

Appendix A: Further information on delivery of affordable housing

1. Indicators to be used in defining local need for affordable housing

Indicators to be used in defining local need within the parish or group of parishes (see note 3 to policy HG9, South Somerset Local Plan):

Existing residents needing separate accommodation in the area (new couples, people leaving tied accommodation on retirement);

People whose work provides important services and who need to live closer to the local community;

People who are not necessarily resident locally but have long standing links with the local community, (e.g. Elderly people who needed to move back to a village to be near relatives);

People with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing; and

Existing residents who would otherwise qualify for housing or re-housing under the criteria used by the District Council in respect of its housing register including those who by reason of age, infirmity or disability are in need of special housing.

2. Extracts from PPG 3 Housing

Strategic housing policy objectives

The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.
- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.
- To improve affordability across the housing market, including by increasing the supply of housing.
- To create sustainable, inclusive, mixed communities in all areas, both urban and rural.

Planning for housing policy objectives

These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price,
- to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.