

Core Strategy Review - Inspectors' Action Points

**Matter 9, Point 2 – Balanced Neighbourhoods -
Policy CSD2: District Residential Needs**

18 January 2021

Core Strategy Review Examination – Inspectors’ Action Points

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Matter 9, Point 2 – Balanced Neighbourhoods and District Residential Needs - Policy CSD2: District Residential Needs

1. Introduction

- 1.1. During the hearing session for Matter 9, Balanced Neighbourhoods and District Residential Needs, the council undertook to review Policy CSD2: District Residential Needs.
- 1.2. Proposed modifications were identified to clarify the wording in paragraphs a., b. and c. as to whether it applies to residents with different types of need for specialist care rather than simply ‘older people’.
- 1.3. Proposed modifications to Policy CSD2 are set out in Appendix 1 to this note to address this point. Modifications are also proposed to the table within the policy to refer to the full range of affordable housing products defined in the glossary of the National Planning Policy Framework, for consistency with modifications proposed to Policy CSD1.

Appendix 1: Proposed Modifications to Policy CSD2:

District Residential Needs

Policy CSD2

District Residential Needs

Residential development and new accommodation should be designed and located in line with the spatial strategy’s approach to managing demographic and labour market changes and meeting the specific requirements of vulnerable or excluded groups.

Within developments of 15 or more dwellings (net gain), where viable and practical:

- A range of housing tenures should be provided including owner-occupied and private rented and affordable housing in accordance with CSD1. The council’s Strategic Housing Market Assessment (SHMA) will be used as a starting point for determining the mix of tenures; and
- A range of sizes of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows:

Tenure	One bed (per cent)	Two to three bed (per cent)	Four bed + (per cent)
Owner-occupied / private rent	5 - 20	65 - 70	15 - 30
Affordable tenures (shared ownership / affordable rent / social rent as defined in the <u>National Planning Policy Framework</u>)	20 - 25	50 - 60	20 - 25

Specialist units for older people (Class C3(b)) will be delivered primarily through strategic allocations as part of a new garden settlement in the North Downs Area (Policies SS6-SS9) and expansion at Sellindge (Policy CSD9).

Elsewhere, residential accommodation providing an element of care for, or supervision of, elderly or other individuals in need of supervised care will be permitted in line with the above and where:

- It does not lead to an over-concentration of socially vulnerable people in ~~a~~ any neighbourhood, and
- It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- It is ~~shown to be~~ designed to provide facilitate the provision of a high quality ~~of~~ care.

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The accommodation needs of specific groups will be addressed on suitable sites based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople.