

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
1 September 2015

Subject: SIZE, TYPE AND TENURE OF NEW HOMES SUPPLEMENTARY PLANNING DOCUMENT

All Wards
Portfolio Holder for Environmental and Planning Services: Councillor B Phillips

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report concerns the adoption of the Size, Type and Tenure of New Homes Supplementary Planning Document (SPD). Annex 'A' of this Cabinet report contains the amended version of the SPD following public consultation.
- 1.2 The 6 week consultation period ended on 8 June 2015, 19 responses were received, the majority of which were from statutory and other consultees, four were from developers and one from a housing association. A summary of responses is attached at Annex 'B'.
- 1.3 A summary of consultation responses was presented at a Member training session on 23 July 2015. Members' comments have been taken into consideration in amending the SPD.
- 1.4 The key points raised relate to:
 - Targets for the provision of more smaller (two and three bedroom) homes
 - Targets for bungalow provision
 - Space standards
 - Affordable Housing Tenure Mix
 - Viability

2.0 SUMMARY OF RESPONSES:

Size and Number of Bedrooms:

- 2.1 There was general support from consultees for the provision of a wide range of house types and sizes. However, there was some challenge around the draft document seeking to set targets for the provision of smaller (two and three bedroom) properties in the light of homeowners aspiring to seek larger homes. The case for more smaller homes is predicated on issues of affordability (in Q2 2013 the average median house price was 8.69 times the average median income in Hambleton) and a projected decreasing household size (DCLG predicts that the average household size for Hambleton District is likely to fall from 2.33 to 2.17 persons by 2026). Both statistics are included in the document. There is therefore strong evidence to support the inclusion of a target for smaller (2 and 3 bedroom) homes. No change is therefore recommended.
- 2.2 Respondents flagged the need to take account of and make reference to schemes that the Government has introduced to assist purchasers to access the housing market for the first time or to move within it, such as 'Help to Buy'. The document has been amended accordingly however, data shows that the 'Help to Buy' scheme has had a limited take up in Hambleton, assisting just 74 homebuyers in 2013/14. In July 2015 the Government reaffirmed its commitment to get 200,000 Starter Homes built by 2020 at a 20% discount for young first-time buyers. Once proposals to deliver this commitment are announced they will be reflected in this SPD.

- 2.3 The SPD argues that current levels of under-occupation suggest the need for more smaller homes or for providing a wider choice of housing, including bungalows, for people wanting to downsize. Some consultees questioned whether over-crowding was also an issue. Whilst this is not an issue in the District (only 0.7% of properties are over-crowded) it is considered helpful to provide some text in the SPD to give a comparison between under and over-occupation and this has been added.
- 2.4. Developers challenged the 10% requirement for one bedroom properties within the SPD, stating that Registered Providers do not support their provision. The 10% figure is a target not a requirement. There is a genuine need for one bedroom properties both in terms of properties for sale for first time buyers and single person households and also for affordable/social rent for couples in the light of Welfare Reform and the introduction of the 'bedroom tax'. Consultation with Registered Providers did find that one bedroom flats can in some circumstances be difficult to manage when provided in large blocks with shared communal areas, however in small schemes of up to two storeys where dwellings have their own private entrance Registered Providers are supportive of their provision.
- 2.5 Some consultees requested further clarification on what was meant by large and small dwellings. The draft SPD proposed that homes up to three bedrooms be viewed as small dwellings and those of four or more bedrooms as large dwellings. However, discussion with Members regarding the size of dwellings and the provision of en-suites suggested that some three bedroom dwellings could actually be very large. The definition has therefore been amended to include an indicative size threshold of 100m² (1,077ft²) for small dwellings. Any dwellings over this size to be regarded as large.

Space Standards:

- 2.6 A number of respondents raised the issue of the National Described Space Standards which were published in March 2015 and which will be applied to all tenures of housing. The revised SPD includes the new national standards which replace the Council's affordable homes standards. However, presently the Council can only refer to and use these standards as guidance since the Planning Practice Guidance requires Local Planning Authorities to refer to the Nationally Described Space Standards within a Local Plan before being able to enforce them. The standards can and will however be used in planning application discussions and negotiations.

Bungalows:

- 2.7 The SPD also seeks a target of 10% bungalow provision on sites of 10 or more dwellings and for these dwellings to be two bedroom and predominantly for market sale. Developers have challenged the strength of the evidence which has led to the target for this type of property and are concerned about the impact this will have on the viability of sites. The North Yorkshire Strategic Housing Market Assessment (NYSHMA) suggests a significant need for this type of housing, particularly for older people, which was verbally reaffirmed by local estate agents. Members support the 10% target. Therefore the figure remains a target within the SPD with the caveat that such provision will be subject to negotiation and site viability. Other responses supported the provision of bungalows and suggested a need for three bedroom bungalows for those wishing to downsize.

Affordable Housing Mix:

- 2.8 The SPD proposes a target tenure split for affordable housing provision of 70% social rent and 30% intermediate tenure. Developers question whether we are able to change this split as it is defined within policy DP15 as 50/50. The 70/30 target tenure split has been used in negotiations since April 2013 following consultation with Registered Provider partners and the North Yorkshire Strategic Housing Market Assessment (NYSHMA) recommendations.

It was reviewed again in April 2014, as part of the review of the Affordable Housing SPD and partners confirmed that it reflects the latest evidence on housing need, demand and affordability. Policy DP13 requires the house builders to work collaboratively with the Council, taking account of the views of other relevant housing partners, in determining the appropriate mix and type of housing on both allocated and unallocated sites. The Council's starting point for negotiations on all qualifying sites will therefore remain the 70/30 split and the wording in the SPD remain unaltered.

Viability:

- 2.9 Developers expressed the view that the targets for smaller homes and bungalows would be overly burdensome. Site viability remains an issue and the SPD is not intended to impose additional burdens on developers. The guidance in the SPD sets targets to meet the housing needs for the District. Each site will vary and developers will need to demonstrate how they have sought to address the housing size, type and tenure issues through their design and choice of housing mix. The Council's target housing mix for large sites will remain within the SPD but, as stated, will be subject to negotiation with developers where viability is found to be an issue.

Strategic Housing Market Assessment:

- 2.11 A new Strategic Housing Market Assessment (SHMA) for Hambleton has been commissioned and the final report is due in December 2015. This will calculate an up-to-date figure for housing need and indicate the size, type and tenures of homes needed, including provision for older people and specialist groups. It will also provide an objectively assessed housing need figure for the District. The outcomes of the SHMA will inform policies in the new local plan and any future review of this SPD.

3.0 LINK TO COUNCIL PRIORITIES:

- 3.1 Providing an adequate amount and range of housing (including affordable housing and housing for older people) to meet the housing needs of all sections of the community is a key priority within the Council Plan. Provision of housing that better meets the needs of our population including affordable housing helps sustain the vibrancy of our communities and also supports economic growth by providing homes for our workforce.

4.0 RISK ASSESSMENT:

- 4.1 There are no significant risks associated with the recommendations.
- 4.2 The key risk in not approving the recommendation is shown below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The Size Type and Tenure of New Homes SPD is not adopted	The Council's ability to successfully negotiate the provision of housing that reflects the changing demographics and lifestyles of its residents will be compromised and will adversely affect the vibrancy of our communities and economic growth.	4	4	16	Adopt the amended Size, Type and Tenure of New Homes SPD.

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

5.0 FINANCIAL IMPLICATIONS:

5.1 There are no financial implications relating to the adoption of this SPD.

6.0 LEGAL IMPLICATIONS:

6.1 There are no legal implications associated with this recommendation; however regulations do need to be followed in taking the SPD forward to Council for adoption.

7.0 EQUALITY/DIVERSITY ISSUES:

7.1 This SPD once adopted will help to better meet the housing needs of residents throughout the District, both in terms of affordability and choice, as it will strengthen the Council's position when negotiating planning applications and better articulate to developers the housing needs of the District and the Council's expectations on how these should be met.

7.2 In publicising and making the document available the Council must ensure everyone is aware of it and can access it, including hard to reach groups.

8.0 RECOMMENDATIONS:

8.1 It is recommended that Cabinet approves and recommends to Council:-

- (1) that the revised SPD be adopted; and
- (2) the need to review the SPD is considered following completion of the Strategic Housing Market Assessment and the publication of any new government guidance regarding Starter Homes.

