

6.5 Evidence of housing need in the Plan Area will be updated over time and development proposals will be assessed in light of the most robust and up-to-date information. Current evidence<sup>44</sup> summarised in Figure 6.1 suggests a need for a greater proportion of new stock to be smaller-to-medium-sized homes. Larger homes continue to form part of future new home supply, but the existing housing stock of the Plan Area is predominantly 3 and 4-bedroom homes, and turnover within the existing stock will continue to be the main source of supply for meeting future demand for larger homes.

	Affordable rental homes	Affordable home ownership	Market homes
1-2 bed	60-70%	55-65%	30-40%
3 bed	25-30%	30-35%	40-45%
4+ bed	5-10%	5-10%	20-25%

**Figure 6.1: Indicative need for different sizes and tenures of home<sup>45</sup>**

6.6 Provision of more, smaller homes will help to meet the needs of newly forming households, including those not eligible for affordable housing. Smaller homes should be designed to be affordable and to meet the needs of newly forming households, or to be attractive to ‘down-sizers’ when they no longer need their family home (see **Policy HOU3: Residential accommodation for older people**). Provision of smaller homes could also include homes designed for private rent in appropriate locations, as private rented homes play an important role in meeting needs for lower cost market housing for lower income residents who are unlikely to qualify for affordable housing and are unable to purchase a home<sup>46</sup>.