

<p>HS7/AP10 - PCNPA to sub-divide Policy 50 to create separate Housing Density and Housing Type and Mix policies.</p>	<p>16th August 2019</p>	<p>MD</p>		
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Policy 50 Housing Densities and Mix

Residential development proposals will be permitted where the residential density is a minimum of 30 dwellings per hectare. Lower density levels will only be permitted where it can be demonstrated that:

- a) Development at the prescribed densities would have an unacceptable adverse effect on the character of the surrounding area; or**
- b) Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity.**

4.297 New residential development will seek to use land efficiently, providing dwellings that meet current housing needs whilst protecting land for future generations. A minimum residential density of 30 dwellings per hectare will therefore be required for new residential development save as set out in paragraph 4.298 below.

4.298 Development below the specified residential density levels will not be permitted unless it is demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would

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have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature. Higher densities will be permissible and indeed encouraged where they represent the sustainable use of land and reflect the character of the surrounding area and would not unacceptably impact upon local amenity.

New Policy

Housing Mix

In order to ensure the creation of balanced communities all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need in the National Park.

All new development that includes housing will only be permitted where it contributes to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including properties to meet affordable housing need, unless exceptional circumstances are demonstrated. A collaborative approach based on the evidenced viability of the new development will be taken in order to establish an appropriate mix of housing types and tenures which will contribute to the objective of achieving mixed and sustainable communities.

4.299 New build affordable housing provision will be expected to meet the minimum gross internal floor areas and storage (m2) for the relevant property type and size as set out Welsh Government Development Quality Requirements or any similar standards that may replace them from time to time.

4.300 The Plan's strategic objective for housing is to facilitate the delivery of affordable housing needs. Proposals that are unable to contribute to the delivery of sustainable well-balanced communities by including on site provision of affordable housing or contributing financially to the delivery of affordable housing by way of a financial contribution will not be permitted unless exceptional circumstances are demonstrated. A collaborative approach based on the evidenced

viability of the new development will be taken in order to establish an appropriate mix of housing types and tenures which will contribute to the objective of achieving mixed and sustainable communities.