MICK JEWITT

Background papers: Town and Country Planning (Local Planning) (England) Regulations 2012
Council Plan 2011 – 15

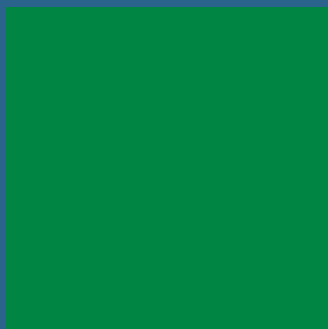
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SIZE, TYPE AND TENURE OF NEW HOMES

Supplementary Planning Document

Adopted September 2015






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Introduction

Providing homes for the future is not simply about bricks and mortar. It is about building communities, responding to changing demographics and lifestyles and providing homes for our workforce. The current market and affordable housing offer for many Hambleton residents could be improved. The profile of Hambleton residents and their lifestyles has changed over the past decade but this has not translated in the housing that has been built. There is a mismatch between housing needs and current and future housing stock.

Our homes need to be of the right type and size to meet residents' aspirations and provide a range of housing choices which will enable both 'up' and 'down' sizing and allow families to change and grow. It is therefore important that the right type and size of homes are built across Hambleton to ensure that a wide range of local housing needs are met, the vibrancy of our communities sustained and economic growth supported.

The Council believes that market forces alone will not provide the homes that we need at prices that local people can afford. Households in Hambleton are getting smaller and the population is ageing but the private market is still delivering a high proportion of larger, family homes and only a handful of bungalows have been built since 2007.

The Council's aim in publishing this Supplementary Planning Document (SPD) is to encourage a change in house types and sizes and increase tenure choice, enabling all residents to have access to a decent home which they can afford and which suits their needs.

To achieve our ambitions we require:

- **more two and three bedroom market homes**
- **more choice for older people including two bedroom bungalows for sale**
- **a wider tenure mix including more affordable housing, intermediate tenures and private rented homes**

This SPD relates in the main to market housing as the Council's requirements in respect of affordable housing are included within a separate SPD. This is the first Size, Type and Tenure of New Homes SPD that has been produced by the Council. It has been informed by data from the 2001 and 2011 Census, the North Yorkshire Strategic Housing Market Assessment (NYSHMA) 2011, the Council's SHLAA Oct 2014, planning permissions and market data from Rightmove and local estate agents, an internal review of older people's housing needs, December 2013 and demographic analysis and forecast undertaken by Edge Analytics 2014.

Context

Type, Size and Tenure

The 2011 Census shows that the majority of homes in Hambleton are detached (42%). Across all house types the profile is almost identical to that in 2001, suggesting that development during the ten year period has replicated the existing profile.

As a result of the supply of larger properties, 17,407 households in Hambleton under occupy their properties, representing almost half of all households. Under occupation of a dwelling is when the number of bedrooms exceeds the number of residents within that household. In contrast, the NYSHMA 2011 found a 0.7% occurrence of overcrowding.

Table 1: Dwelling Type 2001 and 2011 Census

Hambleton District Council	Detached	Semi	Terraced	Flat	Caravan
2001	43%	30%	20%	5%	
2011	42%	30%	21%	5%	1%

Source: Office for National Statistics

Looking at the new homes added to the stock in Hambleton between 2013/14 and 2014/15:

- 29% were two bedroom, 32% were three bedroom and 26% four bedroom
- 40% of all homes were detached and of these the majority were either three or four bedroom (with the greatest being four bedroom)
- 4% of all homes were bungalows

- 22% of all homes were semi-detached almost all of which were three bedroom
- 20% of all homes were terraced of which most were two and three bedroom
- 15% of all homes were apartments with about two thirds of these two bedroom and one third, one bedroom

Source: Planning Completions Data 2015

Table 2: 2013/14 and 2014/15

House Type	Bedroom Size					Total
	One	Two	Three	Four	Five	
Detached	2	10	56	117	13	198
Bungalows	2	10	5	5	-	22
Flat	33	40	2	-	-	75
Semi-Detached	-	35	62	2	-	99
Terrace	10	50	32	6	-	98
Totals	47	145	157	130	13	492

Tenure

The 2011 Census breakdown of tenure for the existing housing stock shows a high proportion of owner occupiers and little change since 2001, but for a slight increase in the percentage of households in private rented accommodation and a corresponding small decrease in owner occupation.

The increase in private rented tenure has resulted from an under supply of housing stock and high house prices in the District.

Table 3: Tenure Type

Hambleton	Owner Occupied	Shared Ownership	Social Rented	Private Rented	Living Rent Free
2001	73%	0.2%	12.9%	11.3%	
2011	70%	0.41%	13%	15%	2%

Source: Office for National Statistics Census 2001 and 2011

Owner Occupation

Home ownership remains by far the dominant tenure across Hambleton and will continue to remain the preferred housing tenure choice of those who can afford it. Private developers will continue to build more new homes of this tenure throughout Hambleton in the future. However, affordability is a key challenge for Hambleton. House prices are well in excess of the regional and national averages,

although the gap is reducing. In 2013 house prices in Hambleton were £16,855 higher than the North Yorkshire average - see table 4 below. Whilst government initiatives such as Help to Buy have a role to play in helping homebuyers into the housing market, there have been only 74 homeowners helped with a loan in the District in 2013/14.

Table 4: Average house prices

Average House Price	England and Wales	North Yorkshire	Hambleton
2004 - Quarter 4	£184,121	£192,701	£217,584
2013 - Quarter 2	£242,389	£212,641	£229,496

Source 2013: DCLG - Table 581 Mean House Prices using Land Registry data

As well as the high prices, mortgages are still difficult to source and interest payments relatively high. Many lenders will only lend on 80% of the value of a property and have introduced more prudent lending following the recession. Consequently many mortgage offers have also returned to what was traditionally viewed as 'affordable', ie 3 to 3.5 times earnings. This coupled with requirements for high deposits (20%) means that home ownership is out of reach for many potential buyers in Hambleton.

Based on 2013 Department of Communities and Local Government (DCLG) figures the average

house price in Hambleton is £229,496. To be affordable this would require a deposit of £46,000 and an income of between £52,500 and £61,200. The Annual Survey of Hours & Earnings (ASHE), for 2013 shows that for Hambleton the average income was £22,614 less than half that required. The ratio of house prices to earnings stood at 8.69 in the second quarter of 2013 - see table 5 below. There is a significant mismatch between the median household incomes required to access the market and the average household income levels across Hambleton.

Table 5: House price to income ratios

Affordability Ratio House Prices to Earnings	England and Wales	North Yorkshire	Hambleton
2013 - Quarter 2	6.72	7.38	8.69

Source: DCLG 2014 - Table 577 - Average Median House Prices to Average Median Income

The Private Rented Market

Agent consultation undertaken as part of the NYSHMA (2011) determined that the rental market in Hambleton is very strong, stock is let very quickly, and that there is a need to increase all types of rental stock, particularly two bedroom houses. Demand is particularly high in and around Northallerton and Thirsk and there is also a shortage of good quality shared housing in these areas.

Because demand is so strong, rent levels are relatively high (£325-£500pcm, for a one bed flat, £500-600 for a two bed house, £600-750 for a three bed house (Rightmove July 2014). Assuming affordable housing costs equate to 25% of income the average income level required for a one bedroom flat is £20,000, for a two bedroom house is £26,400 and for a three bedroom house £32,400 compared to a median income in 2013 of £22,614.

Affordable Housing

The NYSHMA identified a need for 320 affordable dwellings per annum in Hambleton from 2011-16 (1,600 total). In March 2014, there were 1,378 households registered on the Choice Based Lettings System for the Hambleton District, which is 3.5% of all households. The Council's Affordable Housing SPD details the Council's approach to addressing this need however, the size and tenure of these homes will also be discussed within this document.

The NYSHMA supports the delivery of affordable housing in line with the proportions set out in table 5 below to meet Hambleton's affordable housing needs, with a caveat that it would be preferable for the need/demand for one and two bed properties to be met by delivery of two bedroom properties to most effectively meet housing needs. It also adds that this demand does not necessarily translate into requirements solely for flats as described above.

