

APPENDIX 1

Development Management Guidance on the Mix of Market Housing

WARWICK DISTRICT COUNCIL

DEVELOPMENT MANAGEMENT POLICY GUIDANCE ACHIEVING A MIX OF MARKET HOUSING ON NEW DEVELOPMENT SITES

Policy Background

- 1.1 The National Planning Policy Framework (NPPF) states in paragraph 47 that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Paragraph 50 states that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to say that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.
- 1.2 Paragraph 159 of the NPPF makes clear that it is the Strategic Housing Market Assessment that should provide the clear understanding of housing needs in an area. It should address the need for all types of housing and the needs of different groups in the community.
- 1.3 Warwick District Local Plan Policy SC1 requires residential development schemes to provide a range of housing.

POLICY SC1

Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases

Evidence of Specific Needs

- 1.4 In March 2012 the Council published a new Strategic Housing Market Assessment for Warwick District (SHMA 2012). The Housing Market Model in SHMA 2012 combined data from a Household Survey with demographic projections to estimate future housing requirements in terms of house sizes, types and tenures. This was then compared with the existing housing stock in order to understand future requirements.
- 1.5 Figure 8.11 of the SHMA 2012 sets out the estimated housing requirements to 2031 by size and by areas (Kenilworth, Leamington/ Warwick/ Whitnash, Rural). It is proposed to apply the District level housing requirements data to housing proposals coming forward. The District level data is considered to be more relevant because new housing in the towns will generally meet the housing needs of the District as a whole rather than individual settlements/ areas.

Medium/ Large Housing Schemes (25 dwellings and over)

- 1.6 The recommended mix of housing in the SHMA is applied to schemes of 25 dwellings and over. It is recognised that for smaller schemes, the size of dwellings may depend on the size, location and configuration of the site. Developers will be expected to demonstrate that their schemes reflect the following advice wherever possible. *The mix of **affordable housing** will, in all cases, be determined on a site by site basis by the Council's Housing Strategy section.*
- 1.7 The following table sets out the mix of house sizes for market housing as a guide for future housing proposals on medium to large sites.

Dwelling Size	%
1-beds	About 7
2-beds	About 26
3-beds	About 43
4+ beds	About 24

Source: SHMA 2012 (Figure 8.11)

Small Housing Schemes (Less than 25 dwellings)

- 1.8 SHMA 2012 identifies a much greater need for houses than flats in the market housing sector (90% Houses). The evidence also identifies a greater need for smaller (2- and 3-bed) homes in preference to larger homes. In view of this, the following principles should be applied in smaller schemes of less than 25 dwellings:
- 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

Rural Areas

- 1.9 In rural areas, where there is evidence of local need in a Housing Needs Assessment, that mix of housing should be provided in preference to the above advice.