

 <b>Executive</b> <b>19<sup>th</sup> June 2013</b>		<b>Agenda Item No.</b> <b>11</b>
<b>Title</b>	Development Management Guidance on the Mix of Market Housing	
<b>For further information about this report please contact</b>	Sally Jones Senior Planner	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Executive 10 <sup>th</sup> December 2007	
<b>Background Papers</b>		

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	No
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	Yes/No (If No state why below)

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	29/05/13	Andy Jones
Head of Service		Tracy Darke
CMT		
Section 151 Officer		Mike Snow
Monitoring Officer		
Finance	30/05/13	Marcus Miskinis
Portfolio Holder(s)	29/05/13	Councillor Hammon – Development Councillor Vincett – Housing & Property
Consultation & Community Engagement		
The evidence for the guidance is research undertaken in the Warwick District Strategic Housing Market Assessment 2012. This report was the subject of consultation with stakeholders from the housing sector and Portfolio Holders prior to publication.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

## **1. SUMMARY**

- 1.1 In 2007 the Executive agreed Development Control Guidance on the Mix of Market Housing. The data which provided the evidence for that guidance has been updated in the recently published Warwick District Strategic Housing Market Assessment (SHMA). This new Guidance reflects the more up to date information in the SHMA.

## **2. RECOMMENDATION**

- 2.1 That Executive agree the Development Management Guidance on the Mix of Market Housing as attached at Appendix 1.

## **3. REASONS FOR THE RECOMMENDATION**

- 3.1 In December 2007 Executive agreed Development Control Guidance on the Mix of Market Housing. This set out the suggested mix of market housing on new housing development sites. The suggested mix was based on evidence from the South Warwickshire Housing Assessment 2006 and the South Housing Market Assessment 2007.
- 3.2 This evidence has been updated in the Strategic Housing Market Assessment 2012(SHMA) and so it is necessary to update the Council's guidance on the mix of housing to reflect the more recent evidence.

## **4. POLICY FRAMEWORK**

### **4.1 Policy Framework**

No changes

### **4.2 Fit for the Future**

- 4.2 The Guidance will support the Council's strategic aims for housing as set out in the Warwick Partnership's Sustainable Community Strategy.

## **5. BUDGETARY FRAMEWORK**

- 5.1 There are no financial implications associated with applying this guidance.

## **6. ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 The option of retaining current guidance would not be appropriate. The current guidance is based on out dated evidence and would not be acceptable to developers or supported by Planning Inspectors if considered at an appeal into a refusal of planning permission.

## **7. BACKGROUND**

- 7.1 The guidance is based on forecasts in the SHMA of future needs for different types and sizes of market homes in the District. It will support Local Plan Policy SC1 which seeks a range of sizes and types of homes in residential developments.

- 7.2 The guidance recommends a proportion of certain sizes of homes on medium to large sites but sets out more general guidelines on smaller sites. In rural areas it is recommended that where a Local Housing Assessment has been carried out, the mix of housing should meet this in preference.
- 7.3 The mix of affordable housing will be considered on a site-by-site basis by the Council's Housing Strategy section.