

Example (01)

“2015 Refresh of DTZ 2009 Economic Viability Assessment for Eden District Council

<https://www.eden.gov.uk/media/3229/el1006a-nps-2015-refresh-of-dtz-2009-economic-viability-assessment-december-2015.pdf>

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Local Occupancy Housing

3.68 When DTZ undertook its 2009 study EDC anticipated that Local Occupancy Units would form part of its approved Core Strategy. Consequently DTZ were asked to look at the impact of the Local Occupancy requirement on scheme delivery and its impact on affordable housing viability. Following consultation with stakeholders DTZ felt that **a figure of 15% reduction** in value was appropriate - this incidentally mirrors the result of similar previous consultation and analysis carried out by NPS in South Lakeland.

(emphasis added)

Whist we have not been commissioned to test the viability of local occupancy housing within this ‘Refresh’ exercise we can confirm that in our professional opinion the proposed ‘cascade’ framework set out in Appendix 6 of the emerging Local Plan document (. . .) is likely to be acceptable to lenders. We would also expect landowners of affected sites to typically adjust land value expectations to enable the viable development of the limited number of small-scale schemes we would expect to come forward under the relevant proposed policy. It should be recognised that such sites are expected to provide a very small proportion of overall development within the District anticipated within the emerging plan period.”

see also

Eden Valley D.C.

Independent Examination into the Soundness of the Core Strategy Development Plan Document Topic Paper 8 CS7 (4) Local Occupancy

<https://www.eden.gov.uk/media/2930/edc-responses-to-the-inspectors-questions-on-local-occupancy.pdf>

esp. @ paras. 3&4

“North York Moors National Park Authority

Housing Supplementary Planning Document

– April 2010

<https://www.northyorkmoors.org.uk/planning/framework/housing-policies/10725.pdf>

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SECTION 6 LOCAL NEEDS HOUSING

6.1 Background

Most of the housing available in the National Park is open market housing, available to anyone who chooses to and can afford to live there. Because of the natural beauty of the Park and its proximity to urban areas, there is considerable external demand for properties from commuters and others wishing to buy homes in the area.

Since 1992 the National Park Authority has sought to ensure that limited opportunities for new housing are used to meet the needs of local people by applying local occupancy conditions to certain new houses. The Core Strategy continues this approach in Core Policies B and J. Although open market housing developments will be supported in the larger settlements at the edge of the Park (Helmsley and the Service Villages), all new housing development in other villages should be for people with a strong local connection and will be subject to a local occupancy condition.

Anecdotal evidence suggests that the market value of properties with a local occupancy condition **is typically reduced by about 15% to 20%.** Although they do not fit the definition of 'affordable housing', they fall between open market and affordable dwellings and therefore contribute to a balanced mix of types of housing available in the National Park"

(emphasis added)

also see para 7.6 (3) for PR policy applied in relation to AH housing.