Policy CP9 of the Local Development Framework (LDF) Core Strategy seeks affordable housing provision on sites of 15 or more dwellings

(or 0.5 ha or more) in the Service Centres and two or more dwellings (or 0.1 ha or more) elsewhere. It seeks to achieve 40% provision in the sub areas of Bedale, Northallerton and Thirsk and 50% in Easingwold and Stokesley. Elsewhere policy CP9A allows for the development of schemes for 100% affordable housing on sites on the edge of settlements where planning permission would not normally be permitted provided that the homes meet an identified housing need.

However, in the context of Policy CP9 the Council notes the recent changes to Planning Practice Guidance - Planning Obligations, which state that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The Council has adopted a lower five unit threshold in all its rural areas as these are designated rural areas under Section 157 of the Housing Act 1985. Therefore contributions towards affordable housing will be sought on sites of six or more dwellings.

Table 6: Housing need by number of bedrooms required

Households in Need	Number of Bedrooms required			
	One	Two	Three	Four+
Bedale	39%	38%	24%	0%
Bedale Hinterland	18%	63%	18%	0%
Easingwold	75%	16%	0%	8%
Easingwold Hinterland	31%	58%	9%	2%
Northallerton	42%	58%	0%	0%
Northallerton Hinterland	68%	32%	0%	0%
Stokesley	20%	34%	46%	0%
Stokesley Hinterland	45%	49%	0%	7%
Thirsk	67%	33%	0%	0%
Thirsk Hinterland	66%	10%	17%	8%
Hambleton	48%	41%	10%	1%

Source: NYSHMA 2011 Appendix 2 fig 7.11 p135

The profile of new affordable homes delivered between 2007 and 2013 is set out below:

- 28% of all homes completed within the period were affordable.
- 40% were two bedroom, 24% three bedroom and 15% one bedroom
- 34% were flats of which a similar number were one and two bedroom
- 20% were semi-detached comprising two and three bedroom houses
- 25% were terraced houses comprising predominantly two and three bedroom
- only eight affordable homes were bungalows (1.7%)

Source: HDC Monitoring data

The provision of predominantly two and three bedroom affordable homes shows that overall the Council is enabling the right type of homes through grant funded schemes and through planning obligations and responding to the needs identified in the NYSMA by delivering more two bedroom homes to meet demand.



Oaklands, Easingwold (developed by Redrow)

Planning Policy Context

This SPD sits within the national and local planning context, which encourages sustainable development and communities to meet a wide range of housing needs.

National Planning Policy Framework (NPPF March 2012)

The National Planning Policy Framework (NPPF) reinforces the planning system's role in contributing to the achievement of sustainable development and its 'social role' in "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support health, social and economic well-being" (para 7).

It argues that pursuing sustainable development involves seeking positive improvements in the quality of the built environment, as well as in people's quality of life including widening the choice of high quality homes (para 9) and that "Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas".

The NPPF advises that every effort should be made to objectively identify and then meet the housing needs of an area and planning should "Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" (para 17).

Para 50 states "To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)
- identify the size, type and tenure and range of housing that is required in particular locations, reflecting demand
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time"

Planning Practice Guidance (PPG) (March 2014)

Paragraph 21:- Housing for older people - recognises the importance of meeting the needs of the ageing population when addressing housing needs. It states:

“The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to move. This could free up houses that are under occupied. The age profile of the population can be drawn from Census data. Projections of population and households by age group should also be used. The future need for older persons housing broken down by tenure and type (eg sheltered, enhanced sheltered, extra care, registered care) should be assessed and can be obtained from a number of online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (Use Class C2). But identifying the need for particular types of general housing, such as bungalows, is equally important”.

Local Planning Policy

Achieving the right mix of housing is a key principle in the Core Strategy. In preparing the LDF, the Council received comments expressed through Community Plan consultations at District and local level raising the nature of the housing that is available as a major concern. A good mix of housing in terms of size, type and tenure should help create more sustainable communities.

Para 4.2.11 of the Core Strategy states that “Comments received in preparing the LDF, and expressed through Community Plan consultations in the District and local levels have raised the nature of housing that is available as a major concern... Views have been expressed that there is a need to provide a range of house types in terms of size of dwellings, dwellings to rent and to buy and lifetime housing which is designed to be flexible in use and capable of meeting differing household needs over time, reflecting the differing requirements of households, income levels and individual mobility...The general consensus in the LDF and Community Plan consultations is that the greatest need is for affordable housing, dwellings for smaller households, in particular for single people and elderly people and housing for ‘key worker’ particularly those in the care sector”.

The provision of housing throughout the District is guided in terms of its size, type and tenure by the inclusion of detailed guidance within the LDF policies.

Policy CP8 Type, Size and Tenure of Housing

CP8 Proposals for housing must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. These needs will include appropriate provision for all sectors of the community for example including the needs of elderly people and also for the particular needs of gypsies and travellers.

DP13 Achieving and maintaining the right mix of housing

DP13 Housing proposals, and the allocation of sites in the Allocations Development Plan Document (DPD), must provide for a mix of dwellings, in terms of size, type and tenure, which meet the needs of all sections of the local community, promotes sustainable communities and social cohesion, and supports the local economy.

House builders will be required to work collaboratively with the Council, taking account of the views of other relevant housing partners, in determining the appropriate mix and type of housing on each site allocated in the Allocations DPD, and in developing proposals on unallocated sites (windfall sites). The main considerations in determining the appropriate mix is whether the development creates or contributes to the creation of a sustainable and inclusive community, taking into account:

- the Council's Housing Needs Study, which will be kept under review
- any other local housing needs information eg relating to elderly people or special needs

- the location and particular physical and environmental characteristics of the site, including its accessibility to local services and transport
- the characteristics of the existing stock in the locality including housing age, condition, occupancy and demand
- any site specific guidance contained on the Allocations DPD
- current housing market conditions
- the context and proposal of the Community Plan and Housing Strategy

Developers will be required to assess and demonstrate the sustainability of the proposed mix on any particular site against this information.

Specific guidance will, where appropriate be given in relation to the major development proposals within the Allocations DPD.

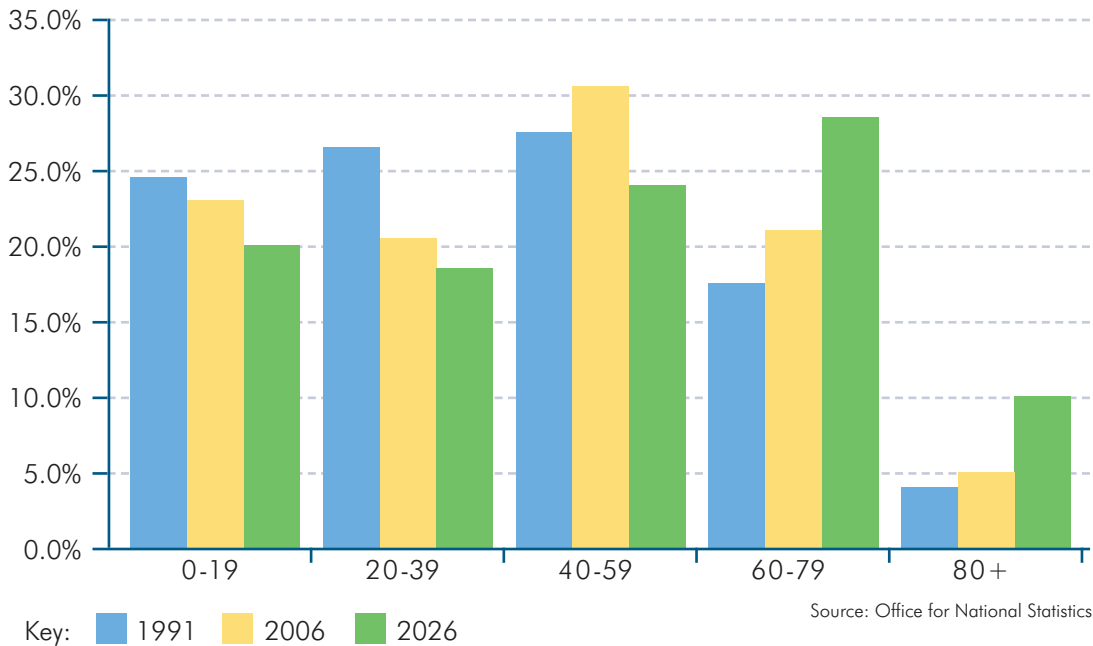
The Council's requirements for affordable housing are set out in Core Strategy Policies CP9 and CP9A and Development Policy DP13 and articulated in the Affordable Housing SPD (2015).

