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# HOUSING



## **HOUSING POLICIES**

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## 6. HOUSING

### INTRODUCTION

- 6.1 The housing requirements for the Plan Area 1991-2011 are based on the latest available assumptions (1992-based) made by the Government concerning rates of household formation and the 1991 Census based mid-1993 estimate of base population. The Three Councils will consider new projections, when they become available, and take them into account in any further review of the Structure Plan.
- 6.2 This Consultation Draft Structure Plan provides for overall dwelling needs, which encompasses all types of housing to meet the variety of needs in the Plan Area. It is particularly important to ensure all members of society have access to adequate housing, and therefore provision is made for affordable housing which might not be met by the market sector.
- 6.3 There remains a need for some housing to be provided on greenfield sites. To calculate this, the potential amount of redevelopment and infill in existing built-up areas (urban capacity) has been taken into account. Housing Policy 1 indicates how the total number of dwellings should be distributed between the Local Plan Areas, Central Leicestershire and the Rest of the Plan Area. Housing Policy 2 does the same for the allocations of greenfield land.
- 6.4 It is considered advantageous to concentrate most of the greenfield development on a few large strategic sites consisting of a balance and appropriate mix of housing and employment land. However, if the maximum use is to be made of brownfield sites and urban capacity, the greenfield sites should not be developed until later in the Plan Period. Housing Policy 3 is a phasing policy for these large strategic sites and further guidance on these sites is given in Strategy Policy 3.
- 6.5 A proportion of the housing requirement must be for those unable to afford dwellings at the full market price. Housing Policy 4 deals with affordable housing. The density of development can have a major effect on the amount of land taken for housing development. Guidance is provided in Housing Policy 5. Housing Policy 6 deals with gypsy caravan sites.
- 6.6 Technical Paper 1: Housing and Employment, which has been published to accompany this Consultation Draft Plan, gives additional background information on specific aspects of these housing policies.

### THE QUANTITY OF HOUSING LAND

- 6.7 The Plan period has been extended to 2011. This Consultation Draft Structure Plan incorporates amendments to the latest 1992-based household projections which predicted the continued growth of smaller households.
- 6.8 Regional Planning Guidance for the East Midlands Region (RPG8) was published in March 1994. It indicates a requirement of some 70,000 dwellings for the period 1991-2011 and is based on the 1989-based household projections.
- 6.9 PPG1 'General Policy and Principles' restates the need to ensure an adequate and continuous supply of housing land which is both available and sustainable.

- 6.10 In 1995, the Government published revised household projections. These projections show a higher rate of household growth for the period 1991-2011 than those previously used in both the adopted Structure Plan and RPG8. Currently, the base date of the Plan remains at 1991 because all the data required to roll forward the base to 1996 is not yet available.
- 6.11 The recent Government statement “Planning for the Communities of the Future” proposes regionally led housing strategies which revitalise towns and cities whilst protecting the countryside. The Government acknowledges the need for a more flexible approach towards handling household growth with a more responsive methodology and a greater sense of local ownership of housing figures. Regional Planning Conferences will have an enhanced role in testing nationally calculated housing projections for strategic and local planning policy. However, Leicestershire County Council’s view is that strategic housing provision should be finalised at the Structure Plan level.
- 6.12 The Government aims nationally to raise the proportion of new homes built on previously developed land from 50 to 60 percent over the next ten years. However, it recognises that a national average conceals considerable local and regional differences resulting from the degree of urbanisation and the opportunities for re-use. For example, the East Midlands built 35% of new dwellings on previously developed land between 1991 and 1993. Data available for the Plan Area from 1991 to 1996 indicates that 36% of the dwellings built were located on brownfield sites. Regional Planning Conferences will be expected to draw up regional targets for housing provision which should specify the proportion of additional housing to be achieved on all previously developed land whether in town or country and within urban areas only, through re-using previously developed land and buildings.
- 6.13 The principle of re-using all previously developed sites may appear to be the most sustainable option. However, this is not always the case. Sites inaccessible by public transport in both urban and rural areas, for example, may be less sustainable in terms of access to jobs, shops and other services. Thus, in sustainability terms the Government feels some forms of greenfield development may be preferable, such as extensions to urban areas in public transport corridors. These principles are incorporated into the Plan along the lines of the Government’s new approach.
- 6.14 The Plan makes provision for up to 72,500 net dwellings to be constructed in the Plan Area over the period 1st April 1991 to 31st March 2011. The assessment of future dwelling requirements makes allowance for forecasted levels of vacancies, concealed and sharing households. It considers the implications of forecasted employment growth and a level of net in-migration into the Plan Area to balance future employment needs. Account has also been taken of the internal movement of population, reflecting housing market areas and employment opportunities. Mobile homes and chalets in full-time occupation are treated as dwellings for the purpose of this Plan.
- 6.15 This Policy provides for a net in-migration of around 1,250 people per annum, and around 1,800 dwellings for concealed and sharing households. It also assumes a reduction of about 600 dwellings to reflect falling vacancy rates over the Plan period. Household size also influences the conversion of population forecasts to the number of households.
- 6.16 An assessment has been made of the ability of each Local Plan Area to accommodate its own natural increase, compatible with the objectives of the Plan. This was

achievable in all Local Plan Areas except Leicester and Oadby and Wigston, where constraints mean that land has to be provided elsewhere to meet a proportion of requirements. This was allocated with reference to the ability of adjoining areas to accommodate additional development, the need to achieve a balance of housing and employment in the Central Leicestershire Policy Area, and other strategies of the Plan.

- 6.17 Assumptions on migration in the other Local Plan Areas have further adjusted the figures for certain local authorities. Whilst patterns of cross migration are less well documented, some factors are considered to have strategic importance, for example, the consequences of Leicester and Oadby and Wigston being unable to accommodate all its own household growth. In distributing the projected levels of net in-migration from outside the Plan Area, account was taken of the availability of employment opportunities in the Plan Area.
- 6.18 The Plan seeks to achieve a balance between housing and employment to reduce the need to travel overall and seeks to encourage travel by public transport. In some areas this has required housing allocations to be combined with employment allocations in large strategic sites. Strategy Policy 3 sets out the criteria for these strategic sites. The locational principles set out in Strategy Policy 2 have been a major influence on the distribution of housing growth.
- 6.19 The quantity of housing set out in Housing Policy 1 should be used to determine the total allocations in the next round of Local Plans, which will provide for the housing needs of Leicester, Rutland and the Leicestershire Districts up to 2011. In allocating land to meet the housing requirement, local authorities will take into account any contributions that have already been made since 1st April 1991, such as through planning permissions already granted and dwellings already built.
- 6.20 In making these allocations, arbitrary additional allowances for “flexibility” or for any other purpose should not be made. In exceptional cases where sites otherwise needed to meet the housing requirements of this Structure Plan are subject to constraints that do not have a clear time limit, Local Planning Authorities should make it clear which sites may not be completed in the Plan period, and how sufficient land will be allocated elsewhere to ensure that Structure Plan requirements will be met.
- 6.21 A general “flexibility allowance” will, however, be opposed because it would probably lead to an over-provision of housing land in the Plan Area as a whole and in certain Local Plan Areas. This would have a number of effects:
- a) the more easily developed greenfield sites would be developed first, and brownfield sites would remain undeveloped. This would be contrary to Government guidance, which seeks to maximise the use of brownfield sites for development and to minimise the development of greenfield land with the aim of reducing the impact of car use and the loss of open countryside;
  - b) an imbalance between housing and employment land could occur in some Local Plan Areas leading to unnecessary journeys; again contrary to national and Consultation Draft Structure Plan policies;
  - c) the distribution of housing between Local Plan Areas as set out in this Consultation Draft Structure Plan would be distorted. The completion rate in Leicester City is already unacceptably low and additional unphased land releases in the remainder of the Central Leicestershire Policy Area would reduce it even further. Again this

could lead to longer journeys to work and services, contrary to national and Consultation Draft Structure Plan policies;

- d) the provision made in Housing Policy 1 already has an element of flexibility, as the totals given are approximate.

