



West Hoathly Parish  
NEIGHBOURHOOD PLAN

What is

# ***AFFORDABLE Housing?***

Affordable housing includes **social rented** and **intermediate** housing, provided to specified eligible households **whose needs are not met by the market.**

**Affordable housing should:**

- 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.

***Intermediate housing*** is homes for sale and rent provided at a cost **above** social rent, but **below** market levels; this can include shared ownership (part buy /part rent units) and shared equity.

Homes that do not meet the above definition, such as "**low cost market**" housing, may not be considered as *affordable housing* for planning purposes.



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### There are only **2 WAYS** for affordable housing to be developed:

- 1 The draft District Plan proposes that **30% of any development** is a contribution to affordable homes.
  - For sites of **4 or more homes** this would be **houses**, which would then be **run by a housing association**.
  - If a development is for **less than 4 homes**, developers should make a financial contribution towards affordable homes elsewhere **but this is unlikely to be local**.
- 2 A **rural exception site**, consisting of 100% *affordable* homes, is developed on land, usually adjacent to the built up area, **where a landowner is willing to sell it for near agricultural value**. This is the route previously explored by the Parish Council and District Councils with no success.

Mid Sussex have agreed that, for parishes in the AONB (i.e. West Hoathly), the first letting of any new affordable housing within the parish which results from **a market development allocated in a Neighbourhood Plan** will be to people on the Housing Register who have a local connection. For any subsequent lets **50% of the homes will be prioritised for letting to people with local connections in perpetuity**.

For rural exception sites all of the dwellings are prioritised for people with a local connection.

Note: someone with local connections either has family in the parish or works within the parish.