Type, Size and Tenure Challenges

Younger Households

Hambleton is projected to see a decrease in the number of households where the head of household is aged between 35 and 54. These are more likely to be family households and therefore this will impact on the use of the existing stock which in Hambleton has a high proportion of detached and larger properties.

Graph 1: Age profile trends and forecast 1991-2026 (Hambleton District)



Healthy growth is also projected in the number of 25-34 year olds. This is a particularly dynamic age band in terms of the housing market - heads of households within this age band are likely to be active in a range of tenures as their circumstances change and they are likely to find accessing the owner-occupier/mortgage market difficult in the current economic climate. Many in this age band will be on relatively low incomes and have few

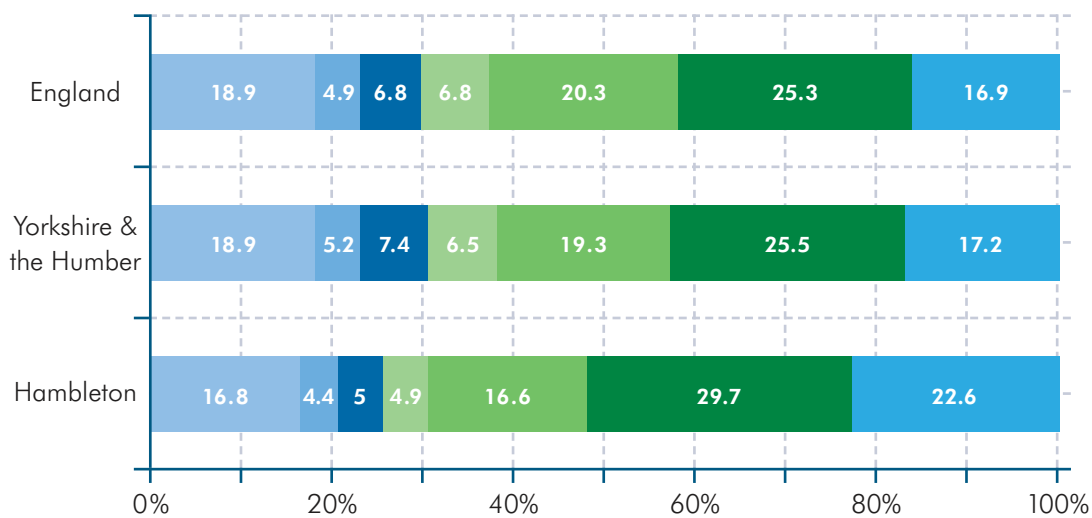
savings, being at early stages in their careers. This is a very important group in terms of contributing towards the economic future of the District. It is from this group that we will find many of our future managers and business leaders. Because of their employment opportunities, good services and transport links, Thirsk and Northallerton are likely to be the most attractive places for younger households to live.

Older Households

The demographic profile of Hambleton has changed markedly in the past decade. Census data shows that Hambleton has a considerably higher percentage of older people (aged over 65 years) than other areas of the country and region at 23% compared with 17% for England and this is increasing year on year - see graph 2 below. Within this, Stokesley, Great Ayton and Easingwold have particularly high percentages of older people. We are seeing an increase in the number of older couples as the life expectancy for men increases.

The District's housing also needs to meet the needs of the ageing population and to offer wider choice. Hambleton's population is ageing and the Council needs to consider how it can increase older person's housing options in the future to make 'downsizing' or moving to specialist housing simpler and more attractive. Currently there is a high level of under-occupation but this is not translating into an increased level of downsizing and 49% of older person households suggested they want to move home as they need a smaller property (SHMA fig 9.11).

Graph 2: % Resident population by age band (Hambleton District)



Source: Office for National Statistics

Key: 0-15 16-19 20-24 25-29 30-44 45-64 65+

The increasing older population and their aspirations and requirements will have far reaching implications for our housing markets. Many of these households are currently remaining in their existing homes because alternative housing choices are limited, however others choose to stay in

their own homes with support where needed. The growth in older person households will need to be accommodated through a more appropriate offer in the private market to ensure older people have choice in the size and type of accommodation they require.

Household Formation

Census data also shows how household composition is changing. Lifestyle choices and relationship breakdown are impacting on household composition and the economy is impacting on household formation patterns. Like many other parts of the country, the number of one person households and couples without children in Hambleton is increasing whilst the number of larger families is decreasing



Meadowfield Extra Care at Thirsk (Housing 21)

Graph 3: Household composition



Households are getting smaller and the projected increase in single persons and couples translates into a high demand for smaller properties - these properties account for 60% of the requirements

but the housing options for smaller households are limited, as developers continue to build larger homes.

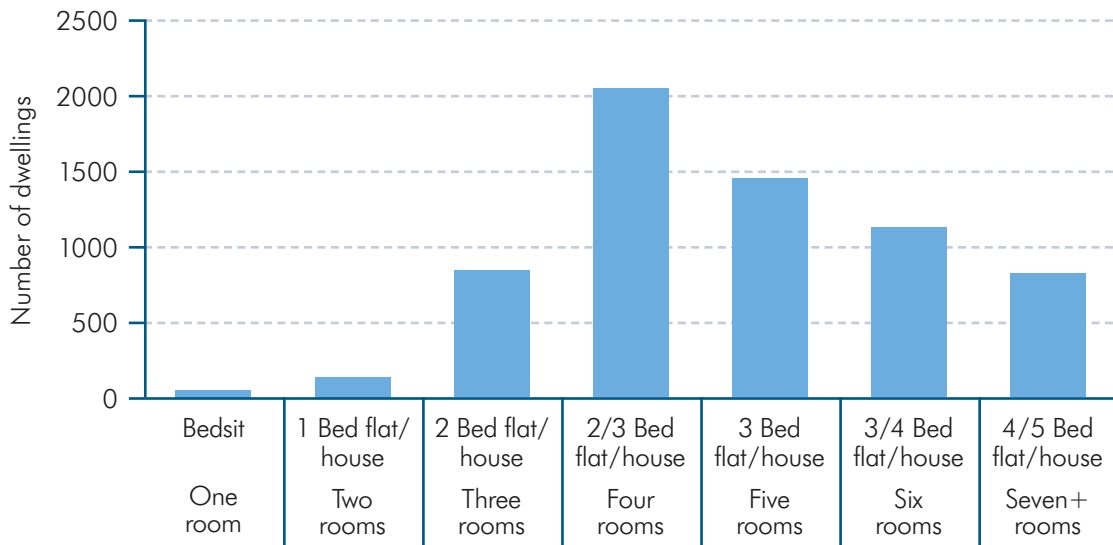
Future Housing Demand

Nationally DCLG forecasts a need for significantly more two and three bedroom homes. It suggests that Councils need to enable the provision of more homes of which the split should be roughly 65% two and three bed and 35% four or more bedrooms. This requirement for smaller market homes accords with DCLG projections that the average household size for the Hambleton District is likely to fall from 2.33 persons to 2.17 persons and the estimated dwelling mix required for Hambleton - see graph 4 below.



Aurhitts development Shipton by Beningbrough (Broadacres)

Graph 4: Dwelling mix for homes required in Hambleton 1991-2026



Source: Office for National Statistics 2001

The NYSHMA concludes that the projected increase in couple and single person households (many of which include older persons) translates into a projected high level of future demand for smaller properties ie one or two bedrooms and that these property sizes account for 60% of the future requirement. However, this demand does not translate into requirements solely for flatted properties but for smaller family housing and properties suitable for older people. It also concludes that this growth would point to high demand for smaller properties located in close proximity to key services and transport networks such as in Northallerton and Thirsk.



