

Policy Summary of Principal Residence/Local Connections Policy

| Location | Geographical Coverage | Mix of Housing Allowed | Size of Housing (Control of Market Units) | Text of Occupancy Control | Condition or Obligation | Viability |
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| Lake District National Park Authority (Local Plan Policy 15) | <p>Occupancy will always be restricted in the defined localities set out in Appendix A (See p.15) Supplementary Planning Document (lakedistrict.gov.uk)</p> <p>“Where reasonable justification for amending these is provided, we will consider extending the Locality to include:</p> <ul style="list-style-type: none"> • Whole parish areas where the parish is bisected by the National Park boundary. • Parishes immediately adjacent to but outside the National Park, where the parish looks towards the National Park to meet their housing needs rather than to settlements or areas outside National Park • A combination of parishes wholly within the National Park which do not relate to a single Distinctive Area as set | <p>On both allocated sites and windfall sites the first five houses can be built to meet local needs and any houses above that number must meet the local affordable need.</p> | <p>We are supportive of self-build and custom housebuilding as a mechanism for housing delivery, as well as private house builders, Registered Providers and Community Land Trusts</p> <p>We do not apply a minimum density requirement to new housing development, but given the finite land supply we do expect new proposals to maximise the development opportunity. When assessing housing density, we will give careful consideration to the character and appearance of the locality, as well as having regard to the local housing need.</p> | <ul style="list-style-type: none"> • The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week; or • The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or • The person has been continuously resident in the Locality defined for three years immediately prior to: o Needing another dwelling resulting from changes to their household (including circumstances such as getting married/divorced, having children or | <p>All new houses approved will be for permanent occupancy and restricted to those who can demonstrate they have a need to live in the area.</p> <p>It is important that new permanent homes successfully meet a local community need. Local Plan Policy 15 aims to facilitate the delivery of 1200 houses between 2020 and 2035 to increase the supply of homes to meet local community need.</p> <p>Through Policy 15 we will permit new permanent homes where they:</p> <ul style="list-style-type: none"> • contribute towards helping communities remain vibrant and resilient; and • achieve a better balance in the housing market, and • are secured in perpetuity for the purpose originally intended through the use of appropriate planning controls. | <p>Trend data shows that in the main housing delivery in the Lake District is through self-build / custom build where land is either owned by the applicant or gifted, meaning the issue of land value and the viability of the scheme is less of an issue. However, with some of the larger allocated sites the issue of viability does come up for discussion. The Planning Practice Guidance makes it clear that a benchmark land value should be calculated based on the existing use value of the land, plus a premium for the landowner (EUV+). The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the Local Plan. As a general rule of thumb, the</p> |

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| | out in the Localities defined.” | | | <p>downsizing) o Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or</p> <p>o being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or</p> <ul style="list-style-type: none"> • The person is a former resident who lived in the Locality defined for three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure, or • The person is a person who – <p>(a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing;</p> <p>(b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death</p> | <p>This means that we will not permit open market housing.</p> | <p>price for a plot of land suitable for a single affordable home is between £10,000 and £15,000 in the Lake District.</p> |
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| | | | | <p>of that person's spouse or civil partner where –</p> <p>(i) The spouse or civil partner has served in the regular forces; and</p> <p>(ii) Their death was attributable (wholly or partly) to that service; or</p> <p>(c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service</p> | | |
| Yorkshire Dales National Park Authority (Policy C1 – Housing in Settlements) | <p>See Appendix 4 (pp.124-125) for Housing development site allocations: Microsoft Word - Local Plan final text Sept 2017 (cravendc.gov.uk)</p> <p>Settlement: Airton Austwick Cracoe Dent Giggleswick Grassington Hawes Horton in Ribblesdale Long Preston Malham Millthorpe Reeth Sedburgh Threshfield West Witton</p> | <p>On sites of 11 or more dwellings, 50% must be affordable housing or alternatively 33% affordable housing and 33% local occupancy restricted housing.</p> <p>On sites of between 6 and 10 dwellings, the Authority will require the payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing above.</p> <p>On sites of up to 5 dwellings, new housing will be restricted to local occupancy.</p> <p>Housing sites will be required to meet a minimum density of 35 dwellings per hectare. A lower density will</p> | <p>If it is demonstrated that the site cannot deliver the mix of housing required, then the Authority will consider an alternative mix of housing on the basis of an independent site viability study.</p> <p>The size, type and tenure of affordable housing required by this policy will be informed by the latest Strategic Housing Market Assessment and any other evidence of need in the locality.</p> | <p>An occupying household is required to comply with one of the following criteria, at the point of occupancy:</p> <ul style="list-style-type: none"> Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family; A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where | <p>Policies C1 'Housing in Settlements', C4 'Sub-division' and L2 'Conversion of traditional buildings – acceptable uses' of the Yorkshire Dales Local Plan 2015-2030 and HS1 of the Eden Local Plan 2014-2032 allow for housing development to meet a local need. To ensure that this housing remains available for local people or for short term holiday let, the policies require the developer to enter into a legal agreement to restrict the occupancy of the new dwellings to persons satisfying a 'local need'. Applications should therefore include confirmation that occupancy of the dwellings will be subject to the occupancy</p> | <p>The Authority has carried out a financial viability appraisal which has revealed that delivery of affordable housing on the larger sites will only be financially viable with some element of unrestricted open market housing to cross-subsidise it²⁰. While some of this open market housing will inevitably be purchased for retirement or second home use, it is a necessary lever for securing affordable and local occupancy housing. It also has the potential to attract younger working adults to move into the National Park to live.</p> <p>The Yorkshire Dales Economic Viability Assessment has</p> |

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| | | <p>be permitted however where this is necessary to: provide a safe access; conform to highway capacity; fit into the landscape; conserve the character of the settlement; or, is required by the physical characteristics of the site.</p> | | <p>a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park;</p> <ul style="list-style-type: none"> • A household that has a child at a school within the National Park; • 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); • 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); • Persons having to leave tied accommodation within the National Park | <p>criteria set out in the local plans</p> <p>National planning policy protects National Parks from development that would be harmful to their Special Qualities. The National Park Circular states that these areas are not suitable locations for unrestricted housing, and that the focus should be upon providing for local housing needs. The Local Plan is not, therefore, expected to release inappropriate amounts of land in response to all types of demand. Instead, it is expected to prioritise locally derived housing needs, by releasing a supply of sites that will support the social and economic needs of communities that live and work in the area</p> <p>This will be achieved through the delivery of:</p> <ul style="list-style-type: none"> • affordable housing on the larger sites; and, • occupancy-restricted housing on smaller sites, for households that have a local social or economic need to live in the Park. This housing cannot be lost to second homes, and has the beneficial side effect of | <p>demonstrated good general viability and, excepting single dwellings and specialist older persons housing in the North West, ability to achieve a level of between 25% and 50% affordable housing (or 100% in the case of RES), depending on site type and policy requirement. The case studies have produced viable results in both value areas but there is less 'headroom' to deal with market fluctuations or additional cost in the North West compared to the South East. Ability to deliver affordable homes is significantly compromised by the inclusion of local occupancy market housing, although using a principal residency condition is achievable.</p> |
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| | | | | <p>(or in another part of a parish split by the National Park boundary);</p> <ul style="list-style-type: none"> Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park <p>See Appendix 5 (pp.126-127) for more notes: Microsoft Word - Local Plan final text Sept 2017 (cravendc.gov.uk)</p> | lowering house price by around 20%. | |
| <p>North York Moors National Park Authority</p> <p>(Policy CO7 – Housing Larger Villages)</p> | <p>These homes will be delivered through the development of sites allocated in the Helmsley Local Plan (Helmsley Plan (helmsleytowncouncil.co.uk)) and in Policy ENV13, Environmental Enhancement Sites (See p.81, North York Moors National Park Authority Local Plan July 2020); through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance</p> | <p>Housing development sites will generally be capable of accommodating no more than five dwellings in Helmsley and the Larger Villages and no more than two dwellings in Smaller Villages.</p> | <p>Housing Development sites must be within the main built up area and have satisfactory access to the existing public highway. Development proposals must be well related to the form and grain of the existing surrounding residential development and should make efficient use of the available space. This means allowing scope for the full capacity of the site to be developed in future if the initial proposal is for just part of the site. They must be of a scale that is appropriate to the size and function of the settlement.</p> | <p>Principal residence housing must be used as the principal residence of the household living in it but does not have any price restrictions or any local connection requirements.</p> <p>Principal residence requirements will be secured through a planning condition and will be monitored by the Authority.</p> <p>Planning applications for Local Needs Housing development should include a Local Occupancy Proforma which provides information</p> | <p>All new housing outside the larger settlements in the Park is restricted to local occupancy or principal residence. This is so that the limited opportunities for new housing development meet local need rather than external demand.</p> <p>In order to support the wider service function of Larger Villages, principal residence and affordable housing will only be permitted:</p> <p>1. On suitable small sites within the main built up area of the village only. Proposals</p> | <p>The permission of principal residence can be subject to viability.</p> <p>The North York Moors viability assessment has been taken down from the website.</p> |

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| | with a Whole Estate Plan approved by the National Park Authority. | | | <p>about the proposed occupants of the dwellings</p> <p>LOCAL-OCCUPANCY-PROFORMA.pdf (northyorkmoors.org.uk)</p> | <p>will be expected to meet the need for smaller dwellings;</p> <p>2. As a conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement. Where a conversion will create six or more new dwellings an appropriate proportion should be affordable, in line with national policy and subject to viability.</p> <p>The occupancy of all affordable dwellings will be restricted to those in need of affordable housing who also have a local connection. Where a scheme is proposed within the main built up area of a Larger Village and there are exceptional circumstances which demonstrate that it is not financially viable for all the dwellings to be affordable, the Authority will consider an element of principal residence housing.</p> | |
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