

Appendix 2

Extract of Policy HOU 2, First Draft Local Plan (Regulation 18), May 2019.

Policy HOU 2

Housing Mix

Unless the proposal is for a Rural Exceptions Scheme, Gypsy and Traveller accommodation, or specialist⁽⁶⁵⁾ residential accommodation all new housing developments, including those for the conversion of existing buildings, shall provide for a mix of house sizes and tenures in accordance with the following:

Size of Scheme (Dwellings)	% Affordable Homes Required		Required Market Housing Mix	Required Affordable Housing Mix ⁽¹⁾	Number of Serviced Self-Build Plots ⁽²⁾	Specialist Elderly / Care Provision
	Affordable Zone 1*	Affordable Zone 2*				
0-5	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6-25	At least 15%. Option of financial contribution on schemes of 6-10 dwellings	At least 35%. Option of financial contribution on schemes of 6-10 dwellings	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented.	No requirement	No requirement
26-150	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented.	At least one plot or 2% of total number of units, whichever is greater	No requirement
151-300 (plus each additional 150 dwellings).	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties	Not more than 10% Low Cost Home Ownership, remainder Rented.	At least one plot or 2% of total number of units, whichever is greater	Minimum 80 bed spaces and further 40 bed spaces for each additional 150 dwellings thereafter

1. Size and tenure split determined on case by case basis in accordance with local needs evidence

2. A plot of land of agreed dimensions which is serviced and made available for self-build housing on terms to be agreed with the LPA for a period of not less than two years from the date of its availability.

* See Figure 6 'Affordable Housing Zones'.