

APPENDIX 5

Section 5.5: Housing Mix and Section 5.6: Housing Standards Review

- ~~5.5.7 Melton Borough Council Housing Needs Study has identified the optimum housing mix. This is set out in table 9 below. Affordable housing is split between intermediate housing and social/affordable rented. This is to reflect the difference in the housing mix requirements of each.~~
- 5.5.7 The 2016 Melton Borough Council Housing Needs Study (HNS), rather than the more recent 2017 Housing and Economic Development Needs Assessment (HEDNA), is used as evidence for the optimum housing mix (see Table 9) because it is based on the demographic change likely to be associated with the delivery of 245 dwellings per annum. Affordable housing is split between intermediate housing and social/affordable rented, to reflect the difference in the housing mix requirements of each. The housing mix table will be used together with site specific circumstances when providing advice on planning applications.

Policy C2 – Housing Mix

We will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer, having regard to market conditions, housing needs, and economic viability, taking account of the housing mix information set out in table 9 and site specific circumstances.

Residential proposals for developments should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the borough including extra care and accessible housing, having regard to the latest evidence of housing need. *Residential developments which include bungalows will be particularly supported.*

Proposals for retirement homes, sheltered homes and care homes will be supported and required encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(2) or any subsequent revisions.

Proposals for wheelchair accessible dwellings, where the council is responsible for allocating or nominating residents, will be required encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(3), or any subsequent revisions.

- 5.6.2 The demographic profile for Melton indicates a future need for housing for older and disabled people (including wheelchair user dwellings). The Housing and Economic Development Needs Assessment 2017 (HEDNA) Strategic Housing Market Assessment 2014 (SHMA) estimates that the population change for people with mobility problems will be 100% over the plan period.