6.22 Both the Structure Plan and Local Plans are subject to a five-year review and/or roll forward cycle. This permits a proper review of the supply of housing land and needs in the light of ongoing monitoring. The need for any changes to the supply can be taken into account at that time.

### **Housing Policy 1 : The Quantity of Housing Land**

**Provision will be made for up to 72,500 dwellings within the Plan Area between 1991 and 2011, of which about 34,550 dwellings shall be located in the Central Leicestershire Policy Area. Provision by individual authorities, including an element for the Central Leicestershire Policy Area will be as follows:**

<b>Local Plan</b>	<b>Dwellings (figures rounded)</b>		
	<b>Central Leics</b>	<b>Rest of Plan Area</b>	<b>Total</b>
<b>Blaby</b>	<b>6,250</b>	<b>450</b>	<b>6,700</b>
<b>Charnwood</b>	<b>3,400</b>	<b>9,150</b>	<b>12,550</b>
<b>Harborough</b>	<b>3,500</b>	<b>6,000</b>	<b>9,500</b>
<b>Hinckley and Bosworth</b>	<b>2,200</b>	<b>5,700</b>	<b>7,900</b>
<b>Leicester</b>	<b>16,000</b>	<b>0</b>	<b>16,000</b>
<b>Melton</b>	<b>0</b>	<b>4,950</b>	<b>4,950</b>
<b>N W Leicestershire</b>	<b>0</b>	<b>8,700</b>	<b>8,700</b>
<b>Oadby and Wigston</b>	<b>3,200</b>	<b>0</b>	<b>3,200</b>
<b>Rutland</b>	<b>0</b>	<b>3,000</b>	<b>3,000</b>
<b>Total Plan Area</b>	<b>34,550</b>	<b>37,950</b>	<b>72,500</b>

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**The following paragraph represents Rutland County Council's view only and is not the view of Leicestershire County Council or Leicester City Council:**

- 6.23 The allocation of 3,000 dwellings to Rutland is considered to be excessive by Rutland County Council and therefore unacceptable. It is considered that such an allocation will result in a greater development of greenfield sites in Rutland than is envisaged by this Plan and a substantial reduction in this allocation is considered appropriate.

**NEW ALLOCATION OF GREENFIELD LAND**

- 6.24 Government statements in recent Parliamentary White and Green Papers have strongly promoted the need to increase the redevelopment of previously used land in urban areas (brownfield sites) in order to reduce development pressures on the countryside and other open land (greenfield sites). This Policy therefore limits the development of greenfield sites in order to more strongly promote the redevelopment of brownfield sites within the built up area.
- 6.25 In preparing proposals for the distribution of dwellings to be provided in each Local Plan Area, the Three Councils have had regard to the number of dwellings coming forward on unidentified sites. Unidentified sites comprise small sites of under 10 dwellings plus any larger sites within the boundaries of built-up areas that have not been allocated for new residential development but which gain planning permission after a draft Local Plan for the area has been published.
- 6.26 Government advice, in PPG3 'Housing' Annex B, concerning the size of sites to be taken into account in five year land availability studies, implies that the term "larger unidentified sites" (over 10 dwellings) applies only to sites of between 0.4 and 1 hectare (which approximates to 10-24 dwellings). This Policy does not, however, place an upper size limit for individual unidentified sites.
- 6.27 An Urban Capacity Study has been undertaken, which identifies potential housing sites in urban areas and other settlements, which normally would be included as an unidentified sites allowance. The Study aimed to identify urban capacity which would come forward, on sites over 10 dwellings, in addition to existing commitments within the Plan period. The sources of such additional capacity include:
- a) conversions and changes of use;
  - b) existing commitments for employment land which are considered to have better potential for housing development;
  - c) existing employment sites and premises which have potential for housing development when the current use has ceased;
  - d) potential development areas identified in Local Plans;
  - e) local authority owned land;
  - f) any further potential sites; and
  - g) the additional capacity created as a result of increasing densities.
- 6.28 The additional urban capacity identified by this study amounts to about 7,000 dwellings. When taking into account the current housing supply, including completions, commitments, and the small sites allowance, and the additional urban capacity, a maximum of 7,500 additional dwellings should be provided on greenfield sites.

