

Eastleigh Borough Local Plan (2016-2036)

April 2022

Hampshire County Council	Hampshire Strategic Infrastructure Statement (April 2013) Housing provision for Older People in Hampshire 2009
NPPF	Paragraphs 47-53, 174
DCLG	Planning Policy for Traveller Sites (2015)

5.119 The Borough contains a range of types, size and tenure of housing stock. New homes will be required to meet the needs of the growing population and particularly the anticipated growth in households over the plan period. The Strategy in Chapter 4 sets out broadly where these are to be built, identifying the main site allocations (see strategic policy S3, Chapter 4), which are described in detail in Chapter 6. Estimates include provision for on-going development in the urban areas, and the following policies set out criteria for such development. They also describe how affordable housing and housing for special needs are to be provided.

Residential development in urban areas

Policy DM23, Residential development in urban areas

- 1. Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.**
- 2. New dwellings will be permitted provided that:**
 - a. where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25;**
 - b. affordable housing is provided in accordance with policy DM28;**
 - c. a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.**
- 3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development.**

5.120 This policy enables residential development within urban areas in a way that meets identified local needs and helps to create mixed and balanced communities. Research by ORS identified the housing mix required by 2036, split between affordable housing and general market housing⁵³. The Council will encourage the delivery of market rental housing in the Borough. The largest need for affordable housing is for 2 and 3 bedroom houses, for market housing it is primarily 3 bedroom houses. Policy DM24 provides more detail on housing mix. In addition the National Planning Policy Framework identifies that planning for

⁵³ ORS Affordable Housing Assessment 2017

a mix of housing should include considering the needs of people wishing to build their own homes. The Self-build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 place a duty on the Borough Council to keep a register of individuals and associations of individuals, who are seeking to acquire serviced plots of land for self-build and custom housebuilding in the area as well as to have regard to the register when carrying out its planning functions. This policy represents a proportional and flexible response to the level of demand identified in the Register. The Borough Council recognises the need to make more land available at a range of sites to encourage growth in the self-build sector and is committed to actively raising awareness of this route to home ownership.

- 5.121 In terms of density, the Borough Council wishes to ensure the most efficient use of urban land whilst ensuring that developments are in character with the surrounding area and provide a high standard of residential amenity.

Type of residential development

Policy DM24, Creating a mix of housing

1. Applicants for market residential and mixed-use schemes will be required to:

- a. demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments) considering the context and character of the site;**
- b. where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally;**
- c. demonstrate that where a mix of different house sizes and types is provided on site, the development is designed to avoid excessive concentrations of the same size or type of home.**

- 5.122 The Council has an aim of delivering a more diverse mix of housing and encouraging a mix of housing types, tenure and sizes through planning policies and partnership working. This will help meet the needs of people living in the Borough now and in the future. The provision of affordable housing as part of development proposals is addressed in policy DM28 and should be considered alongside policies DM24 and DM25.
- 5.123 The PfSH Strategic Housing Market Assessment (SHMA 2014) examines the future housing needs in the Borough. Due to an ageing population and falling household sizes, it identifies a need for more two and three bedroom dwellings. These can be attractive to both older people looking to downsize and families. An estimated 75% of all market sector, and 65% of all affordable sector, dwellings should be two or three bedroom properties. In accordance with DM24, new development should reflect the identified needs as set out in a Housing Market Assessment or in the Council's Housing Strategy.