

## POLICY PENN4: SMALLER HOUSING

***A. Schemes of residential development comprising three or more net dwellings must allow for a high proportion of smaller dwellings that have two or three bedrooms and secure a greater number of smaller units than larger units on any given site. This must be achieved without detriment to the amenities and the character of the locality and neighbouring properties as defined by the Penn Parish Design Code.***

5.26 This policy is to allow individuals, and smaller households to remain in the neighbourhood where they live, or wish to downsize from a larger property.

5.27 The Housing Needs Assessment carried out as part of the Neighbourhood Plan identifies the need for a higher proportion of smaller homes and the earlier survey responses endorsed this need. There are many larger residences but the large/small balance needs adjustment to meet the needs of local people.

5.28 The provision of a given proportion of smaller dwellings (i.e. greater than 50% of the total) will ensure an efficient use of scarce land in the built-up areas of the main settlements in the Parish. The present need is clear and the number of elderly households is projected to increase considerably over the period of this plan.

5.29 The provision of the policy is key in seeking to maintain a mixed and balanced demographic. Better utilisation of the existing housing stock is unlikely to occur unless smaller and mid-sized units are available either by the construction of new small and mid-sized dwellings or by the conversion of existing properties.

5.30 As set out in the 2022 Penn Housing Needs Assessment "Affordable housing" and related schemes to allow for lower income people is not identified in this policy or NP due to the local demographics and the local cost of housing which makes the concept impractical. However smaller houses financed by downsizing or supported by families is seen as sensible and viable.