

Local connection Policy to implement Core Strategy Policy CS6.3: Provision of Affordable Housing

7.2.0 Affordable Housing

7.2.1 'Local connection' is defined as:

- The intended household has, immediately prior to such approval, been continuously resident in the locality for three years; or
- The intended household has, immediately prior to such approval, been permanently employed for a minimum of 16 hours per week, or has a firm permanent job offer in the locality for a minimum of 16 hours per week. Permanent employment will be taken to include contracts for a minimum of one year's continuous employment, and the self-employed, on provision of evidence of a viable business; or
- They are currently in the Armed Forces and immediately before moving to this type of accommodation they lived in the locality for at least three years; or are an existing or former member of reserve forces and suffering from a serious injury, illness, or disability which is wholly or partly attributable to their service; and immediately before moving to this type of accommodation they lived in the locality for at least three years; or
- They are a bereaved spouse or civil partner of those serving in the regular forces and are no longer entitled to reside in Ministry of Defence accommodation and the death was wholly or partly attributable to their service and immediately before moving to this type of accommodation they lived in the locality for at least three years; or
- They are currently in prison, in hospital or similar accommodation whose location is beyond their control and immediately before moving to this type of accommodation they lived in the locality for at least three years; or
- Former residents (who previously lived in the locality for a period of at least three years) who wish to return to the locality having completed a post-secondary (tertiary) education course within the past three years; or
- They need to live in the locality either because they are ill and/or need support from a relative who lives in the locality, or because they need to give support

to a relative who is ill and/or needs support who lives in the locality. Proof of illness and/or need of support will be required from a medical doctor or relevant statutory support agency; or

- On advice from an appropriate professional it is clear that they need to live in the locality due to reported domestic violence, harassment and/or hate crime at a previous locality within South Lakeland and moving to the locality will reduce risk of harm and enable support, employment and/or educational needs to be met; or
- They previously lived in the locality for most of their lives and left the locality less than ten years ago (“Most of the applicant’s life” will be interpreted as over half of the applicant’s life up to the point that they left the locality, or a continuous period of twenty years up to the point they left the locality); or
- They lived continuously in the locality for two years or more prior to being accepted as homeless under the Homelessness Act 2003 and placed in any form of temporary accommodation outside of the locality for up to a maximum of two years
- They spent at least ten years of their school education in the locality

7.2.2 If no persons are forthcoming from the above definition, following the reasonable marketing of the property through a local estate agent (evidence of marketing to be supplied by the applicant and approved by the District Council’s Property Services Manager) for a period of 3 months (one month for rented properties), then the local connection qualification will be extended to people who meet the above criteria in relation to the South Lakeland District.

7.2.3 ‘Locality’ is defined as the local area partnership or parishes immediately adjacent excluding key service centres, as defined by the Council (see Table 1 below), where the proposed affordable housing is to be constructed. In the case of Kendal the locality will also include the Upper Kent, South Westmorland, Lakes, Sedbergh and Kirkby Lonsdale local area partnership areas. In the case of Ulverston the locality will also include High Furness.

Priority will be given to applicants with a local connection to the Local Area Partnership area where the property is located or parishes immediately adjacent excluding key service centres. In the case of Kendal the locality will also include the Upper Kent, South Westmorland, Lakes, Sedbergh and Kirkby Lonsdale local area partnership areas. In the case of Ulverston the locality will also include High Furness.

For settlements outside of the Service Centres priority will be given to eligible applicants who live or work within the immediate parish. Due to the special status of the Arnsdale and Silverdale AONB, it is proposed that this will apply to all settlements within the South Lakeland part of the AONB.

Local Area Partnership	Parishes included in LAP area	Settlements containing Council homes covered by Local letting policy
Lakes	Lakes, Windermere, Skelwith	Ambleside, Bowness, Chapel Stile, Elterwater. Grasmere, Windermere
High Furness	Coniston, Torver, Satterthwaite, Claife, Hawkshead, Duddon, Kirkby Ireleth, Colton, Lowick, Blawith & Subberthwaite	Bouth, Broughton in Furness, Coniston, Finishthwaite, Hawkshead, Kirkby in Furness, Satterthwaite, Spark Bridge
Ulverston & Low Furness	Aldingham, Pennington, Urswick, Ulverston, Egton with Newlands, Mansriggs, Osmotherley	Gleaston, Leece, Little Urswick, Great Urswick, Swarthmoor, Broughton Beck, Penny Bridge
Grange & Cartmel	Haverthwaite, Lower Allithwaite, Lower Holker, Grange-over-Sands, Broughton East, Upper Allithwaite, Staveley-in-Cartmel, Cartmel Fell	Allithwaite, Backbarrow, Cark in Cartmel, Cartmel, Flookburgh, Haverthwaite, Lindale
South Westmorland	Burton-in-Kendal, Hincaster, Holme, Lupton, Hutton Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite & Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield	Arnside, Beetham, Burton, Crook, Crooklands, Crosscrake, Crosthwaite, Endmoor, Farleton, Hincaster, Holme, Levens, Lupton, Mealbank, Meathop, Milnthorpe, Natland, Newbiggin, Oxenholme*, Sedgwick, Stainton, Storth, Witherslack (*Oxenholme participates in the Kendal LAP but is considered a rural community for housing purposes)
Sedbergh & Kirkby Lonsdale	Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank	Barbon, Casterton, Dent, Kirkby Lonsdale, Sedbergh
Upper Kent	Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton & Holmescales, Burneside, Skelsmergh & Scalthwaiterigg, Kentmere, Staveley-with-Ings.	Burneside, Grayrigg, Ings, New Hutton, Old Hutton, Staveley