



Hinckley & Bosworth
Borough Council

A Borough to be proud of

Adopted February 2011

Local Development Framework

Rural Needs

Supplementary Planning Document



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2. INTRODUCTION

2.1 Background and Objectives

The aim of the Rural Needs Supplementary Planning Document is to set out the Council's approach to considering development in the rural areas of the Borough. In particular, it clarifies the Council's support for specific rural initiatives to increase the supply of affordable housing and employment opportunities in rural areas. This Supplementary Planning Document ensures:

- There is no 'sustainability trap', where development is only approved in areas that are already considered sustainable. Lack of any development in some settlements may result in them becoming less, not more, sustainable;
- That rural communities are mixed communities where young and old, high and lower incomes are able to live in rural settlements;
- That rural economic development is supported and encouraged;
- That existing services in rural areas are supported and maintained.

2.2

The Rural Needs Supplementary Planning Document (SPD) is in conformity with the policies set out in the Core Strategy regarding rural issues. The Supplementary Planning Document forms part of the Hinckley and Bosworth Local Development Framework and expands upon policies contained within the Core Strategy (2009). It will provide additional planning guidance and will be used as a material consideration in determining planning applications.

2.3

In particular, the Core Strategy policies which relate to this Supplementary Planning Document are:

- Policy 7: Key Rural Centres;
- Policy 8: Key Rural Centres relating to Leicester;
- Policy 9: Rothley Brook Meadow Green Wedge;
- Policy 10: Key Rural Centres within the National Forest;
- Policy 11: Key Rural Centres Stand Alone;
- Policy 12: Rural Villages;
- Policy 13: Rural Hamlets;
- Policy 16: Housing density, mix and design;
- Policy 17: Rural Needs;
- Policy 18: Provision of sites for Gypsies, Travellers and Travelling Showpeople.

2.4 Hierarchy of settlements

Any approach to meeting rural need should be sensitive to the different types of settlement that exist within rural areas. The Core Strategy sets out a hierarchy of rural settlements, as follows:

- Key Rural Centres: villages with population over 1500 which have a number of services such as a primary school, local shop and a regular bus service. The facilities in Key Rural Centres serve surrounding settlements and so minimise the amount of travelling local people need to do.
- Rural Villages: these settlements have fewer facilities than the Key Rural Centres, but still have a number of facilities such as a primary school and a bus service, so the village has services to support the local community.
- Rural Hamlets: these settlements have limited services and rely on other settlements nearby to provide their facilities.

2.5

As the settlements in the hierarchy have different characteristics, the amount and type of development that will be encouraged will differ so it is appropriate to the particular village. There will be few villages where no development at all will be permitted, but it is important to ensure any development will be proportionate to the size of the settlement and will meet a clearly identified local need.

2.6 Consultation

Consultation on this document took place over a 6 week period from Monday, 11 October 2010 to Monday, 22 November 2010.

2.7

The Council considered all representations made within this period in preparing the final document. Responses from the consultation and the Council's replies were published on the Council's website.

3. STRATEGIC CONTEXT

3.1

The Supplementary Planning Document has had regard to national guidance as well as the Adopted Core Strategy and Community Strategy. Outlined below is a brief summary of the documents considered.

3.2 National Policy

Guidance on planning policy is issued by central Government in the form of Planning Policy Statements (PPS). Local Planning Authorities have to take the contents of these Statements into account when determining planning applications and preparing documents for the Local Development Framework.

3.3

The Planning Policy Statements relevant to the Rural Needs Supplementary Planning Document are as follows:

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005)

This document sets out the overarching planning policies on the delivery of sustainable development through the planning system. It uses the vision of sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." PPS1 is not specific to rural areas but covers development in all areas.

3.4

Planning Policy Statement 3 (PPS3): Housing (June 2010)

The aim of this document is to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. It is therefore an important document for the Rural Needs SPD since affordable housing is important in many rural areas where the cost of open market housing is outside the reach of lower income residents. Paragraph 30 of PPS3 establishes the principles on which Rural Exception Sites may be provided in rural settlements where development would not normally be allowed.

3.5

Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth (December 2009)

There are two policies on PPS4 which specifically relate to rural areas. Policy EC6, planning for economic development in rural areas, gives guidance on how land should be allocated and used in rural areas. Policy EC7, planning for tourism in rural areas, gives guidance on how tourism can help support local businesses. Tourism accounts for 10% of all business in the Borough and is therefore very important to the area. Significant attractions include Twycross Zoo, Bosworth Battlefield, Mallory Park and Tropical Birdland. Informal recreation is also important to the Borough for activities such as walking and cycling.

