









4.55 However, an element of new development can help to support these communities and paragraph [145-149](#) of the NPPF therefore enables provision of limited affordable housing for local community needs under policies set out in the development plan, including policies for rural exception sites.

4.56 In line with this potential exception, proposals for rural exception sites delivering 100% affordable housing within and immediately adjacent to the village core areas of Sarratt (may be supported in the Green Belt) where these are evidenced to provide affordable housing which would meet identified local community needs. The type and size of affordable housing provided on such sites must address identified needs in the individual village or the area it serves which is defined as the village or parish in which it is located.

4.57 First Homes are a specific type of discounted market sale housing and meets the definition of 'affordable housing' for planning purposes. Government policy requires that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. Policy xxx First Homes sets out the policy requirements.