggest gains are to be had from picking up and using the existing tools, and adopting the innovative approach evident in some.	Recommends consolidation and extension of the service provided by Rural Housing Enablers, a greater role for Parish and town Councils and a need for more explicit action by Regional Housing Boards to ensure that their strategies are sensitive to the needs of rural areas.	
Conclusion	<p>Needs to be a significant increase in the provision of affordable rural housing for both rent and sale.</p> <p>Needs to be delivered in such a way as to meet pressing need and, at the same time, maintain the character of the English countryside and the open spaces between settlements.</p>	<p>Number of houses should be viewed in the context of more market development.</p> <p>This may be unpopular but its essential there is strong leadership at all levels to make the case for affordable housing.</p>	<p>6 new houses per annum in each rural ward (pop of around 5,000).</p> <p>A consensus must be built from the grass roots up, embracing the wider interests of the rural area, so people from all backgrounds care able to live there.</p>

Appendix 4

The Provision of Affordable and Supported Housing in England's National Parks - Oxford Brookes University, Sheffield Hallam University (2004?)			
Country	Policy	Regulates	What happens
English National Parks	Acute and growing shortage of affordable housing	Implications for long term sustainability of National Park communities	Action needed to address situation
	Housing related support services	Evidence of a shortage of suitable services for elderly, young people and mentally ill	
	Primary statutory responsibility of conservation and landscape protection creates a conflict with the provision of new, affordable and supported housing	Places a constraint on the availability of suitable sites for development.	
	Funding has been barrier in some NPs particularly high cost areas	Shared ownership has been encouraged	Not normally viable where prices are high and incomes are low.
	Planning policies aim to focus new housing developments in larger settlements.	Sometimes larger settlements outside the Park boundary, so most new housing is in adjoining settlements, but outside.	Shifts in national policy may change this approach
	Spatial planning policies have, through the exception sites policy, provided opportunities for affordable housing.		Rather than gateway settlements.
	Land price and availability of sites	Greater barrier on delivery of affordable housing than constraints on design and size.	
	More can be done to maximise the use of existing buildings for a	Through local planning policies and financial incentives.	

	affordable and supported housing		
	Existing mechanisms for the retaining affordable private housing in perpetuity, as affordable are inadequate	Housing association provision is a more effective means to maintaining long-term affordability.	
	Joint working between NPs, Local authorities and housing associations is under developed in some National Parks.	National policy initiatives are leading to duplication in some and creating conflicting priorities between local housing authorities and the Parks.	
	Rural Housing Enablers can play an important role in identifying local need,	Gaining community involvement, liaising between local authorities, developers and providers of housing and	driving the development process forward
	Lack of housing expertise and knowledge of supporting people among National Park staff and members		
	Opportunities for schemes involving housing and support in the National parks are limited and currently difficulties in securing capital and revenue support for new schemes present an obstacle.		
	A study was carried about for the Housing Corporation and the Countryside Agency	To explore the constraints on, and opportunities for, improved provision of affordable and supported housing.	

Appendix 5

Affordable Housing solutions in South Shropshire: Interim Planning Guidance		
What is affordable housing?	<p>Housing of a good standard – that is cheaper than that which is generally available in the local housing market.</p> <p>It is envisaged that all new housing developments coming forward within the district across all tenure types will be subject to these high environmental standards</p>	That is built to LIFETIME STANDARD AND ECO HOMES 'VERY GOOD' STANDARD
Local definition of affordability	These are housing options which are designed to provide local people in housing need access in perpetuity to quality, modern environmentally friendly housing at affordable prices regardless of size and tenure.	
In addition to more traditional social rented and shared ownership housing, this guidance identifies a range of affordable homes for purchase	Discounted Equity Houses for sale below cost price	The subsequent annual increases in value of which is indexed in perpetuity to average local gross family incomes (average local incomes are updated each year – in April – by consulting Fordham Associates and taking into account Income Data Services data.
'local' housing need – in drafting the guidance the Council wanted to be inclusive rather than exclusive, positively addressing local housing needs by providing a range of affordable housing	<p>Some is in local need when they;</p> <ul style="list-style-type: none"> • Can demonstrate a need to be housed locally; and • Lack their own housing or live in housing which is generally inadequate or unsuitable to meet their existing or future requirements 	