3.6

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas. (August 2004)

The section on economic growth has been superseded by the revised PPS4. However the document is still important as it considers community services, housing and the differing uses of the countryside.

3.7

In addition, an important document for considering any rural issues is the Matthew Taylor report, 'Living Working Countryside', which was published in 2008. The report suggests that previous practice in planning has failed in its objective to build sustainable communities in the rural areas and suggested ways in which the Government could change current practice to facilitate development in rural areas where it will help to sustain rural communities. The Labour Government published its' response in 2009, which supported many of the suggestions made in the Matthew Taylor report. Some of the findings of this report, such as streamlining the planning system and allowing communities more say in their local area, are being picked up by the current Government in the Localism Bill.

3.8

The Localism Bill was presented to Parliament in December 2010. It includes proposals which, if enacted, will directly affect planning and housing issues, specifically:

- The intention to abolish Regional Spatial Strategies, and with it, the regional housing targets;
- Local communities will be able to propose development which, if it meets certain safeguards and gets 50% of support in a local referendum, will be able to be built without planning permission. (known as the Community 'Right to Build');
- The abolition of the Tenants Services Authority, which currently regulates Registered Social Landlords.

3.9 Local Policy

The **Local Development Framework** is a suite of documents which will, when complete, replace the Local Plan as the key policy documents for the Borough. The Core Strategy is the key document, as it sets the overarching vision for the Borough. This is supported in its turn by Development Plan Documents and Supplementary Planning Documents, which give more detail on areas which are only covered broadly by the Core Strategy. As previously stated, this Supplementary Planning Document will fit into the Local Development Framework by setting out initiatives to ensure the policies and objectives for rural areas set out in the Core Strategy will be achieved.

3.10

The **Hinckley and Bosworth Housing Strategy 2010 - 13**, considers housing needs and aspirations across the whole Borough. Recommendations in the Housing Strategy specifically related to rural issues include:

- Consideration of the release of land in a timely and considered manner to encourage a steady flow of land available for development;
- Continued work with the Rural Housing Enabler to increase the supply of rural affordable housing.
- Use of section 106 agreements to secure local connection where appropriate.
- Local advice surgeries established for outreach in rural areas.

3.11

The Economic Regeneration Strategy 2009-14

sets out the framework for the Council's economic development priorities for the years 2009-14. The objectives relevant to rural communities set out in this document are:

- Strategic Objective 3: To increase the vitality and viability of the key town and village centres across the borough;
- Strategic Objective 4: To ensure the benefits of economic growth are shared by all communities across the borough;
- Strategic Objective 6: To widely promote the economic, social and environmental opportunities and assets available in the borough including tourism development and creative industries.

3.12

The Affordable Housing Supplementary Planning Document

The Affordable Housing Supplementary Planning Document adopted in April 2008 has been superseded by the adoption of the Core Strategy in December 2009 and a revised Affordable Housing Supplementary Planning Document has been produced in parallel with this document. This Supplementary Planning Document sets the requirements for the overall policies for affordable housing in the Borough, and therefore, when the sections in the Rural Needs Supplementary Planning Document relating to affordable housing are considered, they are in conformity with the policies set out in the Affordable Housing Supplementary Planning Document. Any exceptions to those policies will be clearly identified with the guidance permitting the exceptions.

3.13 The Evidence Base

The **Leicester and Leicestershire Strategic Housing Market Assessment (SHMA)** was adopted in January 2009. The SHMA:

- Identifies and defines housing market areas.
- Establishes the strategic and policy context within which the housing market operates.
- Examines the housing market and how it operates – principally looking at the dynamic between dwellings and households.

- Considers recent and current trends in supply and demand.
- Considers the broad impact of economic and demographic trends on supply and demand.
- Defines the various factors which drive the demand or need of different groups of people for different types of housing in different parts/areas of the housing market.
- Considers the potential future trends in supply and demand.
- Identifies the broad magnitude of different tenures of dwellings required within the housing market area.
- Assesses the overall surplus or shortfall of housing relative to demand and how this breaks down by area, tenure etc given current policy and considers options to intervene to readdress any imbalances

3.14

The Strategic Housing Market Assessment considers the way that the housing market operates in rural sub markets. It suggests that rural housing need for Hinckley and Bosworth Borough Council is between 40 and 50 new units per year, although it does not suggest where the provision should be allocated.

