
DEVELOPMENT CONTROL GUIDANCE: ACHIEVING A MIX OF HOUSING

1. Purpose of the Guidance

- 1.1 The purpose of this guidance is to assist developers of market housing to provide for a mix of house types to meet the needs as identified in local housing assessments.

2. Policy Background

- 2.1 Government policy in Planning Policy Statement 3 (PPS3) states that:

“Developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities.” (paragraph 23)

“In planning at site level, Local Planning Authorities should ensure that the proposed mix of housing on large strategic sites reflects the proportion of households that require market or affordable housing and achieves a mix of households as well as a mix of tenure and price. For smaller sites, the mix of housing should contribute to the creation of mixed communities having regard to the proportions of households that require market or affordable housing and the existing mix of housing in the locality.” (paragraph 24)

- 2.2 West Midlands Regional Spatial Strategy Policy CF5 (A) states that local authorities, developers and social housing providers should co-operate to create more balanced and mixed communities through the provision of a range of housing types and tenures within new housing developments and sites across all parts of the region.
- 2.3 Warwick District Local Plan Policy SC1 requires residential development schemes to provide for a range of housing.

<p>Policy SC1</p>

<p>Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases.</p>
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3 Evidence of Specific Needs

- 3.1 Evidence of the need for different types of homes is contained within the South Warwickshire Housing Assessment (2006) and the Strategic Housing Market

Assessment for the South Housing Market Area (2007)¹. The former study compared supply and demand from a household survey and identified a significant unmet need for the following house types in the private sector:

- two-bed detached or semi-detached houses for owner occupation;
- three-bed detached or semi-detached houses for owner occupation;
- to a lesser extent, two-bed flats for private rent; and
- a real choice of options in type, tenure, size and location of accommodation for older people

3.2 If migration is taken into account, there is a much greater need for two- and three- bed houses for both owner occupation and private rent; as well as a need for two- bed flats for rent.

3.3 The South Housing Market Area Assessment 2007 identified a low level of activity in the housing markets of the sub-region. This was leading to a lack of lower-priced property becoming available for sale on the open market. Reasons for this include the fact that older people are staying in their homes longer; the increasing cost, to existing households, of trading upwards; the large number of new flats being provided which do not, in turn, stimulate the market; and the fact that many sales are to people migrating into the area who do not release a home locally. The assessment also recognised the fact that the market is failing to meet the variety of different needs of the elderly, particularly at the middle and lower end of the market. To do so would release more family homes. In order to best meet current housing need and demand, therefore, the types of new homes provided should be:

- homes to meet the needs of new and growing families who will, in turn, release lower priced properties for sale; and
- a variety of homes to meet the needs of older people

3.4 Evidence from both the Assessments, therefore, suggests that the greatest need is for small/medium family homes; a limited number of 2-bed flats and a variety of homes to meet the needs of the elderly.

4 Meeting the Identified Needs

4.1 Policy SC1 recognises the fact that on some windfall sites it is not appropriate to stipulate the type of housing. For example, in the case of conversion schemes, it is often the case that only flats will be suitable and on smaller town centre sites the range of options may be limited. However, where a site is capable of delivering two- and three-bed houses, the Council will encourage developers to include these amongst the range of dwellings. Two- and three-bed houses are classified as small to medium family homes with gardens. Where flats are provided, the Council will encourage developers to provide mainly two-beds.

¹ Both Assessments are available on the Council's website www.warwickdc.gov.uk

Large Housing Schemes (25 and over)

- 4.2 As a general guide, large housing schemes (25 dwellings or more) should aim to provide market housing according to the following proportions:

Dwelling Type	%
3-bed houses	About 50
2-bed houses	About 30
2-bed flats	Up to 15
1-bed flats	Up to 5

- 4.3 The Joint Housing Assessment found no evidence of outstanding need for four bed (large family) market homes. In large housing schemes, therefore, such houses should only comprise a small proportion of the total number of homes.

Small/Medium Housing Schemes (Less than 25 Dwellings)

- 4.4 In housing schemes of less than 25 dwellings, the mix should reflect the following principles:
- Houses should be provided in preference to flats except where it can be demonstrated that the site is clearly only suitable for flats;
 - The mix of houses should include mainly 2- and 3-bed small/medium family homes with gardens
 - In schemes of flats only, these should consist of primarily 2-bed flats with a small number of 1-bed and 3-bed flats.

Homes for Older People

- 4.5 The Council will consider favourably, within a mix of different house/flat types, homes specifically to meet the needs of older people. The Housing Assessments found that a real choice of options in terms of type, tenure, size and location was required to meet the needs of older people and that these could include models of mixed and flexible tenure Continuing Care and Extra Care housing.

Market Housing in Rural Areas

- 4.6 Local Plan Policy RAP2 only allows market housing in the rural areas in the Limited Growth Villages where there is up to date evidence of local need as identified by the community in an appraisal or assessment. This would normally take the form of a full household survey of the village or parish.
- 4.7 Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size

(number of bedrooms) and type (houses, bungalows or flats). The survey results and analysis should be submitted with the planning application.

- 4.8 The Council will generally consider that a survey within the last 5 years provides a good guide to local market housing needs unless there has been some development, or other change in the character of the village/parish, since the last survey.