- 6.29 The density of new development should average 35 dwellings per hectare. At this density, new allocations of greenfield housing land should not total more than 214 hectares over the Plan Area. Housing Policy 2 sets out how this land will be distributed.

### **Housing Policy 2 New Allocation of Greenfield Land**

**After taking account of the housing supply element, including completions, commitments and additional urban capacity, no more greenfield land than the amounts given below should be allocated for housing:**

	<b>Hectares</b>		
<b>Local Plan Area</b>	<b>Central Leics</b>	<b>Rest of Plan Area</b>	<b>Total</b>
<b>Blaby</b>	<b>14.5</b>	<b>0</b>	<b>14.5</b>
<b>Charnwood</b>	<b>28.5</b>	<b>28.5</b>	<b>57.0</b>
<b>Harborough</b>	<b>20.0</b>	<b>13.0</b>	<b>33.0</b>
<b>Hinckley and Bosworth</b>	<b>8.5</b>	<b>8.5</b>	<b>17.0</b>
<b>Leicester</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Melton</b>	<b>0</b>	<b>23.0</b>	<b>23.0</b>
<b>N W Leicestershire</b>	<b>0</b>	<b>27.0</b>	<b>27.0</b>
<b>Oadby and Wigston</b>	<b>35.5</b>	<b>0</b>	<b>35.5</b>
<b>Rutland</b>	<b>0</b>	<b>7.0</b>	<b>7.0</b>
<b>Total Plan Area</b>	<b>107.0</b>	<b>107.0</b>	<b>214.0</b>

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**THE PHASING OF NEW ALLOCATIONS OF GREENFIELD HOUSING LAND**

- 6.30 Work has been undertaken to consider whether the phased release of new housing land over the Plan period would ensure that development would take place within urban areas first, before the release of greenfield sites.
- 6.31 Nationally, greater emphasis is placed on future residential and employment development to be accommodated through redevelopment and regeneration within urban areas rather than through peripheral expansion or dispersal, as a means of relieving pressure on the countryside. In strategic planning and sustainability terms, this Consultation Draft Structure Plan seeks to provide an adequate supply of housing whilst minimising the take-up of greenfield land.
- 6.32 The Government Green Paper “Household Growth: Where Shall We Live?” (November 1996) raises the issues of phasing and the use of a sequential approach to the allocation of land for housing. It suggests that a phasing policy will help to ensure:
- a) a greater emphasis is placed on the use of suitable derelict, vacant and underused urban land;
  - b) land and energy resources are conserved;
  - c) the natural heritage is protected;
  - d) the efficient use of existing infrastructure; and
  - e) support for public transport.
- This approach is supported by the Government’s policy statement “Planning for Communities of the Future”.
- 6.33 This Policy reflects the availability of brownfield land and the need to develop any major greenfield sites in the latter stages of the Plan period when full advantage has been taken of the available brownfield sites.
- 6.34 To reduce the development of greenfield sites in preference to brownfield land, the additional greenfield development has been phased into an initial ten year period and two subsequent five year periods. Although the figures for each period are not precise limits or targets, it is considered essential that no new greenfield land should be released for development until at least 2001, to maximise the potential for developing brownfield sites, and to ensure proper provision of facilities and infrastructure for any greenfield development. The current round of Local Plans run to 2006, and it is considered that sufficient greenfield land is allocated in these Plans to provide an adequate supply well into the 2001 - 2006 period. An oversupply of housing in any individual phase will be counted against subsequent phases so that the overall housing provision in each Local Plan Area will not be exceeded.
- 6.35 The Strategy Policies setting out Principles for Development are crucial to ensure that there is mixed use development, of good design, with funding from developers for relevant infrastructure. Phasing the larger, greenfield developments in the latter part of the Plan period will enable more time for these important matters to be given proper consideration.
- 6.36 Guidance on large strategic sites is contained in Strategy Policy 3.
- 6.37 Local Planning Authorities will be encouraged to ensure that maximum use is made of