Dale View development at Morton on Swale (Yorvik Homes)

Table 7: Households wanting to move in next two years by property size (NYSHMA 2011)

Authority: Hambleton District Council	Households wanting to move in the next two years - expectations by property size				
	Studio/One bedroom	Two bedrooms	Three bedrooms	Four+ bedrooms	Total
Single person household	11.7%	59.8%	19.2%	9.4%	100%
Single parent families	0%	29.8%	52.3%	17.9%	100%
Couple only households	1.6%	29.1%	55.7%	13.5%	100%
Couple households with no dependent children but other occupants	0%	28.6%	42.9%	28.5%	100%
Families (couples with dependent children)	0%	0%	46.2%	53.8%	100%
Other households	12.9%	24%	56.6%	6.5%	100%
Total	5.9%	31.5%	44.3%	18.3%	100%

Source: NYSHMA 2011

The NYSHMA recorded the housing expectations of households looking to move in the next two years which showed a strong expectation for three bedroom properties from all household types except singles who showed a preference for two bedroom homes. 53.8% of family households aspire to four bed homes accounting for about 20% of households (NYSHMA fig 6.13, p98). The NYSHMA also identifies demand for moderate three bedroom, family properties reflecting the aspirations of households to live in larger properties ie with a spare bedroom. This demand is predominantly driven by couple households rather than family households, noting the projected decline in this household type in Hambleton.

The NYSHMA found that of those Hambleton residents expecting to move in the next two years, 62% aspired to be owner occupiers, 50.2% expected to move into social rented accommodation and 29.1% into private rented (NYSHMA fig 5.14 p69). Those who had moved in the two years prior had predominantly remained within the same tenure. Private renting accounts for 9.2% of moves from owner occupation (NYSHMA, fig 5.15, p71).

The growth in households where the head of household is in the 25-34 age band is likely to result in a requirement for smaller properties and for these to be mainly in the private rented market or in intermediate tenures. The decline in households where the head of household is aged between 35 and 54 is likely to have implications for the levels of demand for larger properties, particularly with the prevalence of this type of housing in the existing stock.



York Vale House development in Northallerton (Broadacres)

Improving our 'Housing Offer'

In response to the context and issues set out previously, the Council wishes to improve the new housing offer by enabling the provision of:

- **more smaller homes**
- **homes to meet the needs of older people**
- **some shared housing**
- **specialist housing**
- **self build**
- **a wider tenure choice**

The ways in which we will do this are set out below.

Enabling the provision of more smaller homes

The Council needs to ensure that its housing offer can both meet housing needs and demand and support economic growth ambitions to deliver its Economic Strategy. For local businesses to grow and new ones to set up there is a need to assure investors that there is a range of good quality housing for their workforce. Whilst undoubtedly there will be a need for some large executive homes a more fundamental need will be for a supply of housing that is affordable to those on more modest incomes.

To meet the needs of the changing population the Council seeks to increase the number of two and three bedroom market homes. In accordance with the recommendations of the DCLG and evidence from the NYSHMA it will seek to achieve 60-65% two and three bedroom homes on market housing sites of 25+ dwellings across the District. This will increase housing options for smaller families and couples for whom four and five bedroom houses are too large and unaffordable.

To meet the needs of young singles and couples the Council will encourage the provision of some smaller one bedroom market homes. In broad terms depending on local circumstances it will aim to achieve 10% one bedroom properties on all new housing sites across the District and seek to increase this percentage on smaller sites that lend themselves to this type of development, particularly in the service centres of Northallerton and Thirsk.

In summary the Council will seek to achieve the following targets of appropriate mix on open market sites of 25 or more dwellings across the District:

Table 8: Targets for new dwelling size

Type	Target Percentage
One Bedroom	10
Two Bedroom	35
Three Bedroom	25
Four Bedroom	10-15
Two Bedroom Bungalow	10

Smaller homes can also be achieved through bringing back into use flats over shops and perhaps the conversion of larger houses into Houses of Multiple Occupation (HMOs). In terms of affordable housing recent discussions with Registered Provider partners indicate that they are looking to the long term sustainability of communities and tenancies. As such, despite the welfare changes, Registered Providers do still support the delivery of one bedroom homes however they are not keen to manage these where they are provided within blocks of two or more storeys. They continue to support the caveat within the NYSHMA that need is better met by two bedroom homes and are also supportive of flexible accommodation such as larger one bedroom homes which could be converted to two beds.

Historically maintaining size standards has been relatively straight forward on schemes that rely on public subsidy since Registered Providers are required to build to a minimum standard, known as the Housing Quality Indicators (HQI) standard, in order to claim grant funding.

However, a considerable amount of affordable housing is delivered through S106, without public funding and the requirements associated with it.

Whilst the Council has delivered many homes through this mechanism, over the past year or so housing officers and Registered Provider partners have started to become concerned about the size of these homes, particularly in the light of Welfare Reform changes.

Proposed National Housing Standards

In March 2015 DCLG issued Nationally Described Space Standards. The Council will use these standards to guide the provision of new homes. It is the intention to embed the standards within the forthcoming Local Plan.

Table 9: Nationally Described Space Standards
Minimum gross internal floor areas and storage (m²)

Number of Bedrooms	Number of bed spaces (persons)	One storey dwellings	Two storey dwellings	Three storey dwellings	Built-in storage
One bed	1p	39 (37) ²	-	-	1.0
	2p	50	58	-	1.5
Two bed	3p	61	70	-	2.0
	4p	70	79	-	
Three bed	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
Four bed	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
Five bed	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
Six bed	7p	116	123	129	4.0
	8p	125	132	138	

Source: DCLG March 2015

Shared Accommodation

The Council is also aware of the need to provide some housing for younger people, very early in their careers, who are likely to be more transient and be on lower incomes and for whom sharing may be the only affordable option if they want to live independently.

Welfare Reform changes and the introduction of the Social Size Criteria (bedroom tax) are causing issues for single under 35s in or out of work who are now only entitled to the single person room rate and to whom a one bedroom flat would therefore not be affordable. Therefore the Council will view favourably applications for Houses in Multiple Occupation to allow young people to share, where these are of good quality and meet other regulatory requirements.

Meeting the Housing Needs of Older People

Social housing is not an option for most older people in Hambleton because the £60k ceiling (total income and/or assets) for North Yorkshire Homechoice excludes them from registering. The private rented sector is not a popular tenure with older people because of the insecurity - many older people find moving very stressful. Owner occupation is by far the most popular tenure for Hambleton's older people and in 2011 76% of our older people were owner occupiers.

There is limited accommodation choice in the market for older people wanting to downsize and therefore many are living in properties that are too large for their needs and that are costly to run and maintain.

One size does not fit all and the Council is keen to ensure that there is a range of housing options for older people including bungalows, flats, assisted living and extra care.

Extra Care

Extra Care schemes provide housing with support for older people and to meet more specialist needs such as providing care for people with dementia.

The Council supports a Hub and Spoke model of Extra Care which encourages the provision of some bungalows. This model increases choice by allowing older people to opt for more independent living accommodation, separate from the main block but with the opportunity to use care and support packages and the facilities that Extra Care schemes provide.

In considering planning applications for this type of housing developers are encouraged to enter into early discussions with the Officers from the Council and colleagues from North Yorkshire County Council Extra Care Team who can offer advice and expertise on key aspects such as what facilities should be provided eg café, sensory garden; where they are best located within the development; their detailed design and also care and support packages.

Sheltered Housing Schemes

The Council also understands the role that sheltered housing schemes provided by the private sector can play in improving housing choice and meeting the housing aspirations of some older people. Such developments can prove particularly popular with older women living alone who seek a secure home where they can live independently within a community environment, befriend neighbours and take part in scheme activities. Providers of such accommodation as well as marketing outright sale properties also often offer other tenure options such as equity release, life lease and market rent. Subject to meeting other planning policy criteria the Council will support sheltered schemes that provide different tenure offers to increase choice for older people from all walks of life. Where on-site delivery is not achievable, commuted sums generated from developments of this type could be used to subsidise delivery of affordable housing for older person's accommodation.

Schemes should be located within easy walking distance of town or local District centres and benefit from good transport links.

Bungalows

Hambleton has very few bungalows within its existing stock and there is a shortage of two bedroom bungalows on the market for older people to downsize to, particularly in the service centres of Stokesley, Easingwold and Great Ayton.

The Council is aware that over recent years many larger private developers have ceased to include two bedroom bungalows within their portfolios of house types and been reluctant to design schemes which include bungalows because of the perception that they are 'land hungry' however, there is need for a new approach. Therefore the Council is keen for developers to include more two bedroom bungalows in their schemes and for these to be

developed to engender a sense of community and security for older people. The NYSHMA shows that 28% of older people wanted to move to a bungalow. This was highest for Hambleton compared to the whole of North Yorkshire.

