



Discussion

Objective

Departure and cross subsidy policy

To provide a more flexible approach to delivery in the rural areas which will enable sites to be brought forward, regardless of the availability of public subsidy and to increase the number of delivery partners including self build and the private sector.

Detail

To provide a more flexible approach to delivery in the rural areas which will enable sites to be brought forward, regardless of the availability of public subsidy and to increase the number of delivery partners including self build and the private sector. As part of the new council’s draft development plan document, the Council has introduced more flexible policies in relation to rural areas. The policies contain a number of components:

- Support for departure and cross subsidy schemes on rural exceptions sites outside village boundaries
- support for the delivery of local needs housing in very small settlements without boundaries, including hamlets
- specific policies for self build
- a new sequential test for allowing the conversion of existing rural buildings for affordable housing before other uses
- A policy for limiting open market development in second homes hotspots and ensuring any open market homes are occupied as a principal residence

Follow up

The departure and cross subsidy policy has been developed in close consultation with local members and to date over 340 affordable homes have been negotiated through the policy.

Update – 2012 The basis on which this policy is operated has been changed and updated above

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