

GLOSSARY OF DEFINITIONS & TERMS

Affordable Housing (as defined in the National Planning Policy Framework 2019) means housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Homes that do not meet the above definition of Affordable Housing, may not be considered as Affordable Housing for planning purposes.

Allocation Cascade for Rented or Shared Ownership Affordable Housing.

- First: an Eligible Person with a Local Connection with the principal area, and for rented housing to be in the order of local authority category gold, then silver, then bronze.
- Second: an Eligible Person with a Local Connection with the second area, and for rented housing to be in the order of local authority category gold, then silver, then bronze.
- Third: an Eligible Person with a Local Connection with the third area, and for rented housing to be in the order of local authority category gold, then silver, then bronze.

Defined Area in respect of Affordable Housing means

- Principal Area: Parish of Queen Camel
- Second Area: Parishes including their hamlets that abut Queen Camel, namely: Babcary, South Barrow, Sparkford, South Cadbury & Sutton Montis, Marston Magna, West Camel.
- Third Area: Parishes in Somerset that abut the Second Parishes (excepting Mudford and Castle Cary in respect of persons in housing need but not anyone with a Local Connection), namely Charlton Mackrell, Keinton Mandeville, Lydford-on-Fosse, Lovington, North Barrow, North Cadbury, Compton Paunceford, Charlton Horethorne, Corton Denham, Rimpton, Chilton Cantelo, Ilchester, and the village of Yeovilton and its hamlets.

Eligible Person means a person or persons aged 18 or over who has a Local Connection and is unable to secure or sustain permanent accommodation suitable for their needs in the open housing market within the Defined Area

Local Connection means

- 1 Residence in the Defined Area for periods totalling at least three of the last ten years, excluding residence in a hospital, care home, holiday let or prison; OR
- 2 Permanent employment or a permanent workplace within the Defined Area for at least three years of the last ten with a minimum of sixteen working hours per week; OR
- 3 A close relative (parent sibling or other dependent relative requiring care and support) living in the Defined Area and who has done so throughout the whole of the past five years; OR
- 4 Such other special circumstance which the Registered Provider, the CLT and the Council (each acting reasonably and properly) agree create a significant connection to the Principal Area such agreement to be documented in writing.

Other Definitions

The Parish of Queen Camel embraces:

- the village of Queen Camel,
- the hamlet of Wales, which lies about half a mile to the west of the village,
- Lambrook Farm and Cottages to the south,
- Windsor Farm to the south-west, beyond the railway line,
- part of Sparkford Hill, and
- land to the north of the A303 (approximately 50% of the Parish by land area), which includes the major settlement of Hazlegrove House now housing Hazlegrove School (the preparatory school for Kings School, Bruton), Camel Hill House and Farm, Vale Farm and further north, on the road to Babcary, Fortyacres Farm.

The Plan means the Neighbourhood Plan 2018-2034

SCC means Somerset County Council

SSDC means South Somerset District Council