

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.**

- 5.124 In the next twenty years the population of Eastleigh Borough will change with an estimated increase of 24% in the number of people aged 65 and over living in the Borough and an increase of 5% of people over 85 or over 54. This will lead to an increasing number of older people requiring accommodation, estimated to increase by 24%. Policy DM29 seeks to meet the needs for accessible housing including properties suitable for wheelchair users. In addition, the Council will support the provision of specialist accommodation meeting the criteria set out in policy DM25.
- 5.125 The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme.
- 5.126 While support and care can be provided to people in their own homes, in some cases it is better for people to move to more appropriate housing, for example a bungalow or apartment providing level access or to specialist accommodation. Vulnerable and older people have a range of individual housing needs. These can sometimes be met with general needs market housing alongside additional support at home (and policy DM29 requires the provision of accessible homes in accordance with Building Regulations Part M4 which can provide the facilities and space required to address current and future needs), however in other cases it requires specialist housing. Therefore it is necessary to provide for a range of housing for older people, and other vulnerable groups where there is an identified need, both in the general housing mix and through the provision of specialist accommodation.

Residential development in the countryside

- 5.127 In order to limit the urbanising impact of development on the rural character of the countryside, and for reasons of sustainability, the Borough Council seeks to limit residential development in the countryside to the following:
- i. Residential extensions and replacement dwellings (see policy DM26);
 - ii. Limited residential conversions (see policy DM19);
 - iii. Rural workers dwellings (see policy DM27); and
 - iv. Gypsy, Traveller and Travelling Showpeople's accommodation (see policy DM31).
- 5.128 The development of residential institutions in the countryside will only be permitted by conversion of existing buildings in accordance with policy DM19 'Change of use of buildings in the countryside'. Extensions to or the replacement of residential institutions already located in the countryside will be treated in the same way as extensions or replacement of dwellings (see policy DM26).

Policy DM26, Residential extensions and replacement dwellings in the countryside

1. **The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:**
 - a. **the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and**
 - b. **in the case of a replacement dwelling, the proposal includes the replacement of the dwelling**