3.15

In order to build up a picture of the needs of local people in rural areas, local **Housing Needs Surveys** will be carried out in all parishes in the Borough, on a rolling programme. This will evidence the level of local need, and the number, type and tenure of dwellings required will reflect the findings of the survey. The Survey will aim to identify not just those in need of affordable housing, but whether there are people who could afford to purchase an entry level property, if such dwellings were available. Where possible, the Housing Needs Surveys will be linked to the production of a Parish Plan. If a need for affordable housing is identified, the Rural Housing Enabler will work closely with the Parish Council to identify suitable land for a site. The programme for the Housing Needs Surveys and the completed reports will be published on the Council's website.

4. RURAL HOUSING

4.1 Local Connection

4.2

The provision of affordable housing within the Borough serves to meet the housing needs of those people who cannot afford to buy property on the open market. However, in this respect, rural settlements in the Borough are particularly disadvantaged due to a number of factors which affect housing choices. The Strategic Housing Market Assessment for Leicester and Leicestershire highlights the following issues:

- There is a smaller stock of affordable housing in rural areas;
- High house prices mean that people cannot exercise their choice to purchase property, so that affordable housing stock has lower turnover;
- There is often a shortage of entry level properties so that people who could potentially afford to buy cannot find smaller homes to fit their needs;
- There is a smaller stock of private rented properties so people's choices are reduced;
- People employed in rural areas tend to have lower wages than those in urban areas, so people in villages may not have the same purchasing power as higher waged urban people who aspire to move to the country.

4.3

It is therefore important that any affordable housing developed in rural areas is specifically to meet the need of local people, who have a desire to stay in their local area and a commitment to contribute to the life of the local community.

4.4

This document therefore makes reference in several of the policies to people having a 'local connection', in particular, with reference to affordable housing and housing provided under the 'local choice' market housing policy. Where a local connection is referred to, the meaning is defined on the next page.

KEY POLICY PRINCIPLE RN1: LOCAL CONNECTION

A local connection is people who fulfil one or more of the following criteria:

- currently live in the Parish
- have previously lived in the Parish and have family who currently live there
- currently have permanent employment in the Parish
- need to live in the Parish either to support or to be supported by another member of their family who live in the Parish

4.5

Family will be taken to mean: spouse, civil partner, mother, father, sister, brother, daughter, son, grandparent or grandchild of the person or if they live with the person as husband or wife or partner without being legally married.

4.6 Affordable Housing

Since the demise of Council housing building programmes in the 1980s, the majority of affordable housing has been delivered by way of planning gain, as a proportion of housing delivered on a residential scheme. In practice, delivery of affordable housing in rural areas has been affected by these policies, as the thresholds for qualifying sites have been set at levels too high for much of the rural schemes to have a requirement for affordable housing. Analysis of past permissions shows that there has been no affordable housing provided under Section 106 agreements outside urban areas and Key Rural Centres since 2000. From 2000/1 to 2009/10 a total of 4,348 dwellings have been completed in the Borough. Of these, only 143 dwellings were for affordable housing in rural areas.

4.7

This picture has been exacerbated by the increase in commuting for employment, so that the rural villages have been growing in popularity for people working in the urban areas but able to purchase in rural settlements, pushing up demand and house prices until they are outside the reach of many local people, who historically have attracted lower wages than in the cities. The supply of affordable housing in rural areas has also been

badly affected by the Right to Buy legislation, which has led to the depletion of Council owned stock with no mechanism to replace housing at the same rate as the properties sold.

4.8

Policy 15 of the Core Strategy sets a target of a minimum of 480 affordable dwellings to be provided in rural areas between 2006 and 2026. This includes dwellings brought forward on section 106 agreements and through the Rural Exception Site process.

4.9

There are four opportunities for the provision of affordable housing in rural areas:

- i Provision of affordable housing through planning gain (section 106 agreements);
- ii Use of the Rural Exception Site Policy ;
- iii Designation of some rural sites purely for affordable housing;
- iv Community initiatives. This includes Community Land Trusts and Local Housing Trusts. In addition, the Government has announced its' intention to support communities Right to Build. This will allow communities to propose what development they would like to see in their community, and where there is a majority of the community in favour, the community group will not need to make a normal planning application. This initiative is subject to the Localism Bill being enacted.