It favours scheme designs that intersperse clusters of two bedroom bungalows with other housing and also modern terraces of 'almshouse style' bungalows which overlook shared gardens, allotments or green space.

To assist older people to downsize and improve the offer of smaller accommodation the Council will seek 10% bungalow provision on all housing sites of 10 or more dwellings. Bungalows should normally be two bedroom and predominantly for market sale. However, some modest three bedroom bungalows will also be supported where they meet an identified need.

Provided that there are no site constraints, there is an expectation that the bungalows will be distributed throughout schemes and interspersed with two-storey properties to embed a spirit of community where old and young residents live side by side.



Pitfield Corner development at Scruton (Chevin HA)

Specialist Housing

Housing for Younger People with Physical and/or learning disabilities

Across Hambleton there is a need for some housing for younger people with physical and/or learning disabilities to enable them to live independently in a safe environment.

This housing needs to be affordable and is likely to require either grant funding or some flexibility around affordable housing delivery because of the cost associated with this specialist nature of provision. The Council supports the provision of more new housing for people with more complex needs which are likely to be affordable housing supported with public subsidy. Such schemes should be small scale built to Lifetime Homes standards and capable of accommodating large pieces of equipment such as hoists and be wheelchair accessible.

The Council will therefore work closely with North Yorkshire County Council, Social Services, Registered Providers, the Homes and Communities Agency and support agencies to facilitate. Such schemes which should be of small scale ie no more than twelve units. This could form part of the Hub and Spoke model, making use of the facilities and staffing in Extra Care developments will be encouraged.

It will also seek to maximise funding available through sub regional partnership working, more specifically funding streams identified through the Local Economic Partnership Growth Deal.

The Council will work with North Yorkshire County Council to deliver an element of specialist housing on larger housing sites as and when there is evidence of need.



Oxmoor Place development at Easingwold (Yorkshire Housing)

Self Build

The Council recognises that self build homes may provide a more affordable housing option for some local people, either as individuals or as part of a group of residents. Subject to meeting other planning policy requirements, the Council will support applications from individuals that will meet their own housing need and are of high quality and blend into the existing street scene.

The Council will also consider proposals on larger sites for plots to be sold as serviced plots brought forward by an individual, developer or a Community Land Trust. A Community Land Trust is a group of like-minded people living in a community wanting to develop some houses for local people but wishing to have an influence on design, number and who is to live in them. Proposals brought forward in this way should be in a recognised named settlement and the future value of properties controlled so that they remain affordable in perpetuity to local people.




Tenure Choice

Providing different tenure options will be an important factor in meeting housing needs and improving customer choice in the future particularly since mortgage finance and the credit crunch is still impacting on people's ability to obtain mortgages, save for deposits and become owner occupiers. Whilst private developers have traditionally focussed on delivering homes for outright sale and will continue to do so when negotiating planning applications in the future, the Council will encourage the delivery of a wider tenure mix. The NYSHMA found that intermediate housing products such as shared ownership will play an important role in helping to bridge the gap between social renting and owner-occupation, and should offer an attractive option for younger working people on low income who are otherwise unable to access the housing market, either in lending terms or because of challenges in saving for a deposit.

2011 Census data for Hambleton evidenced a growth (4%) in the private rented sector linked to a corresponding decline in owner occupation suggesting that this tenure is offering an increasing alternative to owner occupation. In an environment where mortgages remain difficult to access and house prices are unaffordable to many, this sector has an important role to play in meeting Hambleton's housing needs. This tenure offers more flexibility and is a common choice for young single people and couples who are at the early stages of their careers and within the 25-34 age group. Many of these will be on low incomes and seeking good quality shared accommodation.

We need to deliver more affordable homes to meet housing needs if Hambleton is to remain a vibrant place to live and work. Many young people and couples cannot access the housing market and many of these are the most economically active.

The Council will continue to enable more housing to be provided for those on the lowest incomes through supporting Registered Provider led housing schemes developed using grant and through planning obligations. It recognises that for some residents in greatest housing need, social rented housing is the only affordable option.

As a starting point, the Council identified, through its LDF Policy DP15 (adopted in 2008), a tenure split of 50% social rented and 50% intermediate tenures. However, since 2013, affordable housing has been delivered with a typical tenure split of 70% social rent and 30% intermediate tenure, following consultation with Registered Provider partners and the NYSHMA recommendations. Registered Provider partners were reconsulted on this split in October 2014, as part of the review of the Affordable Housing SPD, and confirmed that these proportions are still appropriate.

On planning gain schemes developers will therefore will be required to provide a mix of social rent and intermediate tenure. This split will be 70% rent and 30% intermediate tenure unless otherwise agreed by the Housing Manager.

On grant aided schemes however, the Council recognises that any homes for rent need to be made available as an 'affordable rent'. In such circumstances the Council will work closely with Registered Provider partners and the Homes and Communities Agency to achieve a tenure mix that meets local needs, is sustainable and accords with government funding requirements.

Further information...

If you have any housing comments or questions you would like to ask
please email housing@hambleton.gov.uk

**You can call Customer Services on 01609 779977
to speak to a customer adviser and you can write to us:**

**Hambleton District Council - Housing Service
Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU**

This information is available in alternative formats and languages

Housing Size, Type & Tenure SPD

ANNEX B

Summary of Consultation Responses

Respondent	Comments	Council Response
1. PC Mark Roberts NY Police	The concentration of particular housing types in an area may have an impact on the potential for crime or disorder e.g. a concentration of older person's bungalows may attract offenders with a concentration of victims. This also applies to a concentration of young single people in need of housing support and an increase in reports of anti-social behaviour. Consideration should be given in the document to how this could be avoided to prevent crime and disorder through good design.	Noted. The aim of delivery is to create small groups of older person's accommodation within a mixture of other tenure types. This would create balanced communities and greater social cohesion.
2. Philip Mephram Hambleton District Council Environmental Health	<ol style="list-style-type: none"> 1. Context page 2 – first paragraph, first line – the census doesn't show that the 'majority' of homes when it is only 42% - it must be the largest sector instead. 2. Tenure page 3 – 4th line – the 'slight' increase in private rented is in fact an increase of approximately 33%. I think this is a significant increase and this sector is now larger than the social rented sector. 3. The Private Rented Market page 4 – high demand is not matched by high quality in the private rented sector. Prospective tenants find it difficult to find accommodation because supply is still short and may be prepared to accept lower quality standards just to get somewhere to live. This means some landlords may not maintain good standards as they know they can get tenants. Also retaliatory eviction is still a factor in preventing standards from being improved. This may be reduced by forthcoming legislation. 4. Text changes. 5. Tenure Choice page 21 – you could mention the possibility of conversion of larger houses into flats or HMO as a method of providing smaller accommodation. Also the possibility of creating flats above shops. Caravans are mentioned in the page 2 table but nowhere else – are Park Home sites a means for providing small homes, especially for retired people, as elsewhere in the country? 6. There is no mention of Bedale anywhere although other main towns are identified specifically. Does the existence of many second homes in HDC play a part in creating shortages of some types of accommodation in some areas? The quality of private rented sector is a concern where demand is high and therefore good management is crucial. 	Alterations noted and text changed where necessary.

Respondent	Comments	Council Response
3. Michael Clarke Neighbourhood Plan Group, Easingwold	As a part of the Easingwold Neighbourhood Plan preparation we have consulted widely with the residents of Easingwold. Issues raised involve the type and size of housing. We are currently finalising the Report on this consultation and will forward a copy to you once available.	Noted.
4. Simon Jones Highways England	Noted with no formal feedback to be made.	Noted.
5. Iona Taylor Tanfield PC	Request extension of time until July.	Agreed to provide a verbal update to Cabinet.
6. Sara Robin Yorkshire Wildlife Trust	No comments.	Noted.
7. Paul Fisher Over 50s Forum	<p>Despite the increase in older owner occupiers, this is being ignored in the plans to build 10-15% 4 bed homes when the market shows that smaller properties are required.</p> <p>From a downsizing point of view, the ability of older people to move out of the 4 bed house is restricted and a 2 bed bungalow is not that attractive and likely to be semi-detached. 3 bed bungalows are more likely to be detached and more attractive. We would have liked a reduction in the 10-15% 4 bed target and an increase in detached bungalows.</p>	<p>There remains a need for 4 bedroom homes, however it is the aim of the Council to deliver more smaller homes to meet the needs of older people. We will also work to achieve a provision of bungalows, however larger bungalows are 'land hungry' and it is unlikely that these could be incorporated into large housing schemes due to viability issues. The IPGN would allow for the construction of bungalows on small sites adjacent to the built form of a settlement where these support local services.</p>

Respondent	Comments	Council Response
8. Colin Wilkie Thornton le Moor	<p>Mixed estates are preferred rather than specialist older people's developments, although the need for extra care is acknowledged. Sheltered Housing schemes have now been opened up to all renters and the sheltered concept is disappearing. We would welcome hub and spoke models but these do need to be close to town centres. This type of development is missing in Hambleton and suitable sites are not known. The SPD does not mention access and given the reductions in bus services, the ability for older people to access services is critical. Services would also include health and social care provision.</p>	<p>The aim of delivery is to create small groups of older person's accommodation within a mixture of other tenure types. This would create balanced communities and greater social cohesion. The hub and spoke model has been incorporated into the extra care development at South West Thirsk. It is hoped that more of this housing can be delivered. Access to services is part of the criteria for assessment of new housing schemes in line with NPPF.</p>
	<p>HDC are not looking at the bigger picture regarding housing schemes and the overall social impact. We need developers to design and create building spaces for people to live rather than numbers of large identical boxes, which for affordable homes are often of small space and size. Developments are not of an appropriate mix to ensure all needs are met within that scheme, i.e. elderly parents, first time buyers etc. Whilst there are viability issues, local authorities should get to grips with the issues and manage sustainability in a more creative way.</p> <p>The draft minimum space proposals are disappointing. It seems HDC have ignored the government space standards and are dumming down the quality of space for people in new houses. The Council should at least adopt the government space standards. Request for further information on the provision of affordable housing through S106 and whether the Council find it difficult achieving the required number of affordable homes.</p>	<p>The Council work with developers to achieve good design on all housing schemes in accordance with policy DP32 of the Development Policies DPD.</p> <p>The government have recently issued Internal Space Standards and it is the intention of the Council to implement these standards through the Local Plan.</p>

Respondent	Comments	Council Response
<p>9. John Kirkham Persimmon Homes</p>	<p>The document appears to have been written from a very specific point of view with its conclusion appearing to be pre-judged and not reflective of information provided elsewhere in the SPD. This is disappointing as we would expect a Local Planning Authority to provide an objective, researched, evidence based argument leading to clear conclusions and proposals for any SPD it produces.</p> <p>In relation to the figures it is clear that the Council and the industry working together are providing the kind of houses that are needed, although we will always differ on the number of new houses to be provided.</p> <p>It is unclear why the SPD is being produced now, in advance of a new local plan. The SPD should be re-written to concentrate on evidence based matters and delete the value judgements and unjustified opinions.</p> <p>Page 2 shows that 21% of all houses were built between 2006-2013 were detached and of these 75% were four bedroom. Therefore, for every 100 houses built 15 had four bedrooms. This is one of a number of comments that suggest the SPDs conclusion is pre-judged.</p>	<p>The SPD takes data from the 2001 and 2011 Census and the NYSHMA, 2011.</p> <p>The number of houses we will need to provide will be informed by the forthcoming SHMA.</p> <p>Guidance is needed in the interim until a new local plan can be produced and adopted. Work on revising a number of SPDs has been progressed where these have been out of date. The Housing, Size, Type & Tenure SPD is the last of these updates. The SPD uses evidence from the 2001 and 2011 Census and 2011 SHMAA to identify targets.</p> <p>This information was gathered through an internal exercise looking at planning applications from the last two years and the number of bedrooms provided.</p> <p>To be updated based on monitoring information for</p>

Respondent	Comments	Council Response
		<p>last two years.</p> <p>Action: Monitoring of this information to be improved through regular updates (AMIR)</p>
	<p>The SPD assumes smaller households require smaller houses, this is not the case as they buy the biggest house they can afford. This paragraph needs to acknowledge the housing needs of the wide community and the need for flexibility in provision.</p>	<p>This does not give choice for those unable to afford larger homes or for those wishing to downsize. The Government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>A period of restriction in new build has influenced the market with bespoke larger houses being built. The SPD should acknowledge the circumstances in which housing was delivered from 2006 to 2013.</p>	<p>Add text relating to the economic climate and housing market context.</p>
	<p>Include a definition of 'under-occupy' so that it is clear what the Council means by this.</p>	<p>Add text to define 'under occupation'.</p>
	<p>45.7% of the District's households are under occupiers. The SPD suggests that under occupiers predominantly require 1 or 2 bedrooms. This is a value judgement and at odds with reference to the NYSHMA on p15 which refers to a "strong expectation for three bedroom properties for all household types with the exception of singles".</p>	<p>The expectation for three bedroom properties is aspirational and does not reflect affordability of property.</p>
	<p>To deal with a problem of under-occupation of properties, the SPD should make recommendations to influence Local Plan Strategy to increase the build rate per annum.</p>	<p>The SPD cannot directly influence planning strategy, but the background evidence</p>

Respondent	Comments	Council Response
	<p>Using the figures in the SPD, for every 100 houses built between 2006-2013, 16 are three and four bedroom detached. Yet for every 100 dwellings built there are 44 apartments and terraced properties. The SPD figures demonstrate the large majority of new properties are smaller ones.</p>	<p>will form part of the new Local Plan. Update this evidence based on completion data.</p>
	<p>The NYSHMA identifies a need for 320 affordable homes per annum, however these are not being delivered. The SPD must conclude that there is not a problem with the type of housing supply coming forward but there is a problem with the amount of housing coming forward which needs to be addressed in the local plan.</p>	<p>The Council has implemented the IPGN and the removal of phasing on allocated sites to help achieve this.</p>
	<p>The SPD needs to decide if it's going to make a statement on the share of house type in new developments or not, and define what is a 'large' and 'small' dwelling.</p>	<p>Include a definition of small and large dwellings.</p>
	<p>Tenure para 1 needs to acknowledge that the increase in private rented accommodation has resulted from a shortfall in housing supply causing a rise in house prices.</p>	<p>Add text: The increase in private rented tenure has resulted from an under supply of housing stock and high house prices.</p>
	<p>Owner Occupation para 1 needs to acknowledge that one of the factors that causes affordability problems has been the lack of an adequate housing supply in Hambleton and across the country for the previous three decades.</p>	<p>This point has been made under 'tenure'.</p>
	<p>'Type' is superfluous and needs to be deleted from the title.</p>	<p>Disagree. The SPD addresses the type of properties required to meet the needs of Hambleton residents.</p>

Respondent	Comments	Council Response
	<p>It is suggested that the issue of young people wanting to live near Thirsk and Northallerton be investigated through the Local Plan.</p>	<p>The SHMA will look at demographic patterns in relation to young people.</p>
	<p>Older households para 2 – The SPD assumes that an aging population will want to downsize. The paragraph needs to be less dismissive of the abilities, health and aspirations of an ageing population and instead recognise their housing needs. The Council needs to justify how many households wish to downsize and to what form of house.</p>	<p>The 2011 NYSHMA found that 49% of older person households suggested they want to move home as they need a smaller property. Figure 9.11 NYSHMA</p>
	<p>Paragraph 3 states that “many households are currently remaining in their existing homes because alternative housing choices are limited”. This needs to be evidenced. This could equally say that they choose to stay in their existing homes so they can accommodate their children and grandchildren and wish to delay specialist housing as long as possible.</p>	<p>Text added to provide a balance to this point, stating that 49%</p>
	<p>Evidence needs to be used to substantiate claims throughout the SPD.</p>	<p>The evidence used is from the 2001 and 2011 Census and 2011 NYSHMA, which is the latest evidence available.</p>
	<p>The SPD should acknowledge the high degree of match between ‘built’ and ‘wanting to move’ figures.</p>	<p>The evidence used is from the 2001 and 2011 Census and 2011 NYSHMA.</p>
	<p>The SPD needs to decide if it should include graph 4 or not, and if it does, provide figures to show how Hambleton compares. However, much has changed since 2001 and it is proposed the 2001 ONS dwelling mix should be deleted.</p>	<p>Amend Graph 4.</p>

