

Housing Needs Survey

I have set out below a summary of why Ashton residents have received a Housing Needs survey from Midlands Rural Housing.

This has been done to see if the land adjacent to Stoke Road between House No5 and the entrance to Vale Farm House, as highlighted in red in map 1 below, can be built on for the supply of affordable housing to the village.

There are currently no planning applications so the actual number of houses is unknown but it could be in the region of 13-15.



Map 1

The land falls outside the village boundary.

For development to take place outside the village boundary the government has laid down very specific criteria for this to go ahead which has been incorporated into the South Northamptonshire Part 2 Local Plan 2011-2029 as a Supplementary Planning Document 2021. This can be found on the Ashton Parish Council Website or you can link to it using

<https://www.southnorthants.gov.uk/downloads/146/supplementary-planning-documents>

Below are relevant passages from the supplementary document.

Residential development outside the settlement confines boundary

In general terms, to ensure development is directed to the most sustainable locations and that the intrinsic character of the district is protected, residential development outside of the settlement confines boundary is likely to be unacceptable. Despite this, there may be specific circumstances where the principle of residential development may be acceptable, **predominantly to meet specific local housing needs**. These specific criteria, along with their associated bespoke requirements, are identified in the wider development plan policies (in particular policies LH2 – LH7 of the South Northamptonshire Part 2 Local Plan (SNP2LP) and Policies S4, H3 and R1 of the West Northamptonshire Joint Core Strategy, as well as the exceptions set out in the NPPF).

LH3: Entry Level and Single Plot Exception Sites

1. Proposals to deliver entry level exception sites adjoining the confines of Rural Service Centres, and Primary and Secondary villages (A) as defined within policy SS1, will be supported where: a. the **scheme comprises at least one or more types of affordable housing that are suitable for first time buyers or renters**; and b. the scheme can demonstrate that products have regard to local income and local house prices; and c. arrangements are in place to ensure housing remains at a discount for future eligible households.
2. Single plot exception sites adjoining the confines of Rural Service Centres and, Primary, Secondary (A & B) and Small villages as defined within Policy SS1 will be supported where: a. the proposal is for low cost home ownership and: I. **the applicant can demonstrate that they are unable to access a suitable home currently available on the open market in the parish; and the applicant has an evidenced strong local connection to the parish** where the new dwelling is proposed; and III. the dwelling meets the council's current definition of affordable housing and will remain affordable in perpetuity; b. or alternatively, the proposal will meet a locally agreed specific need for people with long term disabilities provided that: I. the size and form of the building, its access and parking provide for the specific needs of residents with disabilities; and II. the application clearly demonstrates a local connection as well as a local need or requirement for the housing through medical evidence; and III. there are no alternative suitable or available sites within the confines; and IV. there is no suitable property to meet the identified need available within the village.
3. In order to ensure that dwellings on exception sites remain affordable in perpetuity planning permissions relating to such sites may include conditions which restrict permitted development rights relating to extensions.

If the housing needs survey shows the type of numbers that could fill the proposed housing development then it could be passed by WNC planning dept. If it falls short then it will not progress.

The developer has asked if 3 marketable 'in-fill' houses be built but this was turned down as they would be outside the village confines.