solutions.	<p>whether because of its tenure, size, type design, location, condition, security or cost; or</p> <ul style="list-style-type: none"> • Are unlikely to be able to meet their needs in the existing local housing market without some assistance; and 	
In addition to more traditional social rented and shared ownership housing, this guidance identifies a range of affordable homes for purchase	Cost Equity Houses for sale offer a solution whereby some houses can be purchased at cost.	The subsequent annual increases in value indexed in perpetuity to the local housing market – the council’s officers will update the local house price index quarterly based on Land registry information on the house type involved directly reflecting prices achieved. This figure will be compared with the initial Agreed Sales Price to give a % inflationary figure at the point of subsequent sale.
Size of house	Affordable dwellings should not normally exceed 110 sqm gross inhabitable internal floor space to be taken to include any attached or integral garaging.	
Social rented housing	Social rented accommodation will be deemed to be affordable where it is let at a rent level equal to or less than the Housing Corporation regulated rent for that type of property	Owned and rented by a Registered Social Landlord with the level of rent set by the RSL being affordable to those in greatest need.
Private affordable rented housing	Private rented accommodation will deemed to be affordable where it is let a rent level equal to or less than the Housing Corporation regulated rent for that type of property and will be under pinned by an equity mortgage arrangement	
Social shared ownership housing	Shared ownership housing will be deemed to be acceptable where the property is managed by an	This allows the buyer to purchase between 25-90% of the full value of the property and pay rent on the

	<p>RSL and they retain part of the equity of the property. This option should constitute no greater than 33% of the 'affordable' housing on site. As part of a Section 106 planning obligation on units which were secured without public subsidy shall be excluded any right to buy introduced in favour of the occupiers and/or any other mechanisms becoming available for sale at 100%.</p>	<p>remaining part of the equity to a RSL.</p>
<p>Private shared ownership housing</p>	<p>Private shared ownership housing will be deemed to be acceptable where the property is managed by in a way that subjects it to the same provisions and safeguards as an RSL and the managing company retains part of the equity of the property and will be under pinned by an equity mortgage arrangement.</p>	<p>This option should constitute no greater than 33% of the 'affordable' housing on site. As part of a Section 106 planning obligation on units which were secured without public subsidy shall be excluded any right to buy introduced in favour of the occupiers and/or any other mechanisms becoming available for sale at 100%.</p>
<p>Intermediate homes which are not subject to these conditions will not be considered for 'affordable' housing</p>		
<p>Discounted equity housing for sale is defined by a range between a) and e) is deemed affordable: a) homeownership at a price for a 1 or 2 bed property (not less than 45 sqm up to 60 sqm) equivalent to 2.5 times average</p>	<p>Properties can be purchased at a fixed discount below the Agreed Cost of Construction for the size and type of property. Through Section 106 a re-sale covenant will be imposed to ensure that the discount applies to initial and all subsequent re-sales and therefore the dwelling remains affordable in relation to gross average family incomes in</p>	<p>Agreed Cost of construction: the £1200 per sqm is to be taken to include all associated construction costs. Price exceeds the highest mean figure of average building prices for residential developments set out in BCIS Quarterly Review of Building prices April 2006. Affordability range for discounted equity housing</p>

<p>gross household income in South Shropshire.</p> <p>b) home ownership at a price for a 2 or 3 bedroom property (of between 60 or 70 sqm) equivalent to 2.75 times average gross household income.</p> <p>c) home ownership at a price for a 2 or 3 bedroom property (70 to 80 sqm) equivalent to 3 times average gross household income;</p> <p>d) home ownership for 3 or 4 bedroom property (80 to 90sqm) equivalent to 3.5 times average gross household income;</p> <p>e) home ownership for a 4 to 5 bedroom property (up to 100 sqm) equivalent to 4 times average gross household income.</p>	<p>perpetuity. The local occupancy requirement will be applied to such schemes. The Council will also require an Equity Mortgage to be taken out in respect of these properties to further ensure ongoing affordability and to establish a buy back option for the Council or its nominee in limited circumstances.</p>	<p>for sale of a) £60,000, b) £66,000, c)£72,000, d) £84,000, e) £96,000 respectively (see first column for size of house)</p>
<p>Cost Equity Housing for sale. It is available for local households in need to self build or purchase their own property initially at the</p>	<p>It includes 'single plot schemes' on exception sites where the affordable dwelling is to be occupied by the applicant and is not for resale or rent.</p>	<p>Through Section 106, a resale covenant will be imposed to ensure that the discount applies to initial and all subsequent re-sales and therefore the dwelling remains affordable in relation to an annual</p>

<p>Agreed Cost of Construction for that size and type of property.</p> <p>CEH should constitute no greater than 33% of the 'affordable' housing mix on any site (up to 50% on exception sites) and at a fixed purchase rate in line with the Agreed Cost of Construction for that size and type of property.</p>	<p>The Council will also require an Equity Mortgage to be taken out in respect of these properties to further ensure ongoing affordability and to establish a buy back option for the Council or its nominee in limited circumstances.</p>	<p>increase of this initial purchase cost based on the local housing market index.</p> <p>This solution takes account of the fact that many local people are able to access property at or slightly above the cost of providing such housing but there remains a considerable affordability gap I comparison with market values. This mechanism bases initial purchase at Agreed Cost of Construction and subsequent resale price increases tied to the Local House Price Index and not to salary multipliers.</p>
<p>The affordable housing requirement</p>		
<p>Pre application discussions</p>	<p>With architect, agent, client. Consultation with Councils Strategic Housing and Enabling officer and working group</p>	<p>50% of all houses on all sites other than exception sites (where 100% applies) will be made available for affordable housing solutions.</p>
<p>Scheme mixes – 50% affordable housing secured on a site a 50/50 split between discounted housing for sale and social rented housing will be the starting point for negotiations. Site values should be calculated on this basis.</p>	<p>Tenure split and household mix for both allocated and windfall sites will be determined by reference to the most recent information on housing needs at District and local level and the</p>	<p>The District Council's housing officer will agree for each proposed development of two and above dwelling plots, a schedule showing the property sizes and types that it is seeking for rent and shared ownership (or equivalent)</p>
<p>Standard of houses</p>	<p>Affordable homes must be indistinguishable from market homes in terms of design standards, construction, and external appearance</p>	<p>That is built to LIFETIME STANDARD AND ECO HOMES 'VERY GOOD' STANDARD</p>
<p>How is affordable housing funded?</p>		

On allocated and windfall sites	There is no guarantee that any form of public subsidy will be available	Developers and landowners should therefore, in the first instance, calculate the cost of contributions to affordable housing on the basis that public subsidy will not be available.
Exception sites	There is no possibility of cross subsidy within the housing mix as its 100% affordable.	
RSL contributions	Without any form of public subsidy, the RSL contribution if the RSL is purchasing affordable homes from developers on allocated and windfall sites cannot exceed the amount that they can pay from their own resources either directly or through borrowing. For rented housing	This ensures it's in line with Housing Corporation guidance. For the purpose of this policy its 50% of the cost of construction.
Land owner and developer contributions	These will reflect the cost of providing the affordable dwellings. This represents the amount of developer subsidy required to ensure the housing is genuinely 'affordable', with the balance of costs being met by rental and sales income.	

