

PLANNING POLICY & BUILT HERITAGE WORKING PARTY – 14 SEPTEMBER 2020
RECOMMENDATIONS TO CABINET

RECOMMENDED

1. That the revised Policy approaches be approved:

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 ¹
	Affordable Zone 1*	Affordable Zone 2*				
0-5 dwellings or sites smaller than x hectares.	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6 ² -25 or sites larger than x hectares	At least 15% on site provision. Option of financial contribution on schemes of 6-10 dwellings	At least 35% on site provision. Option of financial contribution on schemes of 6-10 dwellings	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two bed and Y% three bed	Not more than 25% of the affordable homes as Low Cost Home Ownership ³ , remainder Rented ⁴ .	No requirement	No requirement
26-150 or sites larger than x hectares	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two bed and Y% three bed	Not more than 25% of the affordable homes as 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). or sites larger than x hectares	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two bed and Y% three bed	Not more than 25% of the affordable homes as 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'.

¹ Policy to include a specific definition of specialist elderly care following receipt of elderly persons study to include those types of use where significant on site care is provided but exclude retirement dwellings.

² Sites of 10-25 dwellings in areas not within a Designated Rural Area (add Map)

³ Low Cost Home Ownership to be provided at a price which allows those on lower quartile household incomes to purchase. Includes Starter Homes, First Homes, Shared Ownership, Shared Equity and Rent Plus models.

⁴ Rented includes Social Rent, Affordable rent and Intermediate Rented products subject to affordability criteria

2. That the Local Plan does not include a policy in relation to second home occupation because there are no effective legislative controls to support such a policy.
3. That modifications to the supporting text be made in accordance with the schedule of representations.