

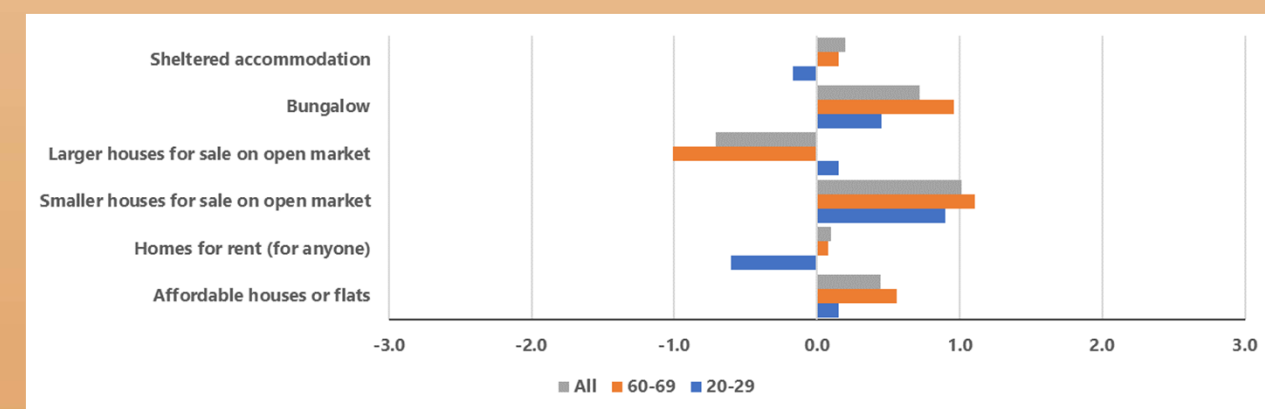


# Possible locations for new housing

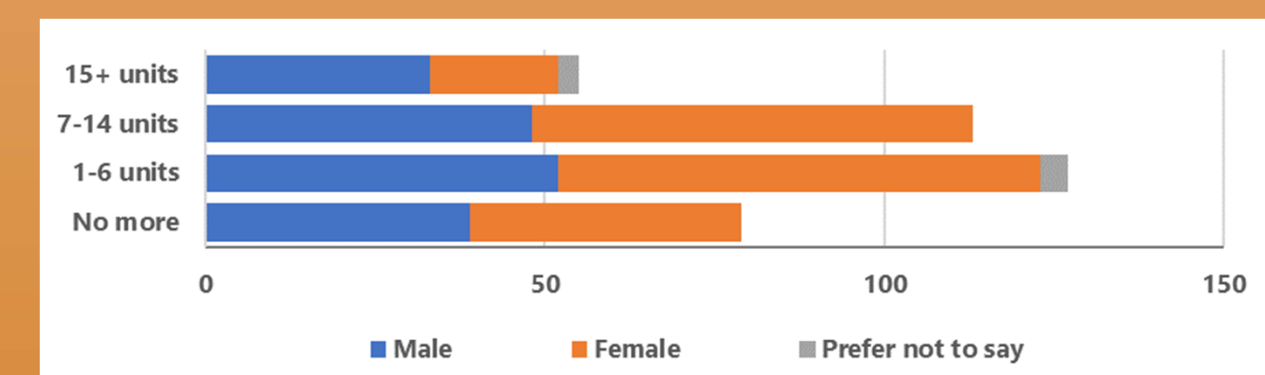
## Introduction

The emerging local plan has identified the Riding Mill/ Broomhaugh as a service village and has not identified a need to provide for any additional land for housing development over and above existing planning permissions.

The housing questions in the village survey show clearly that there is no desire for larger houses within the parish and, further, that people would like to see some form of smaller and more affordable houses. The Housing Needs Assessment bears this out.



Respondents were also asked how many additional homes could be accommodated within the village:



The results of Aecom's life-stage modelling exercise indicates that by 2036, in demographic terms, there is a need to increase the proportion of smaller (one and two bed homes) in the neighbourhood area. This increase could help provide alternatives for younger people without children, older people wishing to downsize and starter families.

