

Policy 10a Housing Mix and Type

1. As appropriate to their scale, nature and location, proposals for housing schemes on infill sites or exception sites are required to deliver a housing mix that addresses the existing imbalance in the housing stock based on the most up-to-date published evidence on housing need.
2. Proposals for smaller dwellings to enable downsizing (2 bed dwellings in Highfields and 3 bed dwellings in Findern Village) would reduce the existing imbalance in housing stock and will be supported where the scheme is in accordance with other policies in this Neighbourhood Plan.
3. Proposals to deliver bungalows especially (but not exclusively) in Findern Village will be supported where the scheme is in accordance with other policies in this neighbourhood plan. Findern Parish Neighbourhood Plan 2024-2039.
4. If a scheme is not proposing a housing mix and type in accordance with the housing needs assessment, information accompanying the application would need to justify the departure from this, based on specific character elements or some other demonstration of suitability.
5. Dwellings that are adaptable and accessible to accommodate the needs of residents as they age are supported. Minimum requirements are 5% for market homes M4(3)(a) and 10% for affordable homes M4(3)(b) in accordance with the emerging Local Plan Part 1 Review policy but a higher % would be supported.