

## PROPOSED CHANGES TO PLANNING POLICIES

The following proposals are being put forward for discussion in the light of the national projected figures for the number of elderly people requiring various categories of housing and care to the year 2030 and also because the government's plans to increase the school-leaving age to 18 years means that more young people will be obliged to continue living at home, but will inevitably require an element of independent living.

### 1. **AFFORDABLE HOUSING** : The following guidelines were agreed :

- Up to and including 4 dwellings - all new builds should pay a 106 contribution to affordable housing.
- Between 5 and 10 dwellings - 20% of the build should be affordable. Any part of an affordable dwelling should be paid as a 106 contribution to AH. There should be a 106 contribution to open space. The affordable build could be all affordable rental or shared ownership.
- Between 11 and 20 dwellings – 25% of the build should be affordable. Any part of an affordable dwelling should be paid as a contribution to AH. Open space to be provided on site. The AH should be a mixture of affordable rental (33%) and joint ownership (66%).
- 21 dwellings and over – 30% of the build should be affordable. Any part of an affordable dwelling should be paid as a 106 contribution to AH. Open space to be provided on site. The AH should be a mixture of affordable rental (up to 33%) and joint ownership (at least 66%). There should be a good mix of 1, 2 and 3 bedroom units.
- Any development within 300 metres should be classed as the same development and the above rules should apply. This should be immaterial of developer or owner.
- In developments of under 20 dwellings the affordable element should be of a design appropriate to the overall development of the site.
- We will consider all AH in the Green Belt to have very special circumstances if the site is sustainable and there is a demonstrated need. Any application on land that is classified as an ADR, is adjacent to a town or village, or is infill, will be classed as meeting the very special circumstances criteria.

### 2. **CATEGORIES FOR CARE FOR THE ELDERLY** :

- a. Extensions to existing nursing/care homes.
- b. "New build" that is proportionate to the area of the site.
- c. "Care at Hand" – a small collection of bungalows with care at hand when required.
- d. Care Villages, where they are sustainable.

All the above categories to be regarded as very special circumstances and exceptions to Green Belt policies.

e. Extensions to private residences (granny/young people flats) : It was agreed that the following guidelines should be followed :

- Such extensions should include wider doorways for wheelchairs and stairways adaptable for chairlifts, if necessary.
- They should be designed to cater for living, sleeping and bathing, with a kitchenette to encourage a measure of independent living in the interest of physical and mental health, but with immediate access for the family.
- An SPG should allow such extensions to be up to 50% of the present building, but designed to make the “new build” an integral part of the family home, not capable of being separated to form a new dwelling, except via a full planning application.
- The “step down, step back” policy to be less rigidly imposed as long as the 45\* rule is adhered to.

**3. THE 40% RULE :**

The average floor area of a dwelling on which present policy is based is 140 sq.m. A new policy would propose that the floor area could be increased up to 240 sq.m., or by 40% of the floor area at 1<sup>st</sup>. January 2000 or at date of subsequent new build.