brownfield land in the first ten year period. Any need for greenfield sites should be met from commitments in the first round of district wide Local Plans.

### **Housing Policy 3: The Phasing of New Allocations of Greenfield Housing Land**

**The new allocations of greenfield land should not be developed until 2001. Thereafter, they should be developed in accordance with the table below:**

**(NB. columns and rows may not add, due to rounding)**

<b>Local Plan Area</b>	<b>Hectares (Dwellings)</b>			<b>Other Sites 2006 -2011</b>	<b>TOTAL 1991 -2011</b>
	<b>1991 -2001</b>	<b>2001 -2006</b>	<b>2006 -2011</b>		
<b>Blaby</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14.5 (500)</b>	<b>14.5 (500)</b>
<b>Charnwood</b>	<b>0</b>	<b>19.5 (650)</b>	<b>32.0 (1,150)</b>	<b>5.5 (200)</b>	<b>57.0 (2,000)</b>
<b>Harborough</b>	<b>0</b>	<b>11.0 (400)</b>	<b>19.0 (650)</b>	<b>3.0 (100)</b>	<b>33.0 (1,150)</b>
<b>Hinckley &amp; Bosworth</b>	<b>0</b>	<b>5.5 (200)</b>	<b>9.0 (300)</b>	<b>3.0 (100)</b>	<b>17.0 (600)</b>
<b>Leicester</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Melton</b>	<b>0</b>	<b>7.5 (250)</b>	<b>12.5 (450)</b>	<b>3.0 (100)</b>	<b>23.0 (800)</b>
<b>N W Leicestershire</b>	<b>0</b>	<b>9.0 (300)</b>	<b>15.0 (550)</b>	<b>3.0 (100)</b>	<b>27.0 (950)</b>
<b>Oadby &amp; Wigston</b>	<b>0</b>	<b>12.5 (450)</b>	<b>20.5 (700)</b>	<b>3.0 (100)</b>	<b>35.5 (1,250)</b>
<b>Rutland</b>	<b>0</b>	<b>1.5 (50)</b>	<b>2.5 (100)</b>	<b>3.0 (100)</b>	<b>7.0 (250)</b>
<b>Plan Area</b>	<b>0</b>	<b>66.5 (2,300)</b>	<b>110.5 (3,900)</b>	<b>38.0 (1,300)</b>	<b>214.0 (7,500)</b>

