

## Housing

### Key:

+	Likely to have a positive impact
0	Likely to have no/neutral impact
-	Likely to have a negative impact
+/-	Mixed /uncertain impact

	14. To reduce road traffic (especially private cars and freight), traffic congestion and improve safety, health and air quality by reducing the need to travel, especially by car	13. Promote a healthy Park wide economy	12. Encourage better access to a range of local centres, services and amenities	11. To help meet local need for housing	10. Promote good governance	9. To promote access for all	8. Increase understanding of the special qualities of the Park by target groups, young people (14-20 years); people from disadvantaged areas, with disabilities and from ethnic minority backgrounds	7. To achieve and promote sustainable land use and built development	6. To develop a managed response to climate change	5. To minimise the consumption of natural resources	4. To protect and improve air, water and soil quality and minimise noise and light pollution	3. To preserve, protect and enhance the National Park's historic and cultural environment	2. To protect, enhance and improve biodiversity, flora and fauna and geological interests	1. To protect, maintain and enhance the landscape and townscape of the National Park
<b>I. To what degree should the local need for affordable housing be accommodated?</b>														
<b>Option I.1:</b> Completely – regardless of National Park purposes	-	0	0	+	0	0	0	+/-	-	-	-	-	-	-
<b>Option I.2:</b> Completely if compatible with purposes, but otherwise only up to the point that National Park purposes become compromised	+/-	0	0	+	0	0	0	+/-	+/-	+/-	+/-	0	+/-	+/-
<b>Option I.1:</b> This option has the potential to have negative effects on the environment, natural resources, traffic congestion and greenhouse gas emission. However, this option would be extremely beneficial to the local population meeting local affordable housing need. Reference should be made to the more sustainable use of land														

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<p><b>2. Should policies set out criteria to respond to the needs of different groups – such as families with children / key workers / the elderly or infirm (including institutional housing) / Gypsies and Travellers?</b></p>															
<p><b>Option 2.1:</b> Address the needs of young families and key workers in the policies or targets in core policies,</p>	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0
<p><b>Option 2.2:</b> Address the needs of young families and key workers elsewhere (not in the spatial strategy).</p>	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0

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	1. To protect, maintain and enhance the landscape and townscape of the National Park	2. To protect, enhance and improve biodiversity, flora and fauna and geological interests	3. To preserve, protect and enhance the National Park's historic and cultural environment	4. To protect and improve air, water and soil quality and minimise noise and light pollution	5. To minimise the consumption of natural resources	6. To develop a managed response to climate change	7. To achieve and promote sustainable land use and built development	8. Increase understanding of the special qualities of the Park by target groups, young people (14-20 years); people from disadvantaged areas, with disabilities and from ethnic minority backgrounds	9. To promote access for all	10. Promote good governance	11. To help meet local need for housing	12. Encourage better access to a range of local centres, services and amenities	13. Promote a healthy Park wide economy	14. To reduce road traffic (especially private cars and freight), traffic congestion and improve safety, health and air quality by reducing the need to travel, especially by car
<b>Option 2.3:</b> Revise the ways in which the needs of the elderly and infirm are taken into account in one of 3 main ways.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	+/-	0	0	0
<b>Option 2.4:</b> Do not alter the current policy in relation to Gypsy and Traveller caravan site.	+	+	+	+	+	+	0	0	0	0	-	0	0	0
<b>Option 2.5:</b> Alter the current policy in relation to Gypsy and Traveller caravan sites.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
<p><b>Option 2.1:</b> The different target groups presented in Issue 2 are unlikely to have a differing impact on the environment. However, targeting key workers is likely to have added benefits for the economy and the provision of services.</p> <p><b>Option 2.2:</b> It is unlikely that addressing this issue outside of the Core Strategy will have a difference in terms of sustainability effects.</p> <p><b>Option 2.3:</b> The likely effects of Option 2.3 are mixed. Reuse of existing buildings should be encouraged to reduce resource use, greenhouse gas emissions and more sustainable land use. Any new build that is required should be built to the highest sustainability standards. Minimising the amount of building required in the National Park by only meeting the needs of those within the National Park and not from nearby urban areas would also be beneficial.</p> <p><b>Option 2.4:</b> The presumption against new gypsy and traveller sites is likely to bring environmental benefits as with the limiting of any kind of development. However it</p>														

