

# Policy H6

## Smaller Sites

1. Proposals for new housing development on qualifying sites (no larger than one hectare) will be required to meet the following technical and design criteria:
  - a. The proposal demonstrates that it makes the best and most efficient use of land (in line with Policy H7 [Housing Density and Intensification]), utilising higher densities where appropriate, whilst also contributing to the creation of healthy spaces with improved connectivity;
  - b. The proposal meets identified development needs and contributes towards the delivery of different types and sizes of new homes;
  - c. Any loss of employment, retail or community use is robustly evidenced and reprovided where required; and
  - d. Provides high quality homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, which contributes towards the Council's commitment to tackle the challenge of climate change.