

5. Maximises opportunities for mix used development and encourage higher densities where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

8.20 Notwithstanding the above, this is an Outline planning application with all matters reserved, the proposed site layout and plans are for illustrative purposes only at this stage, however they demonstrate that the site is capable of accommodating the proposed scheme. The proposed scheme is clearly capable of meeting the above expectations of policy CS16 which will be further factored into the scheme at reserved matters stage.

Affordable and Market Housing Statement

8.21 Policy CS9 states that planning permission will be granted for housing proposal that will deliver 30-40% affordable housing on sites of 15 dwellings or more.

8.22 The proposed development has given regard to the aims and objectives of housing delivery within HBC. Whilst it is noted that the HBC Local Plan housing policies are out of date and HBC do not have a 5-year housing land supply, we have sought to ensure the proposals reflect the need in the area.

8.23 The below table sets out the proposed indicative mix of unit's sizes and types of the development demonstrating compliance with policy, namely policy CS9. The development proposes that 7 out of the 22 units will be affordable/shared ownership.

8.24 Regard has been given towards the identified housing needs and the characteristics of the surrounding area. The proposed mix is as follows:

8.25 **8 x 1 bedroom** **&** **14 x 2 bedroom**

7no as affordable housing

8.26 It is considered that the proposed indicative mix is suitable both in design terms and in achieving efficient use of the site. The applicant is committed to ensuring that the proposed scale and density of the development respects the locality. There is a strong justification for the proposed mix outlined above regarding both the importance of