

Policy H1

Housing Mix

1. A variety of house sizes and types should be delivered across the District to meet the needs of the current and future population. This should include providing an appropriate amount of smaller units, in line with the latest housing needs evidence.
2. The delivery of new development will be dependent on the availability of suitable sites. Evidenced local need at Place-making level should not be taken as a restriction to wider housing need and the delivery of new homes.
3. Proposals for new housing development are required to meet the following technical and design criteria:
 - a. Proposals should be informed by the dwelling mix profiles set out in the latest housing needs evidence where appropriate, unless it can be demonstrated that an alternative mix meets an identified need;
 - b. For new build housing development, commit to delivering all homes to meet the M4(2) standard for accessible and adaptable homes;
 - c. For new build schemes of 20 units or more, commit to delivering at least 5% of homes to meet the M4(3)b standard for wheelchair user dwellings, to be delivered as Social Rent housing;
 - d. Provide homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, in line with climate change policies; and
 - e. New development proposals must meet the latest national described space standard.

STRATEGIC POLICY