

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



within the curtilage, and on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and

c. no additional dwellings are created.

2. Permission will not be given for the replacement of mobile homes with permanent dwellings.
3. Residential institutions will be treated for the purposes of this policy in the same way as dwellings.
4. Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27.

5.129 The development of new housing in the countryside will not be permitted except in very limited circumstances. However, there are many existing dwellings in the countryside, and it is inevitable that there will be proposals to extend or replace them. This policy enables such development but seeks also to limit their impact on the countryside and any urbanising effects.

5.130 Rural workers dwellings are modest dwellings meeting the essential need identified in the National Planning Policy Framework (NPPF) for rural workers to live at or near their place of work in the countryside. They are permitted only in very particular and exceptional circumstances as set out in policy DM27 below.

Policy DM27, Rural workers' dwellings

1. The provision of dwellings for rural workers in the countryside will only be permitted where:
 - a. it is essential for the worker to live at their place of work;
 - b. the work is an activity that can only be carried out in a rural area and supports management of the countryside;
 - c. the enterprise can be demonstrated to be economically viable in the long term, and the dwelling is essential to its continued viability;
 - d. there are no suitable alternative dwellings or buildings available for use or conversion in the immediate locality;
 - e. no dwellings connected with the enterprise have been sold off in the past 5 years;
 - f. the dwelling is sited and designed so as to limit its impact on the countryside; and
 - g. the internal floor area of the dwelling does not exceed 120 sq.m unless special justification is provided in terms of the operation of the agricultural enterprise.
2. Conditions will be imposed on any permission for a rural workers dwelling limiting the occupancy of the dwelling to workers engaged in the enterprise for which the dwelling was sought. These conditions will not be removed unless the Borough Council is satisfied that:
 - a. there is no longer-term need for a rural workers dwelling in the locality;
 - b. reasonable efforts have been made to sell or lease the property with the occupancy restrictions; and
 - c. the property is not suitable or needed as a rural affordable dwelling.
3. Permission will not normally be given for extensions to or replacement of rural workers dwellings which result in the internal floor area exceeding 120 sq.m, unless special justification is provided.

- 5.131 In order to limit the urbanising effect of development in the countryside, the development of new housing is not permitted except in very limited circumstances. Permission for rural workers dwellings is granted exceptionally, on the basis of identified needs relating to an enterprise that can only take place in a rural area, and that supports or is related to management of the countryside. It is essential that these dwellings are and remain modest in scale to limit their impact on the countryside, and that so far as possible, they remain available for rural workers. The minimum size of a rural worker's dwelling is larger than that indicated for a normal 4-bed dwelling as set out in policy DM30 because the needs of rural workers can include office accommodation and storage for specialised equipment and clothing.

Affordable housing

Policy DM28, Delivering affordable housing

1. **The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:**
 - a. **35% affordable housing will be required as part of new housing developments, where the proposal comprises:**
 - i. **sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or**
 - ii. **a maximum combined gross floorspace of more than 1,000 sq.m; unless**
 - iii. **it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.**
 - b. **Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;**
 - c. **The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;**
 - d. **Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout;**
 - e. **The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;**
 - f. **Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.**
- 5.132 There is a considerable need for affordable housing in the Borough, as demonstrated in the Affordable Housing Market Assessments (ORS 2017 & 2020). This policy seeks to ensure that new residential development includes provision for affordable housing and this provision meets the identified needs in the Borough.
- 5.133 Affordable dwellings should normally be provided on the development site, and be integrated with the rest of the development. A mixture of tenures should include rented and shared ownership. The number of dwellings required