4.10 Affordable Housing via Planning Gain

Much of the policy guidance regarding the provision of affordable housing in rural areas under section 106 agreements will follow the policies set out in the Affordable Housing Supplementary Planning Document. The Key Policy Principles in this section will therefore be indicated only where it differs from policy in the Affordable Housing Supplementary Planning Document.

4.11

PPS3 suggests the national indicative minimum site size threshold is 15 dwellings. However, it also states that Local Planning Authorities can set lower minimum thresholds, where viable and practicable, including in rural areas.

4.12

As previously stated, high site size thresholds have in part been responsible for the stagnation in provision of new affordable housing in rural areas. The Core Strategy has therefore set a revised site size threshold for all rural areas, and a revised site target which is based on evidence put forward in the Affordable Housing Viability Assessment. Rural areas are defined as those settlements outside of Hinckley, Earl Shilton, Barwell and Burbage and the two Sustainable Urban Extensions.

4.13

The targets and thresholds for rural areas are that on sites of 4 dwellings or more, or of 0.13 hectares and above, 40% of the dwellings should be for affordable housing.

4.14

It is expected that provision of affordable housing will be provided on site and be split between 75% social rented housing and 25% intermediate tenure. Due to the scarcity of sites in rural areas and the difficulties of identifying suitable land for housing development, commuted sums will not normally be accepted in lieu of housing provision.

4.15

Any intermediate tenure properties developed are expected to be available to local people in perpetuity. Marketing in the first instance should therefore be to people with a local connection to the parish, or to a neighbouring parish. If the properties are still not reserved after 3 months, the properties may then be marketed to people with a connection to the Borough. The preference of the Council is that allocation of properties to those without a local connection will be the least preferred option for allocating properties. Similarly, on resale for Homebuy products, vendors should in the first instance give the RSL the opportunity to purchase the property in order that it can be remarketed to another local person. Where an occupier exercises their right to full ownership of the property, the RSL should recycle the grant to provide an alternative Homebuy product in the locality of the property.

4.16 Commuted sums

It is acknowledged that whilst wherever possible affordable housing should be provided as part of

the qualifying development, there are circumstances where this is not feasible. This particularly applies to conversions of dwellings where it may be more expensive to develop the site and harder to achieve the standards required for affordable housing. In these circumstances, as an alternative to affordable housing on site commuted sums may be considered at the local authority's discretion. Any commuted sums collected via policy AH7 of the Affordable Housing Supplementary Planning Document may be used to assist in the delivery of Rural Exception Sites.

4.17 Rural Exception Sites for Housing

The guidance for the provision of rural exception sites is set out in PPS3. It is so named as it allows sites which would not normally be released for the development of housing to be used for that purpose. To meet the definition of a rural exception site the dwellings should be available to local people in perpetuity. Rural Exception sites are for affordable housing only.

4.18

The sites should be within, or adjacent to, the settlement boundary and any development should have regard to the size of the existing settlement and the character of the current housing stock. In any case, the development would not normally be expected to exceed 10 dwellings – in small hamlets, a site of as few as 2 houses may be considered. Any Rural Exception Site will need to be sympathetic to the historic environment and to any locally produced policies and plans, such as Village Design Statements.

4.19

When consideration is being given to a Rural Exception Site, it will be in response to an identified need within the Parish. There is an opportunity for a site to respond to the need of two or more parishes, where those parishes request and support a joined up approach. The most effective way of evidencing this need is to carry out a parish level Housing Needs Survey, in partnership with the Rural Housing Enabler.

**KEY POLICY PRINCIPLE RN2:
RURAL EXCEPTION SITES**

Rural Exception Sites will be actively promoted within the Borough for people with a local connection. They will be within or adjoining existing settlement boundaries, and will not normally exceed 10 dwellings in size. The land for development would not normally be allowed for development due to policy constraints. Any physical constraints on a site would still exclude development – e.g. sites on a flood plain.

4.20 Gypsy and Traveller sites

Where a Rural Exception Site is proposed for delivery of pitches for an affordable Gypsy and Traveller site, the scheme will be considered using the same criteria set out above.

4.21 Restrictions on Rural Exception Sites

The intention with the development of Rural Exception Sites is that affordable housing should be available to local residents in perpetuity. There are therefore restrictions on the disposal of properties on Rural Exception Sites.

