



DRAFT POLICIES

HOUSING, LANDSCAPE, ENVIRONMENTAL AND PLANNING GROUP

Policy 2 - Type of Housing Requirements

In accordance with the Community Requirements of the Parish Neighbourhood Plan Survey, all housing development sites in Stewkley should be delivered to a maximum indicative net density of 10 – 20 dwellings per ha. The following development on allocated sites will be supported;

- * First time buyers or rented low cost homes - To include a mix of single and two storey detached/ semidetached dwellings or flats. These homes should have provision for 'Life Time Homes' (i.e. allow for future adaptability to meet the occupants changing life circumstances).
- * Homes for the elderly – To include either a residential care home or elderly residential village accessible to local amenities including a food store, community facilities and public transport.
- * Family homes – To include 3/4 bed dwellings appropriate to meet the community need for a more diverse range of family properties.
- * No new 5 bed homes are to be built as these current sized homes will become vacant once the number of existing residents 'downsize' to smaller dwellings (Village survey dated 21 April 2016)
- * New homes which are easily adaptable in terms of disability requirements.

Reason: The Villages future housing need has been identified by the Stewkley Parish Community in the Neighbourhood Plan Parish Survey (dated 21 April 2016). Setting a maximum density on those allocated sites should allow for a more appropriate form of growth which can be sensitively accommodated with the existing built form. A need for a range of 1 bed, 2 bed and 3/ 4 bed properties has been identified to support first time buyers, provision for the elderly wishing to downsize and a more varied supply of family homes.