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## AFFORDABLE HOUSING

- 6.38 The Three Councils share the concern expressed by many organisations and individuals that many local people in both urban and rural locations are unable to purchase or rent adequate housing on the open market. In the past, all of the housing provided for in the adopted Structure Plan could have been general market housing although a need for affordable housing existed.
- 6.39 In order to alleviate this situation, and to provide housing that is accessible to those on more modest incomes, there has been a call for the provision of “affordable housing”. This is property made available at rates below the full market value to meet an identified requirement as determined by a local housing needs survey.
- 6.40 This Consultation Draft Structure Plan therefore provides for overall dwelling needs, which encompasses all types of housing to meet a variety of needs, including affordable housing, to ensure all members of society have access to adequate housing.
- 6.41 PPG3 and Circular 6/98 ‘Planning and Affordable Housing’ set down current national policies for affordable housing. PPG3 states that where there is a demonstrable lack of affordable housing to meet local needs, authorities may indicate an overall target for the provision of affordable housing throughout the Plan Area based on evidence of need. It also states that:
- a) new housing development of a substantial scale in both urban and rural areas should include a reasonable range and mix of household types and sizes;
  - b) authorities may indicate an overall target for the overall Plan Area for the provision of affordable housing where there is a demonstrable lack of affordable housing to meet local needs;
  - c) clear guidance must be given concerning the definition of affordable housing;
  - d) secure arrangements must be made to ensure subsequent as well as initial occupiers have the benefits of affordable housing; and
  - e) rural provision should be ensured via a rural exceptions scheme which can count against future housing provision.
- 6.42 Circular 6/98 supplements PPG3 by stating it may be desirable to incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs, which it is intended to encourage the development of mixed and balanced communities.
- 6.43 Circular 6/98 states that structure plans should not provide detailed guidance by imposing on districts a so called “normal” proportion of affordable housing to be secured. However, the identification in general terms of a quantifiable affordable housing requirement for the whole Plan Area is to indicate to developers that the Three Councils advocate the need for a strategic approach towards affordable housing.
- 6.44 Housing Policy 4 gives consideration to the affordable housing element of the housing provision figures. The Policy addresses the issue of affordable housing in both urban and rural areas. Affordable housing should be provided in locations which are accessible to an adequate range of facilities and services, including public transport. The types of new houses provided should be appropriate to the requirements of smaller households.

- 6.45 The Three Councils have identified 26% as the average proportion of housing needs that should be allocated to affordable housing. As an average this figure may vary between local authority areas. It is not therefore a target.
- 6.46 Affordable housing encompasses both low cost market and subsidised housing, irrespective of tenure, ownership or financial arrangements, that will be available to those households who cannot afford to purchase or rent adequate housing generally available on the open market.
- 6.47 Local Planning Authorities will continue to state local requirements in Local Plans based on evidence of local need. The views of those involved in the delivery of housing should be taken into account. Circular 6/98 states that in preparing Local Plans, authorities should ensure that planning policies for affordable housing are compatible with their housing strategies, and with their objectives for land use planning and urban and economic development.
- 6.48 The Three Councils will:
- a) promote co-operation between the Local Authority, Parish Council, local inhabitants, developers and the scheme enabler (where relevant) throughout the development process. This is to ensure that the scheme best fits the requirements of the community and so that disagreements are minimised; and
  - b) review their land holdings to identify potential sites for affordable housing.

### **Housing Policy 4: Affordable Housing**

**Provision will be sought for affordable housing for households unable to purchase or rent adequate housing on the open market.**

**The average requirement for affordable housing throughout the Plan Area is likely to be about 26% of the dwellings to be provided; this may vary according to local circumstances.**

**The level and type of local need in both urban and rural areas will be identified.**

### **DENSITY**

- 6.49 The Three Councils believe that it is vital to implement a strategy that seeks to integrate development and conservation. The scale of physical change resulting from housing development is directly related to the amount of greenfield land released for housing by the Structure Plan and Local Plans. The spread of housing development across the countryside is one of the most potent symbols of perceived environmental damage. To reduce the land-take impact of new development, particularly on areas of high grade agricultural land or high landscape quality, an economical use of limited land resources is desirable.
- 6.50 This Policy takes into account:
- a) the identified needs of households, including the effect of smaller households;

