

Location of Additional Housing Development

Future housing developments will be designed to create new and stable communities providing a mix and choice of housing types and tenures. Opportunities to create new areas of housing as part of mixed-use developments will also be encouraged. In accordance with the NPPF the Council will also encourage new self-build programmes, where local people wish to build their own homes and promote the provision of starter homes as part of meeting affordable housing need.

When considering the suitability of a site for housing development that is not already allocated, Policy H3 must be considered to ensure it is situated within a sustainable location and will ensure the creation of an appropriate and acceptable residential environment.

Policy H3: Provision of New Housing

1. New residential development, including opportunities for self-build homes and starter homes, must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment.
2. In addition, opportunities to provide self-build homes and starter homes will be considered acceptable as part of limited infill within existing ribbon developments within the Green Belt where it is demonstrated that they do not have an adverse impact upon the openness and integrity of the wider Green Belt.
3. A suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.
4. Wherever possible new developments should also be:
 - a) within 2km radius of local medical services;
 - b) within 1.5km of a designated centre within the city hierarchy (policy R3);
 - c) within 1km radius of a primary school;
 - d) within 1km of indoor and outdoor sports facilities;
 - e) within 400m of a bus stop; and
 - f) within 400m of publicly accessible green space.
5. Proposals should also be in conformity with all other relevant plan policies.
6. Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset, to ensure all sites have easy access to high quality public transport and walking and cycling routes.
7. The delivery of self-build homes will be supported where they meet the criteria of this policy.

The principles of supporting a sustainable residential development have been considered through a range of evidence and best practice as well as an overview of local services and facilities and their proximity to homes and development opportunities across the city. It is vital that new homes are easily accessible to schools, health facilities, leisure provisions and public transport etc. Should development come forward that is deficient against the criteria in policy H3 then the site-specific circumstances will be considered to understand the extent to which the criteria are not met. Should it be deemed appropriate and justified without excessively impacting on development viability, developer contributions will be required via a Section 106 agreement and/or CIL. This will be managed through Policy IM1.

When considering public transport options in particular new homes should comply with the TfWM's access standards of 400m to a bus stop and seek to maximise connectivity to the existing network and facilitate extensions to this network where practicable. This should include new and improved bus connections with good service frequency to serve new larger sites where appropriate and practical.

Where possible publicly accessible green spaces should be incorporated within new developments to ensure they are easily accessible to residents. Where this is not possible however developments should ensure that publicly accessible green space is within 400m of the site in accordance with the Council's Green Space Standards. Where appropriate, new public green space should be multi-functional and support high quality urban and landscape design. Where suitable provision already exists, off-site contributions may be sought through S106 agreement to support the enhancement, connectivity and maintenance of the site.

Those sites proposed for allocation in Policy H2 have already been considered against these criteria with any deficiencies to be rectified through master planning and the delivery of appropriate infrastructure.

In responding to Government objectives of facilitating the delivery of self-build homes and starter homes the Council have considered that some limited provision of these could, in accordance with national Green Belt policy, represent acceptable development within the Green Belt, but only where they represent limited infill opportunities within existing ribbon developments and complement the existing street scene. In addition, proposals will only be acceptable where they do not negatively impact on the openness of the wider Green Belt or the integrity of its character and surrounding land uses. Every effort should also be taken to deliver high quality homes which have regard to the Council's SUE design guidance (as appropriate) and which complements the surrounding area.

To ensure high-quality built environments are created through new development specific reference should be made to other sections of the plan including Design and Heritage for

example. Supporting SPD will also be prepared to provide greater detail around design standards and expectations.