## Sites for housing

The key constraint on any development within the parish is the green belt. The government attaches great importance to this, stating that

*“the fundamental aim of Green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence”* (para 137, National Policy Planning Framework - NPPF)

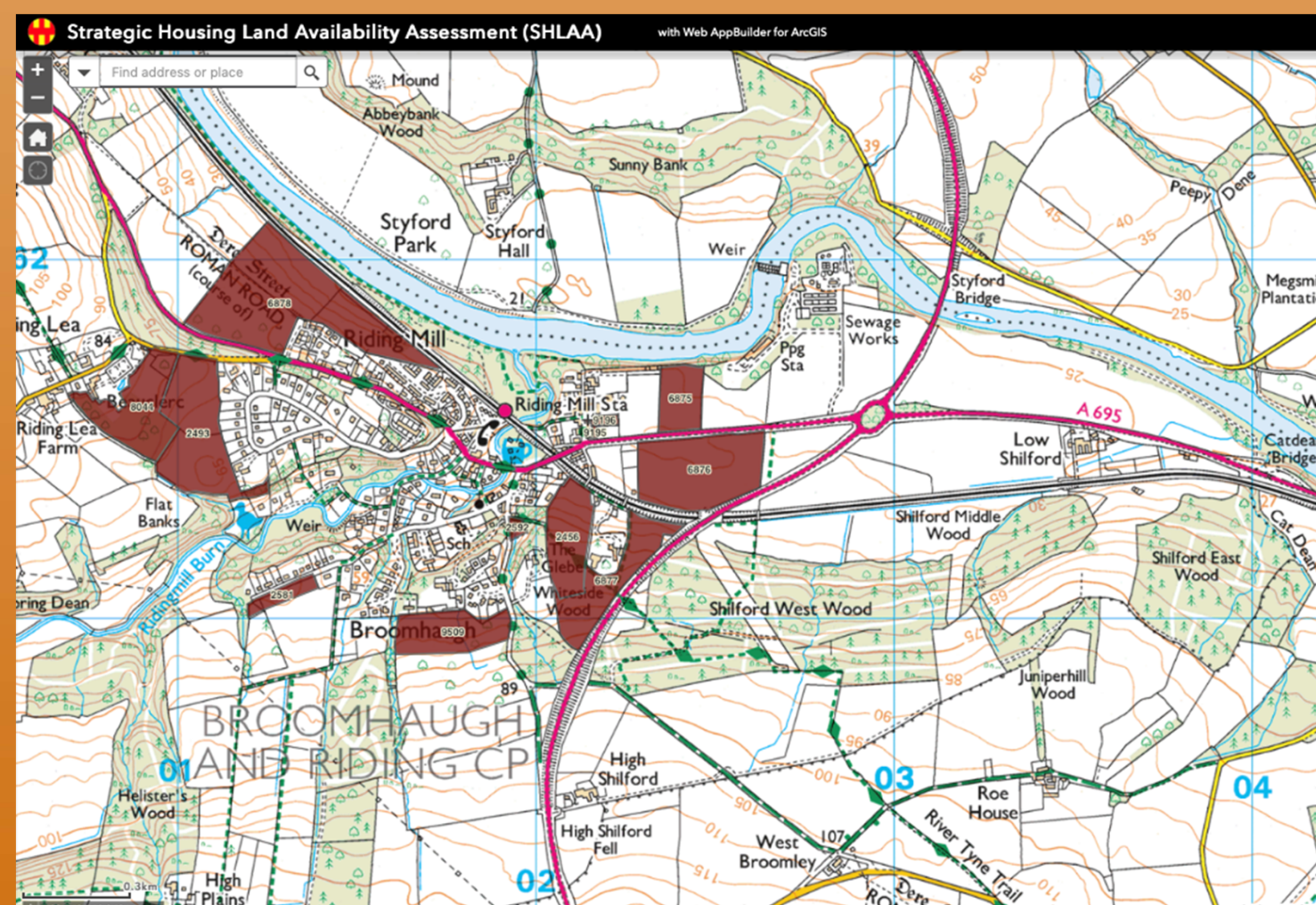
The NPPF sets out the approach to be taken in determining proposals affecting the green belt:

*“Inappropriate development is by definition, inappropriate to the green belt, and should not be approved except in special circumstances”* (Para 147)

There are, however, exceptions to this ( para 149, NPPF), which include:

- ⊗ Limited infilling in villages
- ⊗ Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)

The county carried out a SHLAA (strategic housing land availability assessment) in 2019 which assessed some possible housing sites (see below) but **all were discounted due to being in the green belt** and therefore contrary to national policy at the time.



## Search for sites

The neighbourhood plan can allocate sites for housing where a need has been identified. We consider that our survey and the housing needs assessment has demonstrated that there is a need for specific housing development in the parish. The allocation of sites must be informed by a thorough site assessment. This assessment process will consider issues such as impact on the purposes and openness of the green belt, natural environment constraints, historic environment constraints, flooding, physical constraints as well as ease of access to services.

The steering group has undertaken some initial site assessment work but we would like to hear from you. If you have strong views for or against individual sites, please let us by sending an email or completing the response form on the website.

