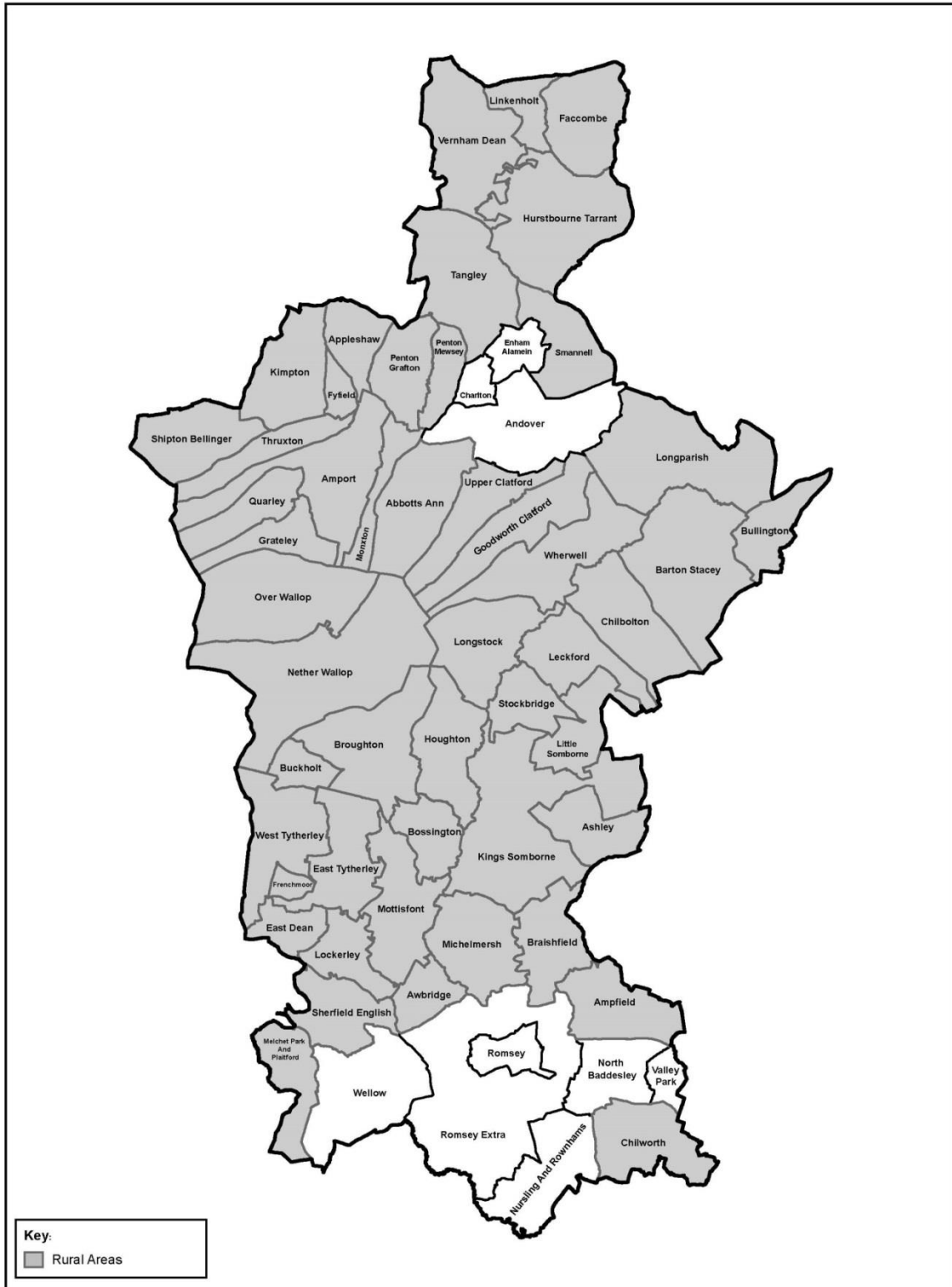


## **Annex 1**

### **Affordable Housing – Designation of Rural Area**

As defined by the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) (No. 2) Order 2004, made under s157(1)(c), Housing Act 1985 for the Borough of Test Valley, the designated rural area parishes include:- Abbots Ann, Ampfield, Ampport, Appleshaw, Ashley, Awbridge, Barton Stacey, Bossington, Braishfield, Broughton, Buckholt, Bullington, Chilbolton, Chilworth, East Dean, East Tytherley, Facombe, Frenchmoor, Fyfield, Grately, Goodworth Clatford, Houghton, Hurstbourne Tarrant, Kimpton, Kings Somborne, Leckford, Linkenholt, Little Somborne, Lockerley, Longparish, Longstock, Melchet Park and Plaitford, Michelmersh, Monxton, Mottisfont, Nether Wallop, Over Wallop, Penton Grafton, Penton Mewsey, Quarley Sherfield English, Shipton Bellinger, Smannell, Stockbridge, Tangle, Thruxton, Upper Clatford, Vernham Dean, West Tytherley, Wherwell.



### Affordable Housing - Rural Designations

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Date: December 2014 | Scale: NTS | Drawn by: PPT (ng)



## POLICY COM7: AFFORDABLE HOUSING

The Council will negotiate on housing sites:

**a) In the Undesignated Area<sup>51A</sup> with a combined gross floorspace greater than 1,000sqm and of a net gain of:**

- 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable;
- ~~10~~ **11-14** dwellings (or sites of ~~0.34~~**0.34-0.49**ha) for up to 30% of dwellings to be affordable; and

**b) In the Designated Rural Area<sup>51B</sup> of a net gain of:**

- 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable;
- 11-14 dwellings (or site of 0.34-0.49ha) for up to 30% of dwellings to be affordable;
- 10 dwellings (or sites of 0.3-0.33ha) a financial contribution equivalent to up to 30% of dwellings to be affordable;
- 6-9 dwellings (or sites of 0.22-0.29ha) a financial contribution equivalent to up to 20% of dwellings to be affordable;
- ~~5-9 dwellings (or sites of 0.2-0.29ha) for up to 20% of dwellings to be affordable or an equivalent off site provision made; and~~
- ~~1-4 dwellings (or sites of up to 0.19ha) a financial contribution equivalent to up to 10% of dwellings to be affordable;~~

and which is secured via a legal agreement.

In assessing the suitability of such sites for the provision of affordable housing the Council will take into account the size, suitability and the economics of provision.

Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.

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<sup>51A</sup> Comprising the parishes of: Andover, Charlton, Enham Alamein, Romsey, Romsey Extra, North Baddesley, Nursling and Rownhams, Valley Park, and Wellow (excluded from those defined as within a Designated Rural Area by SI 2004 No.2681)

<sup>51B</sup> As defined by The Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) (No.2) Order 2004 (SI 2004 No.2681) (made under s157 Housing Act 1985)

- 5.105 The Council will negotiate with developers in the Designated Rural Area for a financial contribution on sites of 4 ~~6-9~~ dwellings or less with developers for a financial contribution equivalent to 40% ~~20%~~, and on sites of 10 dwellings a financial contribution equivalent to 30%, of the number of dwellings on site to be affordable<sup>52</sup> payable upon completion. ~~On sites above the threshold, affordable will be sought on the basis of the applicable percentage. On sites of 5-9 dwellings the Council will also seek the inclusion of a proportion of affordable housing. The preferred option is for provision to be made on-site. In some circumstances the Council will consider an equivalent off site contribution where justified.~~
- 5.106 The thresholds and percentages sought are considered achievable, ~~and~~ are supported by the Council's viability studies<sup>53</sup> and accord with the Government's amendments to Planning Practice Guidance on planning contributions (Section 106 Planning Obligations), following the Written Ministerial Statement of 28 November 2014. A reduced affordable housing requirement can be sought but only where the developer can justify that to provide the full requirement would make the scheme unviable.
- 5.107 Whole dwellings will be sought on-site and where the number sought does not equate to a whole number units, the remaining part dwelling will be sought as a financial contributions e.g. ~~4.6~~ 3.6 affordable dwellings would be sought from a site of ~~8~~ 12 dwellings ~~(20%)~~ (30%) of which, ~~4~~ 3 would be on-site and 0.6 as a financial contribution.

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<sup>52</sup> Affordable Housing is defined within the glossary of the NPPF, March 2012

<sup>53</sup> Adams Integra and Dixon Searle Partnership Housing Viability Studies