**KEY POLICY PRINCIPLE RN3: RESTRICTIONS ON
RURAL EXCEPTION SITES**

Affordable housing on a Rural Exception Site is also excluded from some of the rights of other affordable housing developments:

- There is no Right to Buy or Right to Acquire for tenants who rent their property; and
- People accessing Intermediate HomeBuy products are allowed to purchase 100% of the property but on resale the property must be sold back to the managing RSL, keeping the property in the affordable sector.

4.22 Designation of sites solely for affordable housing

When considering the provision of affordable housing in rural areas, guidance in PPS3 allows local authorities to designate sites purely for affordable housing. This is outside the guidance for Rural Exception Sites.

4.23

Current policy is that the preferred method of delivery of sites exclusively for affordable housing is by way of a Rural Exception Site in rural areas. However, the Council will continue to keep this under review and may in the future consider identifying sites in rural areas that will be designated for the provision of 100% affordable housing.

4.24 Community Initiatives

The Council is keen to explore the provision of a Rural Exception Site by way of a Community Land Trust (CLT). Whilst there are many different methods of operating a CLT, the preference for this particular initiative would be that a willing land owner transfers ownership of the land to the Parish Council, who will hold it on behalf of the Parishioners. Housing built on this land will be for people with a local connection to the parish and will be available in perpetuity. The type and size of the properties will be determined by way of a Local Housing Needs Survey. The scheme will be developed and managed by a Registered Social Landlord, working in partnership with the Parish and District Councils.

4.25

A recent announcement by the Government is of the Local Housing Trust, where the community can initiate housing schemes which meet the local need. The Council would be keen to support any such scheme, and work in partnership with the Rural Housing Enabler and local communities who pursue such an initiative as a way of increasing the provision of affordable housing in rural communities.

**KEY POLICY PRINCIPLE RN4:
COMMUNITY INITIATIVES**

Development of Rural Exception Sites using the Community Land Trust model, or through Local Housing Trusts, will be supported by the Council, working in partnership with the local Parish Council and an RSL partner.

4.26 Market Housing

The Council is concerned that the issues of affordability in rural areas extend beyond the range of people who cannot afford to buy properties in their local area. In many of the more expensive rural villages, there may be local residents who have

income high enough to allow them to purchase a modest, entry level property. However development in many of the rural areas of the Borough in the last 10 years, particularly in the West of the Borough, has concentrated on building low density larger family properties, which are well beyond the reach of average local earnings.

4.27

In order to try to capture the level of this problem, any local Housing Needs Survey that is carried out in Hinckley and Bosworth, asks not just about affordable housing requirements but also about people's aspirations for entering into open market owner occupation. Where there is evidence that a need for entry level owner occupation exists, the Council will expect any development to respond to the identified local need. Whilst low cost market housing is no longer classed as affordable housing, a well planned and sensitively designed scheme for low cost market housing would be considered if it meets identified need in a particular parish.

KEY POLICY PRINCIPLE RN5: LOCAL CHOICE MARKET HOUSING

Where there is evidence that there is a need for entry level market housing in a parish, a developer wishing to develop open market housing in the parish must :

- Demonstrate how their development will aim to meet those local needs; and
- Undertake to market those properties, in the first instance, to people with a local connection.

4.28

A particular issue in many of our rural villages is that many of the existing older dwellings such as small agricultural cottages, have been converted over time. There has been a loss of the smaller market housing stock because two or more cottages have been renovated to make one larger dwelling. This means that there is a shortage of smaller, cheaper properties in rural areas and a predominance of larger, more expensive housing.

KEY POLICY PRINCIPLE RN6: REDUCTION IN DWELLING NUMBERS

Any application to reduce the number of smaller dwellings in rural villages by converting two properties into one will be resisted by the Local Authority, in order to maintain a varied stock of open market housing.

4.29 Other housing types

Whilst the history of the Borough has not seen widespread use of non-traditional housing, the Borough is keen to explore the possibility of innovative solutions to encouraging people to remain in their local community and to meet their housing needs in their locality.

KEY POLICY PRINCIPLE RN7: SELF BUILD

Where it is in an acceptable location, and size and design are appropriate to the locality, the Council will be sympathetic to the desire for self build units of accommodation, whether by an individual or by a number of individuals as a self build cooperative group.

