

## **Policy HS1 Affordable Housing**

The Council will seek provision of 30% of all new housing to be affordable homes on schemes of 11 or more units, or more than 1,000 square metres of floor space. Where the on-site contribution does not equate precisely to a whole number of units, the contribution will be rounded down to the nearest unit. With the exception of Starter Homes, the size, type and tenure of affordable housing will be negotiated on a site-by-site basis based upon the most up to date evidence of housing need.

In Penrith no contributions will be required on sites below 11 units with no more than 1,000 square metres of floor space.

In the designated rural area<sup>1</sup>, a commuted will be required on sites of 6 to 10 units to be secured by means of a planning obligation.

With the exception of Starter Homes, planning permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality as defined in Appendix 6 – Local Connection Criteria for Affordable Housing. For Starter Homes, planning permission will be linked to conditions defined in the Regulations<sup>2</sup>.

Where it can be demonstrated that application of this policy will render any housing scheme unviable fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence to justify any reduced provision. This may include potentially higher costs associated with the development of previously developed land.

In locations outside the settlements named in Policy LS1 new housing will be restricted to affordable 'rural exception' homes only in an existing settlement comprising of a coherent group of three or more dwellings. Small numbers of market housing aimed at enabling the delivery of affordable homes to meet local need may be acceptable in on an exceptional basis.

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<sup>1</sup> The whole of Eden District apart from the former Urban District of Penrith

<sup>2</sup> The Regulations to support the Starter Homes provisions contained in the Housing and Planning Act 2016 were subject to a Technical Consultation which closed on 30 June 2016. A Government response to the Consultation and the Starter Homes Regulations has yet to be published. The Policy anticipates that Starter Homes are to be considered as a type of affordable housing.