

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



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.

Policy DM25, Delivering Older peoples housing

1. **New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.**
2. **The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:**
 - a. **located in sustainable locations with good access to the public transport network;**
 - b. **close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and**
 - c. **well integrated into the local community.**