Appendix 5 – Views of National Park on the effectiveness of their residency criteria/occupancy arrangements

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
Questions	<ul style="list-style-type: none"> • What are the criteria? 	<p>How long have the NP used criteria? What did the criteria set out to achieve? Was this achieved?</p>	<p>What changes would you make to the criteria to make them more effective? Would you remove rather than amending the criteria?</p>
<p>Brecon Beacons</p> <p>Contact: Tracey Nettleton 01874 620412</p>	<ul style="list-style-type: none"> • Demonstrate a link with the community, or • Be needed to fulfil a social service, or • Undertake employment in an important local service, or • Have a proven medical need to remain in the community. <p>Reference to current appropriate evidence such as local housing surveys, community housing needs surveys, Authorities' waiting list, would be required to establish the availability other wise of affordable housing.</p> <p>The area in which needs will be normally considered local will be defined by a widening cascade</p>	<p>BBNP doesn't have particularly radical policies relating to occupancy, as they don't experience the same pressures relating to second homes as Pembrokeshire or Snowdonia. However, they have argued that the average size of their housing sites is so small that the threshold to trigger the affordable housing sites of 2 or more dwellings. The majority of their permissions are on sites of 1-2 dwellings. A site of more than 5 dwellings is rare. Even in town rarely sites more than 30.</p> <p>Along the west side of the Park there is not the same housing pressure. They have been careful to state that their requirement is a 'minimum' in order that their partners at the relevant Unitary</p>	

