

Collingham Neighbourhood Plan

HOUSING & EMPLOYMENT



POLICY HE2 - AFFORDABLE HOUSING

SUMMARY POINTS

- Affordable Housing should wherever possible be included within development proposals, unless it can be demonstrated that the Affordable Housing need within Collingham has been satisfied.
- Affordable Housing within the village will be supported where it is in accordance with Core Policy 1 'Affordable Housing Provision' (but within the national threshold) and the wider policies of the Neighbourhood Plan, and would meet an identified local need for, namely:
 - (a) Family housing of 3 bedrooms or fewer;
 - (b) Smaller homes of 2 bedrooms or less;
 - (c) Elderly people and disabled appropriate accommodation, including bungalows.
- In the event that rural affordable housing 'exception sites' come forward, these will be supported, in line with Core Policy 2 'Rural Affordable Housing, where the following criteria are satisfied:
 - (a) The site is within or adjacent to the main built up area of Collingham; and;
 - (b) The development would respect the scale and character of the village
- Where it can be demonstrated and evidenced that current identified local housing needs have been adequately satisfied within the village then, subject to the above, affordable housing within developments and on 'exception sites' will be supported where this contributes towards meeting up-to-date local housing needs.
- Unless a Viability Assessment indicates otherwise, Affordable Housing should have a tenure mix of:
 - 60% social rented/affordable rented
 - 40% affordable home ownership products
- All Affordable Housing should be "pepper-potted" throughout development proposals.
- Where a Viability Assessment indicates a lesser amount of Affordable Housing to be provided, the development will be the subject of a Review/Clawback Mechanism agreed with the Local Planning Authority.

POLICY HE3 - ECONOMIC DEVELOPMENT & EMPLOYMENT

SUMMARY POINTS

- Development proposals which will support the ongoing operations of established premises as part of existing commercial sites will be supported subject to compliance with other Development Plan policies and the preservation of neighbouring amenity.
- Development proposals which deliver economic development on an existing employment site or allocated site will be supported, especially where they seek to diversify employment opportunities through the provision of small business starter units within the village, subject to compliance with other relevant development plan policies.
- Development proposals that deliver diversification of agricultural and other land based rural businesses will be supported subject to compliance with other Development Plan policies.
- Development proposals that deliver sustainable rural tourism and leisure that respects the character of the countryside will be supported subject to compliance with other Development Plan policies.
- Outside of these areas, applications for employment uses will be resisted, unless it can be demonstrated that they will not undermine residential amenity.
- Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity.
- The loss of employment facilities within Collingham will be resisted unless it can be demonstrated that there is no long term requirement or need for such facilities, or that there is no viable employment use, or that there is a beneficial environmental improvement to public amenity.



Do you agree or disagree with the Policies? Have your say!

COLLINGHAM
Parish Council