

5. SUPPORTING POLICIES

Housing

Affordable Housing

- 5.1 Housing affordability emerged as an issue in the area following the significant house price rises in the early 2000s. The 2011 Housing Need and Demand Assessment has confirmed the broad pattern of affordability and need across the area, highlighting an overall annual need of 233 units and a spatial distribution of need focused on the Larbert/Stenhousemuir, Polmont, Rural South and Rural North areas.
- 5.2 There has been increasing activity in recent years by social housing providers, including housing associations and the Council itself. However, availability of funding remains a critical constraint, and there is an increasing emphasis from the Government on finding ways of delivering affordable housing at lower cost.
- 5.3 In order to contribute to meeting housing need, and ensure mixed communities, the Council will continue to seek the provision of a proportion of affordable housing from private housing sites in accordance with Policy HSG02.

5.4

Policy HSG02 Affordable Housing

New housing developments of 20 units and over will be required to provide a proportion of the units as affordable or special needs housing as set out in Figure 5.1. The approach to provision should comply with Supplementary Guidance SG12 'Affordable Housing'.

5.5 Figure 5.1 Affordable Housing Requirements in Settlement Areas

Settlement Area	Proportion of total site units required to be affordable
Larbert/Stenhousemuir Polmont Area Rural North Rural South	25%
Bo'ness Bonnybridge & Banknock Denny Falkirk Grangemouth	15%

Enclosure 23

Windfall Housing

- 5.6 Appropriate opportunities for housing development in addition to those sites specifically identified in the LDP may arise within urban and village limits over the period of the plan. Historically, such windfall sites have made a significant contribution to housing supply in the area, and although the incidence of vacant and brownfield sites has generally been reducing in the area, they will continue to provide additional flexibility over and above the allocations set out in the spatial strategy. The criteria for assessing proposals for windfall housing development are set out in Policy HSG03.

5.7

Policy HSG03 Windfall Housing

Housing development within the Urban and Village Limits, in addition to proposals identified within the LDP, will be supported where:

1. The site is brownfield, or is open space whose loss can be justified in terms of Policy INF03;
2. The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
3. The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
4. Existing physical infrastructure, such as roads and drainage, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy INF02;
5. The site is not at significant risk of flooding in the terms of Policy RW06;
6. In the case of small gap sites and sub-divided plots, Policy HSG05 is satisfied; and
7. It complies with other LDP policies.