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<p><b>3. Can enhancement projects (including conversions) deliver a bigger proportion of affordable housing?</b></p>															
<p><b>Option 3.1:</b> Establish a standard proportion that will be sought</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	0	+	+/-	0	+/-	
<p><b>Option 3.2:</b> Establish the most suitable proportion on a scheme by scheme basis but with the principle established in the Plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	0	+	+/-	0	+/-	
<p><b>Option 3.3:</b> Require a financial contribution in cases where a proportion of affordable homes is not possible or viable.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	0	+/-	+/-	0	+/-	
<p><b>Option 3.1:</b> This option lacks flexibility and whilst it may bring social and economic benefits and some adverse environmental effects in some locations, the lack of flexibility may restrict other environmental and social benefits being achieved such as negotiations on open space, wildlife space or local amenities. Aiming to have a high target for the provision of affordable housing but assessing each site on an individual basis to obtain the maximum environmental and social benefits would be the most</p>															

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<p>satisfactory situation.</p> <p><b>Option 3.2:</b> As mentioned above this approach is likely to be the most favourable, the principles should include sustainability criteria and push for other social and environmental benefits if higher proportions of affordable housing are not considered possible.</p> <p><b>Option 3.3:</b> The effects of this option are largely dependent on what the financial contribution is spent on. This option has the potential to have significant social and environmental benefits if the contribution is spent for example on improved public transport, supporting other vital rural services, providing open space for the benefit of local residents and the environment etc.</p>															
<p><b>4. If a site by site assessment is favoured, there are two basic options when deciding whether this is “appropriate”</b></p>															
<p><b>Option 4.1:</b> In every case: including single properties, whether new build or conversion.</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>0</td><td>0</td><td>+/-</td><td>0</td><td style="background-color: #90EE90;">+</td><td>+/-</td><td>+/-</td><td>0</td> </tr> </table>	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	0	+	+/-	+/-	0
+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	0	+	+/-	+/-	0		
<p><b>Option 4.2:</b> Only on larger schemes above a certain size</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>+/-</td><td>0</td><td>0</td><td>+/-</td><td>0</td><td style="background-color: #90EE90;">+</td><td>+/-</td><td>+/-</td><td>0</td> </tr> </table>	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	0	+	+/-	+/-	0
+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	0	+	+/-	+/-	0		
<p><b>Option 4.1:</b> This option allows the greatest flexibility and opportunity for meeting housing needs. The effects of this option on sustainability would largely need to be</p>															

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<p><b>5. How best can we provide additional affordable housing without endangering National Park Purposes?</b></p>														
<p><b>Option 5.1:</b> Continue with virtually all newly built homes</p>	-	-	-	-	-	-	-	0	-	0	+	0	+	-
<p><b>Option 5.2:</b> Use more enhancement sites and conversions</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	0	+	0	+/-	+/-
<p><b>Option 5.3:</b> Buy existing open market properties as stock turns over and add it to the affordable sector, instead of building new homes. This could be called “buy-back” though it is important to point out that it need not be limited to former public or social sector housing.</p>	+	+	+	+	+	+	+	0	0	0	+/-	0	+/-	+



