

12 Housing Delivery

Policy H SP3

Rural housing and exception sites

Housing on rural exception sites will be permitted where they meet all of the following criteria and are consistent with all other Local Plan policies:

- a. The site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey;
- b. The exception site is adjacent to an existing Built-Up Area Boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- c. The proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
- d. The proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character. Within rural exception sites, both affordable and private market housing units shall be of a similar scale and design.

Arun District Council will base its assessment of identified housing need on the Housing Register and other available up-to-date housing needs assessments.

Development will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:

- e. Existing residents of the parish requiring separate accommodation;
- f. Persons who have longstanding family links (immediate family only e.g. parent, sibling or adult child and step relationships) with the parish;
- g. Grandparents, grandchildren, aunts or uncles and non adult children will be included only where the Council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- h. Persons with full time employment based within the parish; and/or
- i. Persons who have had to move away from the parish due to a lack of affordable housing, but would like to return.

Permission granted in these cases will be subject to planning obligations and will include safeguards that the scheme provides for the identified local need and will continue to do so in perpetuity.

Where, through Neighbourhood Development Plans, the community right to build or by agreement with Arun District Council, a parish has identified a demand for affordable housing and has identified an 'Exception Site', a maximum provision of one open market home for every two affordable homes shall be permitted. Neighbourhood Development