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>approach of first the community council area within which the site lies in or outside the Park (some communities straddle the Park boundary); then the neighbouring community council areas within the Park and finally the whole of the relevant unitary authority area within the Park.</p>	<p>Housing Authorities are able to negotiate upwards based on their own particular needs.</p>	
<p>Dartmoor Contact: Chris France cfrance@dartmoor-npa.gov.uk</p>	<p>Local people are defined as: (i) those people currently living in a parish wholly or partly within the national Park or a rural parish adjacent to the parish of provision and having done so for a period of at least 5 years; or (ii) those people who have lived in a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision for a period of five years but have moved away in the past three years; or (iii) those people who have a strong</p>	<p>Criteria have been used since 1989. Key workers are also included in the criteria. Planners now find that the section 106 is used and accepted by the 4 Local Authorities as well as the local Housing Associations operating in the area.</p> <p>New housing is generally through barn conversion, brown field or infill sites. Lately old country hotels that are non viable have been used.</p> <p>Policies have been in use since the Local Plan was adopted in August 2004 and are more restrictive though based on policies</p>	<p>There is a perception that the consistency of decision making on planning proposals is not being helped by the differing interpretation of some of the policies and the review of these is being developed through the Core Strategy. This aims to reduce the level of open market housing development occurring in the NP (currently accounting for 75% of all permissions), giving greater priority to delivering affordable local needs dwellings in line with emerging RSS policy.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>local connection with a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision by virtue of, for example, upbringing or employment.</p> <p>Not all new housing permitted is required to be for local affordable housing needs. Open market housing still permitted:</p> <p>in conversions/subdivisions of non-residential buildings in recognised settlements and where more than one dwelling is created, 50% are affordable for local persons;</p> <p>as a result of comprehensive re-development of previously developed land and 50% of the dwellings are affordable for local persons;</p>	<p>in the previous Local Plan</p>	<p>A greater shift to RSL housing through increased public subsidy and reigning back on open market housing to the larger settlements and only where it brings about cross subsidy/ and or wider social-economic-conservation benefits is being envisaged (25% - open market, 75% affordable will be the target).</p> <p>Detailed policy criteria will be reviewed in the context of public consultation on the definitions of 'local' and the experience in implementation.</p> <p>Likely to be a review of rural buildings policy allowing only conversion to local needs dwellings.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	as a result of conversions of rural buildings in the open countryside where the building is at risk and is either listed or of special interest and conversion is the only way of ensuring its survival		
<p>Exmoor : Contact: David Wybourne John Clements/Ruth McArthur</p> <p>Main office 01398 323665</p> <p>Comments also included from Chris France</p>	<p>Local occupancy definition is defined as housing which is intended to meet the needs of the local community. Local community includes those people with strong local connections with a Parish or adjoining Parish(es), defined as a minimum period of 10 years permanent and continuous residency. This includes people who previously lived within the Parish(es) and who want to return to their community. The definition also includes people coming in to take up employment within the Parish(es). Evidence from the applicant on the security of their jobs and the value of their work to the National Park and its</p>	<p>Local connection not only residency, needing to work or care for someone.</p> <p>Must not be able to rent or buy on the local market and be in housing need.</p> <p>Generally going quite well; policy has not been challenged. Type of people housed are Rangers for South Lakes trust, own rangers haven't had a problem.</p> <p>No open market – just affordable and intermediate housing</p> <p>15 planning applications approved – in just over a year for affordable. Over last 10 years building 25 -35 in total minority of those were affordable. 93% of houses</p>	<p>Policy is inflexible and does not easily assist staff accommodation at, say, hotels. However, the inflexibility is also one of its strengths as it reduces speculation and therefore land values making the delivery of more affordable housing possible. With the issues and options through the Core Strategy there will be a review and perhaps minor changes. However, the policy has only been operating a year and is beginning to deliver affordable housing.</p> <p>Delivery of housing dependent mostly on 100% public subsidy, though 'intermediate' housing is</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>communities will be assessed. Local need includes those people with strong local connections, but who cannot afford to buy or rent existing housing in the locality. Information on incomes/savings in order to assess applicants' ability to afford existing housing will be obtained.</p> <p>Housing applications submitted either should be supported by an up to date housing needs assessment of the parish, or if an individual application, the applicant will need to fill in a detailed survey questionnaire to assess their eligibility with policy.</p> <p>The Policy applies to all new build housing within or adjoining existing defined settlements in the NP. Open market housing is allowed only as a result of :</p> <ul style="list-style-type: none"> • Conversions of non-residential 	<p>went to outsiders. 14% to holiday homes.</p> <p>Issue about distance – where people need to live. Get to the Moor within an hour haven't been challenged so far. Difficult issues local connection (in parish or adjoining parish) parish boundaries don't relate to other boundaries so this may be reviewed in future. How can you define proximity in a meaningful but reliable? Small national park.</p> <p>3 largest settlements 1,500 each are better able to cope with a bit of development and given number of housing need is small is it not more appropriate to provide housing in a larger settlement. The need is so small in smaller settlements is it better to provide site in larger settlement. Responding to aspirations in very small settlements is difficult.</p> <p>Effectiveness relies on local connections</p>	<p>hoped to provide a significant element of 'more affordable' non-RSL housing stock.</p> <p>Option of achieving wider socio-economic and environmental benefit not available as zero open market allowance removes ability to 'enable' beneficial development to occur.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>buildings within the three Local Rural Settlements (larger towns), and in which case not less than 50% of the resultant dwelling should be local needs affordable housing.</p> <p>Sub-division of existing dwellings within recognised settlements</p>	<p>i.e having access to suitable building land (on exception sites), so probably not really benefiting people who genuinely have no assets. Applications are forthcoming though limited progress on actual build. Some evidence of difficulty in gaining confidence of finance lenders, due to devaluation of property due to occupancy restriction.</p>	
<p>North York Moors Susan Howsden 01439 770657</p>	<p>Those who can demonstrate that they can fulfil the occupancy agreement conditions. The occupancy of such housing will be limited to:</p> <p>(i) people who have permanently resided in the National Park for at least the last three years and who now need new accommodation; or</p> <p>(ii) people who do not live in the National Park but have a long-standing link to the local community, including a previous period of residence of</p>	<p>1992 – the level of applications seem to be same. The policy has been through 2 local plan enquiries. Only 60 houses produced since 1992 -2005 with these criteria.</p> <p>Need doesn't have to be proven at planning application stage but people come along later with personal circumstances. So they get people wanting to buy and have criteria but have no evidence to support it.</p> <p>At the moment the Authority is tight on what they grant but don't check that</p>	<p>Changes suggested are: Need to be proven at an earlier stage Want to increase residency criteria from 3 to 5 years. Have got anecdotal evidence that people are renting to fit with the criteria.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>over three years; or</p> <p>(iii) people with an essential need arising from age or infirmity to move to a village to be near relatives who have been permanently resident within the National Park for at least the previous three years; or</p> <p>(iv) people who have an essential need to live close to their work in the parish or an adjoining parish within the Park.</p>	<p>people in houses are still in local need. Should be checking every 3 years.</p> <p>The policy doesn't reduce value by much 15-20%. It was never meant to bring down prices but provide for someone who needs to live and work in the parish. 15-20% doesn't lower price enough to make it affordable. NP has a separate affordable housing policy.</p>	
<p>Peak District: Brian Taylor Policy Planning Manager 01629 816303</p>	<p>To be considered as local, a person should have a long and well-established connection with the area. This generally means that a person will have lived in the particular parish (or an adjoining parish within the National Park) where planning permission for a dwelling is being sought for a period of at least 10 years. A period of residency of less than 10 years is considered to be too transitory. However this period of residency</p>	<p>The principle of a restricted market policy was established in the Structure Plan in 1994. Criteria based (interim) policies emerged after this and were then consolidated in the 2001 Local Plan. Objectives were to slow down and stabilise population growth by focussing attention of local needs housing. This was subsequently supported in RSS8 for the East Midlands. Emphasis then switched to strengthening implementation, e.g. through conditions, then a tighter S106, and SPG. The</p>	<p>Pursuing changes to policy which help to draw more people into the scope of policy where reasonable and without becoming incompatible with the level of delivery assumed in RSS8.</p> <p>Considering use of a set radius to apply alongside the parish and adjoining parish concept (distance to be agreed). Bearing in mind that some people miss out by living just over the boundary.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>need not be continuous. For instance, a person may have spent a number of years away at college. The total aggregated period of residency is taken into account, taken over a period of 20 years.</p> <p>Policy LC2 - definition of people with a local qualification Exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that the dwelling will be occupied by:</p> <p>(i) a person (and his or her dependants) who has a minimum period of 10 years' permanent residence in he parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or</p> <p>(ii) a person (and his or her</p>	<p>planning framework has allowed the social sector to be drawn in to properly define affordability and need, thus clarifying the role of NPA and its role in balancing these objectives with the primary conservation aims. Policy has delivered about 400 approvals with local occupancy conditions.</p> <p>Similar reality about the role of RSL development and private restricted homes which will never be truly affordable but do help support local need. Therefore use of term affordable and "more affordable".</p> <p>Basic approach has now been awarded an RTPI national award.</p>	<p>Changes being considered alongside the review of settlements and a better understanding about what are a sustainable community and what levels of development are appropriate in different villages with widely varying sizes and ranges of services.</p> <p>Current policy does allow some open market housing where this supports other plan objectives, i.e. for conservation and enhancement (examples include mill conversions and complex employment sites which require some enabling development).</p> <p>Policy review will look at the balance and seek to secure more affordable housing for local needs when negotiating in such instances.</p>

