




H4 Housing Types

Purpose built housing for older people:

Market housing on allocated sites to make a proportionate contribution to the need for purpose built housing for older people.

The total contribution sought across all allocated sites is 60 sheltered housing units and 2 dementia homes.

An exception may be made where other ways to meet the requisite provision in KDBH can be demonstrated.

Market housing

On parts of allocated sites not used for specialist housing for older people, or for affordable housing, market housing to be provided in the following approximate proportions:

- 50% detached housing;
- 20% semi-detached housing;
- 6% terraced housing;
- 17% flats / apartments;
- 7% bungalows

A higher proportion of flats / apartments and bungalows, suitable for sale as starter homes or for downsizing by older people, will be supported where the homes are in keeping with local designs and streetscapes.



H5 Housing Size

Market housing to be of the following sizes:

- about 10% shall have 2 bedrooms
- about 45% shall have 3 bedrooms
- about 35% shall have 4 bedrooms
- about 10% shall have 5 or more bedrooms.

No required number of bedrooms for bungalows and flats / apartments.

All schemes to pay particular regard to the character and appearance of where they are located.

There may be scope to include a higher proportion of smaller dwellings on sites close to village centres or in other highly accessible locations.



H6 Apartments

New blocks of apartments in residential roads of a mixed nature will be permissible where the development preserves or enhances the character and appearance of the area, protects living conditions and meets car parking requirements.

In particular, developers are encouraged to provide apartments well suited to the needs of those seeking to down-size.



H7 Windfall Housing

Residential development on windfall sites will be acceptable where the resultant development respects the character and appearance of its surroundings; causes no material harm to the living conditions of nearby occupiers; and provides satisfactory access.



H8 Extensions and Alterations

Residential development within the boundary of dwelling houses will be permissible if the design respects the character and appearance of the area (Policy D1: Character and Appearance) with no unacceptable harm to the living conditions of nearby occupiers.