4.30

These policies, when used in conjunction with the Affordable Housing Supplementary Planning Document, should give guidance to developers of appropriate responses to rural housing needs, and encourage innovative practice to come forward to meet the needs of local residents.

5. EMPLOYMENT

5.1

It is important that employment opportunities exist in rural areas firstly, to enable local people to access employment close to where they live, secondly, to prevent excessive levels of commuting to urban areas and thirdly to ensure that local communities remain vibrant and sustainable.

5.2

The rural areas in Hinckley and Bosworth no longer rely on agriculture as a major employer. There is a much more diverse economic profile and it is important that this is encouraged and supported within the Borough. The rural economy does differ from the urban employment in that:

- Businesses tend to be smaller, usually employing below 10 people and often as little as one or two employees;
- Many businesses are home based;
- Smaller businesses would need premises, rather than land, provided to start up a business or enable it to grow;
- Growing businesses in need of larger premises, often have to move longer distances to find suitable premises;
- It is harder to attract a skilled workforce to rural areas.

5.3 Small business units

The Council will support the provision of small business units which can be let or sold to local businesses needing premises. This may include business 'hubs' which encourage the use of shared space such as meeting rooms and offices. The Leicestershire Rural Partnership's INSPIRE Leicestershire programme could provide grants to small businesses or individuals to support new provision of small business units.

KEY POLICY PRINCIPLE RN8: SMALL BUSINESS UNITS

The Council will support the development of small business units in rural areas such as within or adjacent to settlement boundaries or farm buildings for the provision of workshops and offices to meet local employment need. Any consideration will have regard to the impact such development will have on neighbouring properties and the overall character of the locality.

5.4 Extension of existing dwellings

Where there is a small home based business, the Council will be sympathetic to applications for the extension of residential premises for office or storage space to support existing home working.

5.5 Live/work Units

Live/work units are buildings where parts of the floor space (usually ground floor) are designed as a small work unit, while the rest of the space is for living accommodation. The two different uses of the space are separated, unlike running a business from home, where usually the work space is incorporated into the living space. Whilst not exclusively a rural phenomenon, live/work units can form an important part in providing solutions to small scale employment opportunities in rural areas. There are two ways these types of units can be provided:

- Conversion of existing buildings such as farm buildings;
- New build designed specifically for live/work uses.

5.6

This type of development should have close access to classified roads, and space for parking/deliveries. The person living in the residential part of the unit should be employed wholly or primarily in the workspace provided in the development.

5.7

The Council will consider applications for live/work units, whether singly or as a small cluster of units, where it is clear that it meets the needs of local people. Conditions may be attached to any planning application to ensure that the unit remains available for work purposes.

KEY POLICY PRINCIPLE RN9: HOME BASED BUSINESSES

Where small 'home based' businesses wish to expand, initiatives to increase workspace by developing live/work units or by an appropriate sized extension to the residential dwelling will be considered positively. Any consideration will have regard to the impact such development will have on neighbouring properties and the overall character of the locality.

6. COMMUNITY FACILITIES

6.1

Where a Parish Plan has evidenced a local need for community facilities, the Council will support the provision of such facilities, and sympathetically consider the conversion of suitable buildings for shared and/ or community facilities. It also encourages of such facilities to be in the ownership and control of the local community by such mechanisms as, for example, a Community Land Trust. The Council will also support the provision of community space by widening the use of other venues and buildings to provide a community facility.

**KEY POLICY PRINCIPLE RN10:
COMMUNITY FACILITIES**

The Council will work with local communities to enable the development of community facilities, where such a need has been identified and supported by the local community. The preference would be that existing buildings would be converted or have their current use extended to provide community facilities.

7. PERFORMANCE MONITORING OF DELIVERY

7.1

The impact and effects of the policies in the SPD will be monitored by the Council annually, and the results of the monitoring will be made available in the Annual Monitoring Report. The local indicators that will be used to monitor the effectiveness of the SPD are:

- the targets set out in Core Strategy Policy 15 for provision of affordable housing are met;
- the numbers of Rural Exception Sites brought forward increase in response to an identified need;
- an increase in the percentage of affordable housing delivered/ secured through section 106 agreements;
- Increased provision of entry level market housing in rural sites as set out in Key Policy Principle RN6;
- Increased provision of small business units in appropriate rural areas as set out in Key Policy Principle RN9;
- The number of Housing Needs Surveys carried out each year in accordance with the rolling programme published on the Council's website.
- Publication of completed Housing Needs Surveys on the Council's website.

