

allowed that will contribute towards funding the affordable housing, but only where other funding mechanisms will not support the total development costs.

- 5.12 The identification of Affordable Housing need on exception sites must be quantified by a Housing Needs Survey which meets the requirements of the District Council. Further details are provided in the Affordable Housing SPD.

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing on rural affordable housing 'exceptions sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

- 5.13 The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. The NPPF allows Councils to set a range of densities for new housing development. In allocating the Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres. New housing must also address the long term house type needs of the District. The Housing Needs, Market and Affordability Study 2014 indicates that there is an increase in the elderly population. The District's housing will need to be adaptable to meet the needs of elderly and disabled residents. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified through the Strategic Housing Market Assessment. The Study also indicates that need is more focused towards smaller properties. In general terms, the indicated split in the study is that 50% of all new dwellings should be 1 or 2 bedroom dwellings and 50% should be of 3 bedrooms and above. An appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed.

5.14 The Self-Build and Custom Housebuilding Act requires the District Council to plan for the needs of those on the Self-Build and Custom Housebuilding Register. Newark & Sherwood has a long history of small scale development in its towns and villages which help meet this element of the house building market and this is endorsed by the Council's policies; in particular Spatial Policy 3 facilitates the small scale development which supports this approach.

Core Policy 3

Housing Mix, Type and Density

The District Council will expect good quality housing design in line with the provisions of Core Policy 9 Sustainable Design. Development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare net. Development densities below this will need to be justified, taking into account individual site circumstances.

Average densities of between 30 - 50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic Sites allocated in the Core Strategy around Newark Urban Area. Similarly, density requirements are set out in ShAP 4 for the Thoresby Colliery Strategic Site. Densities of 30 dwellings per hectare, or more, will be set for other locations and allocations in the Allocations & Development Management DPD.

The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:

- Family housing of 3 bedrooms or more
- Smaller houses of 2 bedrooms or less.
- Housing for the elderly and disabled population.

Particular emphasis will be placed on securing smaller houses of 2 bedrooms or less and those for housing for elderly and disabled population.

The District Council will seek to secure an appropriate mix of housing types to reflect local housing need. Such a mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information.

The District Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other relevant development plan policies.

Gypsies, Travellers and Travelling Showpeople

5.15 Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark, Ollerton and rural locations across the District.