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish; or</p> <p>(iii) a person not now resident in the Parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years</p> <p>(iv) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity; or</p> <p>(v) a person who has an essential function need to live close to his or her work in the parish, or an adjoining parish within the National Park.</p>		
Pembrokeshire Coast National Park	<p>When the term 'local person' is used in this guidance it will mean:</p> <ul style="list-style-type: none"> • Applicants who have 	Only recently been approved. Already concerned with using Sustainable Communities which the boundaries of	See across

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
Contact: Martine Dunne	<p>continuously lived within the Sustainable Community area as their principal residence for the previous 3 years.</p> <ul style="list-style-type: none"> • Applicants who have lived in the Sustainable Community for five out of the past ten years. • Applicants who have previously lived in the Sustainable Community with their family, for at least five years, and have a parent or close family member (child, brother or sister) who still live in the Sustainable Community. • Have a parent or close family member (mother, father, son, daughter, brother or sister) living in the Sustainable Community Area, for whom they will either provide essential support to or receive essential support from.⁸ • Applicants who are in employment on a permanent 	<p>which were created locally and do not relate to Community Council boundaries. We use a Rural Housing Enabler to find out levels of need with the Community Councils and Sustainable Communities have no meaning for local CCs.</p>	

National Park Authority	To establish Local Housing Needs persons would have to:	Comments from National Parks on the effectiveness	Suggested changes to policy
	<p>contract in the Sustainable Community area or applicants who have an offer to take up employment on a permanent contract in the Sustainable Community area but cannot take up the offer because of the lack of affordable housing,</p> <ul style="list-style-type: none"> • The person must also be in need of affordable housing. 		

<p>Yorkshire Dales Peter Stockton Catherine Rice 01969 652334</p>	<p>The following are the priority needs for new housing:</p> <ul style="list-style-type: none"> i) Existing residents of the National Park establishing a separate household. ii) A head of household who is or whose partner is in or is taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary). iii) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary). 	<p>YD has had their Policy for about a year now – only 6 planning approvals. People are getting to know about it.</p> <p>The problem is about evidence presented at time of application. YD does not have evidence of need of who falls into these categories. YD intermediate housing policy doesn't have numbers. The applicant should present evidence – farming is ok, but a speculative builder may not have evidence exactly of who goes in there. It is difficult to tackle this issue.</p> <p>YD is trying to be rigorous but difficult. If applicant is happy to accept S106 then usually get planning approval.</p> <p>Evidence up front otherwise you could have too many permissions.</p> <p>The policy has drastically reduced the number of applications. YD not getting the applications for second and</p>	<p>Need to monitor over 5 year period. YD may have to adapt the criteria in the future. As well as local need the other may be 50% affordable housing</p>
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	<p>iv) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>v) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>vi) Former residents of the National Park (or of another part of a parish split by the National Park boundary) with close relatives in the National Park (or in another part of a parish split by the National Park boundary) whose case is accepted in writing by the National Park Authority as having an exceptional need to return to the National Park.</p>	<p>holiday homes. People much more cautious about putting applications in.</p> <p>.</p>	
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	There may be other priorities for local housing which are occasionally justified by material considerations.		
Loch Lomond & the Trossachs Contact: Susan Brooks	<p>We are using inherited policies from the Local Authorities Local Plans (we will draft our own in future NP Local Plan) that apply to the Loch Lomondside area and villages only (note – not all of the Park).</p> <p>The policies come from two different local plans and therefore the terms differ:-</p> <ul style="list-style-type: none"> • For the West side of Loch Lomondside :-persons must have resided within the area for 18 months prior to taking up occupancy in the proposed house, or are employed within the area and need to live there in on connection with their employment. The restriction also allows spouses, ascendants and descendants of such persons to qualify. • For Drymen and Croftamie 	Occupancy Conditions have been used on parts of Loch Lomondside for around 30 years. The current form of policies have their origins in the 1986 Loch Lomond Local (Subject) Plan which sought to protect the outstanding scenic qualities of Loch Lomond whilst also ensuring that new development met the needs of local communities rather than housing demands for commuting and second homes. The main objective was to restrict speculative developments and ensure that development opportunities could accommodate the natural growth of communities. They have not been used as a mechanism for providing affordable housing, as is sometimes thought. They do lower the value of the property but do not bring it within what we would define to be 'affordable' (as in PAN74). Also the size of the properties built in some cases is large so the value of the houses can still be quite high.	<p>LL&T have said in their draft Park Plan that they would like to conduct some research to review their effectiveness, terms and conditions and consider where these should be applied in the Park. It is highly likely that they will continue to use them in specific areas of the Park, but at this stage they have stated that it would be unlikely that occupancy agreements would be used across the whole of the Park.</p> <p>The terms of the current conditions will require to be reviewed in order to ensure a consistent approach is taken.</p>

	<p>(Stirling Council area):- persons must have resided in the area for at least three years or have a family connection within one generation. 'Local' relates to the settlement or other geographical area defined by the Council.</p>		
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