

affordable housing is provided in appropriate locations on the site and across all planned phases.

Rural Exception Sites

1.91 The NPPF (paragraph 54) sets out that:

'In rural areas, exercising the duty to cooperate with neighbouring authorities, should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.'

1.92 Epping Forest District is predominantly rural in character and over 92% of it is currently designated as Green Belt. This provides potential constraints on the delivery of small scale residential developments that are needed to support the sustainability and vitality of rural communities. There is a need for affordable housing across the more rural parts of the district where the Council's Local Plan policies would normally preclude the provision of housing. Recognising the difficulties of accessing affordable housing within these existing rural communities it is considered that a managed approach to affordable housing delivery in these areas is vital to support the vitality and sustainability of rural communities, and that this can be achieved through a 'Rural Exceptions' housing policy.