8. GLOSSARY

<p>Affordable Housing</p>	<p>Planning Policy Statement 3 (PPS3) November 2006 introduces a new definition of affordable housing. PPS3 is quoted below on this definition:</p> <p>Affordable housing: ‘Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none"> • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.’ <p>Social rented housing is: ‘Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.’</p> <p>Intermediate affordable housing is: ‘Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.’</p>
<p>Community Infrastructure Levy</p>	<p>CIL is a new charge which local authorities in England and Wales will be able, but not required, to charge on most types of development in their area. It is designed to help fund needed infrastructure identified in the Local Development Framework, and will be paid primarily by owners and developers of land.</p>

<p>Community Land Trust (CLT)</p>	<p>A CLT is a community based not for profit organisation that can be involved in a variety of initiatives for the benefit of its local community. This can include the provision of community facilities, and the development of affordable housing sites to be available for local people in perpetuity.</p>
<p>Commuted Sums</p>	<p>Commuted sums are payments a developer is required to make instead of giving provision (in this case, affordable housing), on site.</p>
<p>Homes and Communities Agency</p>	<p>The Government organisation which funds new affordable homes and regeneration projects in England.</p>
<p>Homebuy</p>	<p>The Government has introduced a scheme, branded as HomeBuy, to help people get a foot on the property ladder.</p> <p>There are currently five products in the HomeBuy scheme:</p> <ul style="list-style-type: none"> • New Build HomeBuy, where you share ownership of your home with a housing association; • Open Market HomeBuy, where you buy a property outright funded by a conventional mortgage/savings which is supplemented with the assistance of an equity loan; and • Social HomeBuy, where housing association and local authority tenants are helped to buy their current home. • HomeBuy Direct – purchasers buy specific new build properties with an equity loan of up to 30 per cent of the purchase price, with the loan jointly funded by the government and the developer. • Rent to HomeBuy - selected new build homes are rented on intermediate rent terms for up to three years, after which time the tenant can purchase their home through the New Build HomeBuy scheme
<p>Housing Needs Survey</p>	<p>A survey sent to every household in a parish .The Survey asks local people about their household, income and housing needs to inform on the need for affordable rented housing, shared ownership and entry level market housing within a parish.</p>
<p>Local Development Framework</p>	<p>The collective term covering Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.</p>

Local Housing Trust	A Local Housing Trust is a new initiative which will allow new housing developments to take place without the need for a formal planning application, subject to the support of the local community. Any dwellings provided must be to meet the need of local people.
Low Cost Market Housing	This is market housing which is sold at a price affordable to local people unable to obtain housing in the open market. This may be because a discount is offered on the initial sale, or because the properties are small in size. Low cost market housing no longer falls within the definition of Affordable Housing as outlined in PPS3
Market Housing	Private housing for rent or sale, where the price is set in the open market.
RSL	Registered Social Landlords (RSLs) are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Housing Associations are RSLs. RSLs provide accommodation for people who cannot buy their own home.
Rural Exception Site	A site at the edge of a rural settlement which would not normally be available to build housing on. It may be available as an "exception" if there is a need for affordable housing in a village.
Section 106 Agreement	A legal contract under section 106 of the Town and Country Planning Act 1990. Made between the local authority and the developer it sets out planning obligations to be met, such as financial contributions that are necessary to allow the development to go ahead.
Shared ownership	A form of affordable housing in which part the occupant buys part of the property and pays rent for the remaining share. The occupant can buy further shares in the property (known as staircasing). This now forms part of the new HomeBuy scheme.
Social Housing Grant	The Government money that the Housing Corporation gives RSLs or investment partners to help them to provide affordable homes for rent or sale.
Strategic Housing Market Assessment (SHMA)	The SHMA brings together a wealth of detail about housing markets, housing needs, past delivery of homes and looks at future need for housing across the housing sub-region. The Leicester and Leicestershire Housing Market Area covers the eight local authorities of Blaby, Charnwood, Harborough, Hinckley & Bosworth, Leicester, Melton, North West Leicestershire and Oadby & Wigston

9. USEFUL LINKS

English Heritage Guidance to affordable housing:	
Inspire Leicestershire programme	
Leicester and Leicestershire Economic Assessment	
Safer Places	
Secured by Design	