

- Hebburn – 15%
- South Shields, Jarrow – 10%

8.54 In accordance with the 2023 SHMA, the Council will seek a tenure split of 75% affordable rent and 25% affordable home ownership. This is subject to the NPPF requirement of 10% of all dwellings being delivered for affordable home ownership. The Planning Practice Guidance (PPG) states that to qualify as a First Home, a property must be sold at least 30% below the open market value. A higher minimum house price discount of either 40% or 50% for First Homes buyers can be applied if a need is evidenced. Proposals should have regard to the Discounted Market Sales Policy Statement (2023) and the First Homes Interim Policy Statement (2022) and any successor documents.

8.55 To ensure sufficient quality accommodation is available to meet current and future needs, a supply of good quality, affordable housing is required. Affordable housing should be provided onsite where practicable. Developments should be ‘tenure neutral’ so that affordable housing is not distinguishable from market housing by layout, design, or materials.

Housing Mix

Policy 19: Housing Mix

- 1** Housing development shall deliver an appropriate mix of housing types, sizes, and tenures to meet identified needs and to create and maintain mixed and balanced sustainable neighbourhoods by:
 - i. Contributing to meeting affordable housing need, market housing demand and specialist housing as identified through the SHMA or its successor documents;

- ii. Providing an appropriate mix of house types and sizes which enhance local housing options and are acceptable for the site and its location

2 Development, where appropriate and justified, should also seek to:

- i. increase the supply of detached homes in the borough
- ii. increase the choice of suitable accommodation for the elderly population and those with special housing needs including bungalows and extra care housing
- iii. Encourage the inclusion of self- build and custom housebuilding plots as part of larger housing developments, where it is viable and where there is an identified need
- iv. Ensure new homes meet the needs of our aging population and are accessible to all.

8.56 To ensure that a choice of homes is available that will address the need for homes of different types, developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, considering the nature of the development and character of the location. The Council also recognises the need for the market to provide a choice in terms of type and mix of housing.

8.57 It is important that new homes provide a mix of good quality homes, designs and tenures which will contribute towards catering for people choosing to stay or move into South Tyneside whilst delivering sustainable neighbourhoods.

8.58 While most of the development within the Plan period will be carried out by private developers, it is still important that an appropriate mix of housing is developed to meet the housing need. The SHMA provides information on the housing need in the borough as well as information on the type and size.

Custom and Self Build

8.59 The Housing and Planning Act 2016 supports existing legislation for self- build and custom housebuilding by requiring Local Authorities to ensure sufficient serviced plots, with permission, are available to meet demand in their area.

8.60 The Council has a Self and Custom Build Register, enabling people who are interested in finding suitable building plots in South Tyneside to register an interest and will support individuals who wish to build houses for their own occupation. The Council will use the information contained within the register to inform decisions regarding the type and mix of housing on individual sites.

Technical Design Standards for New Homes

Policy 20: Technical Design Standards for New Homes

- 1** To meet the needs of older people and people with disabilities, a minimum of 5% of new build housing in developments of 50 homes or more shall be built to Building Regulations Requirement M4(3) (wheelchair user dwellings).
- 2** All residential dwellings shall be designed to be built to meet Building Regulations Requirement M4(2): (Accessible and adaptable dwellings) except where it

can be demonstrated that this is impractical or unviable due to site specific constraints.

8.61 Meeting the needs of an ageing population and those living with a disability presents challenges for housing provision. Providing more accessible homes will ensure that the borough's housing stock is more easily adaptable and will help people to maintain their independence for longer. Housing developments should provide flexible, socially inclusive and adaptable accommodation to help meet the changing needs of residents over time.

8.62 South Tyneside's older population is increasing and as people age so does the prevalence of illness and disability. According to Living Better Lives 2022-2026, the Council's Adult Social Care Strategy, 12% of our residents have a long-term health problem or disability. The Strategy seeks to support residents to live independently as much as possible, appropriate housing is a key element of this.

8.63 In March 2015, Government introduced optional accessibility standards for new dwellings to provide a mechanism for improving accessibility of housing for those with additional needs. The aim of the national set of standards is to enhance residential quality and reduce the administrative burden on new housing developments by simplifying and rationalising the wide variety of standards that local authorities across England apply to new homes.

8.64 Given the ageing population in the borough and the identified levels of disability amongst the population, the SHMA (2023) recommends that a policy requiring new homes built to accessibility standards is warranted. Based on available evidence, the SHMA suggested that a minimum of 5% of new homes should be compliant with Building Regulations M4(3) and that all new homes should be M4(2) compliant.

8.65 Based on this evidence, the Council will require 5% of housing developments over 50 dwellings to be M4(3) compliant. Appropriate house types considered to meet this requirement includes level access flats and level access bungalows.

8.66 The policy also requires all new dwellings to be M4(2) compliant, however, the Council recognises the need to balance this requirement with achieving acceptable densities on site and making the best and most efficient use of land. Where it can be evidenced by the applicant that applying the M4(2) standard to all dwellings would make the proposal viable or would unacceptably impact the efficient use of land, then proposals for an alternative proportion of M4(2) compliant dwellings on the site will be considered.

8.67 To allow for an appropriate transitional period, the standards relating to accessible and adaptable dwellings will only be applied to outline or full applications submitted 6 months after the date of the Plan's adoption. It will not be applied retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations).

Gypsies, Travellers and Travelling Showpeople

Policy 21: Gypsies, Travellers and Travelling Showpeople

- 1** As defined on the Policies Map, the existing authorised Gypsy and Traveller site at West Pastures shall be maintained unless it is no longer required to meet an identified need.
- 2** Where proposals for Gypsy and Traveller sites or Travelling Showperson yards are brought forward on