- 
- b) total housing provision, in terms of area of brownfield and greenfield land required;
  - c) the amount of urban capacity;
  - d) the need for higher densities in areas with good access to public transport, other facilities and services;
  - e) design, including creating a sense of place, parking standards and highway standards; and
  - f) the need to promote mixed uses.
- 6.51 Single person and single parent households as a proportion of overall needs are expected to increase between 1991 and 2011. A proportion of households is likely to require smaller dwellings, which may assist in achieving higher densities. The land needed for the additional households over the Plan period could therefore be significantly less than in previous years. This point was made by the Panel that carried out the Examination in Public of the adopted Structure Plan in 1992.
- 6.52 An increase in the density of housing on brownfield sites will result in a reduced need for greenfield development, and the total amount of land that needs to be allocated for housing. Brownfield sites are generally better suited for higher density development, but must also include a mix of uses and open space.
- 6.53 As stated in PPG13 'Transport', low housing densities are often associated with increased levels of travel, particularly by car. The Three Councils will encourage higher housing densities in order to achieve economical use of limited land resources and to work towards the aim of minimising the need to travel. High densities will be particularly appropriate in locations that offer, or could offer, a realistic choice of transport and are accessible to other facilities and services. Where housing is provided in such locations, there is a strong case for reducing parking standards (see Accessibility and Transport Policy 7 which addresses the issue of maximum car parking standards). Even in less favoured locations, making less provision for cars can help to increase density. This may be achieved through parking standards and new approaches to highway design.
- 6.54 Higher density development should not neglect a good standard of design, nor the need for open space and landscaping. Innovative design solutions, such as making houses more adaptable for extension, use of three storeys, and using higher densities for core central areas to create a sense of place, will all help to reduce the land take of development, whilst avoiding town cramming.
- 6.55 Net density on sites over 10 dwellings has averaged 27 dwellings per hectare since 1991 in the Plan Area, outside the City of Leicester. Within Leicester the average net density has been 32 dwellings per hectare. This Policy proposes a higher net density for the Plan Area as a whole. Densities achieved in the City of Leicester are likely to continue to be higher than in the rest of the Plan Area, reflecting the greater need for one or two person accommodation.
- 6.56 Appropriate policies concerning densities should be set out in Local Plans.

### **Housing Policy 5: Density**

**Housing development should be of a type and design to achieve as high a density as possible, particularly in areas well served by public transport and other services and facilities. The density of housing should take account of:**

- a) the size of households, particularly smaller households;**
- b) the need for good design;**
- c) the need for mixed use in appropriate locations;**
- d) the provision of open space and landscaping;**
- e) the reduced need for parking provision and roadscape.**

**The overall average net density of new development should be 35 dwellings per hectare.**

**The following paragraph represents Rutland County Council's view only and is not the view of Leicestershire County Council or Leicester City Council:**

- 6.57 An overall average net density of 35 dwellings per hectare is considered by Rutland County Council to be substantially in excess of what is appropriate in Rutland.

### **GYPSY CARAVAN SITES**

- 6.58 It is important to provide adequate accommodation for gypsies residing or resorting in each local authority area through the development plan system. Additional information is given in Department of the Environment Circular 1/94 "Gypsy Sites and Planning". Housing Policy 6 gives the general framework for this provision in the Plan Area. Local Plans should continue to set out more detailed policies and identify sites, where possible, in areas of need.
- 6.59 Sites may be developed by local authorities, the gypsy community or other private agencies. Permanent sites should be provided to meet the needs of gypsies residing in the area, and transit sites for those resorting to the Plan Area.
- 6.60 Sites should be located in areas frequented by gypsies and have reasonable access to shops, schools and essential services. For the purpose of this Plan, 'areas' in Housing Policy 6 refers to District and Unitary Authority areas. Locations within Charnwood Forest, Areas of Local Landscape Value, Green Wedges or areas of separation will not be acceptable.

## **Housing Policy 6: Gypsy Caravan Sites**

**Provision for both permanent and transit gypsy caravan sites should be:**

- a) in areas where there is an identified need;**
- b) in areas frequented by gypsies;**
- c) reasonably accessible to community services and facilities; and**
- d) capable of sympathetic assimilation into their surroundings.**