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<p><b>6. Where should “buy-back” be focussed?</b></p>															
<p><b>Option 6.1:</b> Larger settlements</p>	+	+	+	+	+	+	+	0	+	0	+	+	+/-	+/-	
<p><b>Option 6.2:</b> Settlements where there has been no other form of recent provision</p>	+	+	+	+	+/-	+/-	+/-	0	+/-	0	+	+/-	+	+/-	
<p><b>Option 6.3:</b> Those settlements where new buildings are most difficult to accommodate</p>	+	+	+	+	+/-	+/-	+/-	0	+/-	0	+	+/-	+	+/-	
<p><b>Option 6.4:</b> Smaller places that are not on the designated settlements</p>	+	+	+	+	+/-	+/-	+/-	0	+/-	0	+	+/-	+	+/-	





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<p><b>7. Are particular tenure types or size and type of home needed in particular places? Should target groups be dealt with by area? Should these matters be in policy or targets?</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="1032 1098 1106 1166"><b>Option 7.1:</b> Address (in the plan) the detail of tenure, size and type of home and the needs of different groups in various areas or places.</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">+/-</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td data-bbox="1032 1166 1106 1236"><b>Option 7.2:</b> Address these matters elsewhere.</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">+/-</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>														<b>Option 7.1:</b> Address (in the plan) the detail of tenure, size and type of home and the needs of different groups in various areas or places.	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0	<b>Option 7.2:</b> Address these matters elsewhere.	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0
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<p><b>Option 7.1:</b> It is likely that different tenure mixes and the requirements of particular groups including dwelling size and type will vary by location. This is not likely to be practical to prescribe in policy, the Core Strategy should deal with any strategic locally significant issue where direction is needed. However, inclusion of this aspect in the plan would ensure greater control over and a link with lower level policy.</p>																																														

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<p><b>8. Should the LDF identify sites or buildings, or just broad locations for affordable housing or enhancement opportunities?</b></p>															
<p><b>Option 8.1:</b> Identify sites for newly built affordable housing.</p>	0	0	0	0	0	0	0	0	0	0	+	+/-	0	+/-	0
<p><b>Option 8.2:</b> Retain the current policy of developing “rural exception” sites without showing them in the development plan.</p>	0	0	0	0	0	0	0	0	0	0	+/-	+/-	0	+/-	0
<p><b>Option 8.3:</b> Identify all opportunities for new housing that could be justified by National Park Purposes (enhancement).</p>	0	0	0	0	0	0	0	0	0	0	+	+/-	0	+/-	0
<p><b>Option 8.4:</b> Identify only the most significant opportunities for new housing that could be justified by enhancement.</p>	0	0	0	0	0	0	0	0	0	0	+/-	+/-	0	+/-	0

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<p><b>Option 8.1:</b> This option would allow increased control over the allocation of housing sites and may promote the development of affordable housing. However, care would need to be taken to ensure that sites identified are in areas where there is a need for more affordable housing and also where services and amenities are available to serve these development, as car ownership maybe lower amongst residents of affordable housing than the general population and therefore good public transport links will be of increased significance. There is also concern that identifying sites only for affordable housing sites may put developers off and ultimately result in their loss to the housing market with knock on effects for the economy.</p> <p><b>Option 8.2:</b> This option may cause uncertainty and also problems with delivery down the line. This option may also have mixed effects on good governance as the transparency of the planning process is reduced. However; not allocating sites may be beneficial as it will prevent prices rising as a result of allocation which may reduce the bargaining power of considering alternatives on a village by village basis.</p> <p><b>Option 8.3:</b> This option is likely to have beneficial effects on good governance by transparently presenting alternatives to the public. This option has the advantage that it adds some protect for the natural environment by “identifying opportunities... that could be justified by National Park Purposes.” This option also has the flexibility of allowing the opportunity for local housing needs to be met; however by not actively promoting affordable housing, areas that are in need of affordable housing may suffer. Identifying all the sites may also inflate the prices of these sites with mixed effects on the local economy.</p> <p><b>Option 8.4:</b> This option is likely to be the more practical of the options and may ensure there is a focus to the plan and greater clarity achieved in what the plan is trying to promote. However, care would need to be taken to ensure that the definition of ‘significant opportunities’ is transparent and consistent. Similarly to Option</p>													

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