Respondent	Comments	Council Response
	<p>The NYSHMA requires updating.</p>	<p>The SHMA is currently being updated.</p>
	<p>It is noted that about 20% of all households in the NYSHMA aspire to four bedroom houses. The SPD should record this is almost exactly the 19% built between 2006-2013 therefore there is not an over provision of this house size.</p>	<p>The problem here is affordability. Whilst homeowners may aspire to larger homes, the data on earnings does not correlate with aspiration. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>Paragraph 3 – the term ‘popular’ in relation to private renting is incorrect. Private renting is often the only option when they cannot afford to buy a house or no longer afford the mortgage.</p>	<p>Remove term ‘popular’.</p>
	<p>Paragraph 4 assumes that households in the 25-34 age range (the main child producing cohort) will result in a requirement for smaller properties in the private rented market. Aspirations for housing are likely to be limited by what households can afford rather than size of property. This paragraph assumes patterns without being based on evidence.</p>	<p>The problem here is affordability. Whilst homeowners may aspire to larger homes, the data on earnings does not correlate with aspiration. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>Improving our housing offer – None of the 6 bullet point objectives are derived from the preceding analysis. There is no reference anywhere in the preceding SPD to the last four bullet points (shared housing, specialist housing, self-build and a wider tenure choice).</p>	<p>The bullet points are perceived solutions to the tenure problems set out in the SPD.</p>

Respondent	Comments	Council Response
	<p>Enabling the provision of smaller homes – There is no justification for this when the houses being built are meeting household needs identified in the SPD and the starting point to achieve its objectives is to build more houses to begin to make up for thirty years of under supply.</p>	<p>DCLG household projections suggest a fall from 2.33 to 2.17 persons up to 2026. This, combined with an affordability problem means that smaller more affordable homes are required. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>Add a fourth sentence: To assist in reducing house price inflation the new Local Plan will consider releasing additional housing land to make up for past years of under supply and begin to reduce house price inflation as well as ensuring a wide mix of new house sizes are provided to meet the Hambleton’s future housing needs.</p>	<p>It is not for the SPD to set the future housing provision. The new Local Plan will define the housing requirement for the district and allocate land accordingly. In 2013 the Council removed the phasing of sites so that allocations within the plan could come forward sooner in order to meet the housing shortage. The Council has also implemented an Interim Policy Guidance Note which allows small scale developments in villages.</p>
	<p>There is no evidence to support the introduction of one bedroom dwellings, which are the least flexible form of accommodation. To suggest from nowhere that there is a target of 10% one bedroom properties across the District is unfathomable and not connected with any evidence put</p>	<p>The NYSHMA says there is a need for smaller properties but para 7.160 says the need is for 2 bedrooms more than 1</p>

Respondent	Comments	Council Response
	<p>forward in the SPD. Registered providers object to one bedroom units.</p>	<p>bedroom which is reflected in Table 7. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>The SPD states that Registered Providers object to the provision of 1 bedroom homes and are not keen to manage these when they are in blocks.</p>	<p>The NYSHMA says there is a need for smaller properties but para 7.160 says there is a greater need for 2 bedrooms more than 1 bedroom which is reflected in Table 7.</p>
	<p>Para 4 (Enabling provision of smaller homes) proposes that 25% of new housing should provide three and four bedroom houses whereas the NYSHMA states this is the size of dwelling for which there is greatest demand. Not only that but 53.8% of family households aspire to four bed homes. Yet the table would limit this size to 10-15%. The percentages in the table have not emerged from the SPD and are not justified.</p>	<p>Whilst households may aspire to larger properties, the provision of smaller properties is to enable more affordability. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>All reference to space standards needs to be excluded now that Royal Assent has been granted.</p>	<p>The SPD is to be amended to refer to the National Space Standards. These will be a target for provision, not a requirement.</p>
	<p>No justification for a requirement of 10% bungalows.</p>	<p>The NYSHMA reports that 28% of older people wanted to move to a bungalow. The percentage is highest for</p>

Respondent	Comments	Council Response
10. Russell Spencer Gladman	Support the aim of providing a range of housing types within the district to ensure choice in the market. The Council needs to ensure that when seeking certain house types, sizes and tenures viability should be a key factor in determining whether these can be delivered on site, when measured alongside all other requirements for the development in line with the NPPF. We note the Council will require a split of 70% rent and 30% intermediate tenure for the affordable housing provided through s106 agreements; again we would emphasise that viability should be a key factor in assessing whether this can be delivered, or whether an alternative mix or payment of an offsite contribution would be more appropriate.	Hambleton of all NY authorities. The percentages within the SPD are targets and are subject to further discussion on viability.
11. Matthew Clifford Stockton BC	No comments to make.	Noted.
12. Susan Bolland Hambleton DC	Suggested alterations to grammar.	Noted and amended.
13. Carla Jackson Natural England	No comments to make.	Noted.
14. Paul Lightfoot Broadacres	<p>Welcomes the SPD and supports the proposals it contains. However, we believe that you should adopt the Government's 'Nationally Described Space Standards' even though they are not prescribed in law.</p> <p>Secondly, although we support the inclusion of a requirement for more bungalows provision we also believe that there should be 'unqualified' support for some three bedroomed bungalows to encourage downsizing from larger properties rather than the specific 'needs driven' support that is currently set down.</p>	<p>The SPD is to be amended to refer to the Government's Space Standards and these will also be incorporated into the Local Plan.</p> <p>The NYSHMA shows a need for detached bungalows and three bedroom bungalows will be supported.</p>
15. Gary Baker Redcar & Cleveland BC	No specific comments to make and support for general approach.	Noted.

Respondent	Comments	Council Response
16. Matthew Good Home Builders Federation	<p>The HBF generally supports the provision of a wide range of house types and sizes across a plan area to meet identified needs and increase housing supply. However, the introduction of rigid requirements based on an out of date plan and a limited evidence base is not supported. This is likely to create additional unjustified burdens upon development at the very time the government is seeking to significantly boost housing supply.</p> <p>The SPD is based upon policies contained within the adopted Hambleton Core Strategy and Development Policies DPD which is out of date and inconsistent with NPPF.</p>	<p>The targets within the SPD reflect the findings of the NYSMA and are targets against which negotiations based on up to date evidence e.g. viability can take place.</p>
	<p>The policies contained within both documents were not based upon an assessment of plan viability, taking account of the cumulative impacts of all policies and obligations, as required by paragraphs 173 to 177 of the NPPF. Whilst it is recognised a viability report has been produced on behalf of the Council, by Aspinall Verdi in May 2014, this report does not consider the implications of the SPD on viability, principally concerning the mix and requirement for bungalows. Furthermore the viability study does not appear to take account of the costs associated with the impending implementation of the government's zero carbon agenda nor has it been subject to rigorous testing as part of a local plan examination.</p>	<p>The LDF is in general conformity with NPPF and where necessary additional guidance has been produced.</p> <p>The targets within the SPD reflect the findings of the NYSMA and are targets against which negotiations on viability can take place.</p>
	<p>The SPD also draws heavily upon the 2011 North Yorkshire Strategic Housing Market Assessment (NYSHMA). This document is now 4 years old and is not considered fully NPPF / PPG compliant. The economic climate at the time of the NYSHMA production is significantly different to now and as such the current validity of the information is also debatable.</p>	<p>The NYSHMA is being updated and the SPD will be reviewed if necessary.</p>
	<p>The role and scope of an SPD is to aid an applicant in making a successful application. The NPPF, paragraph 153, is clear that they should not be used to add financial burdens to development. The HBF considers that this SPD will add to the burdens and constraints upon development by seeking to include a requirement for bungalows, indicate a specific housing mix, and promote smaller dwellings. It is therefore concluded to be inappropriate to introduce such requirements</p>	<p>The targets within the SPD reflect the findings of the NYSHMA and are targets against which negotiations on viability can take place.</p>

Respondent	Comments	Council Response
	<p>through an SPD.</p> <p>The Size, Type and Tenure SPD is one of a number of SPDs the Council is currently producing. The HBF is concerned that the Council is placing significant resource into documents which are ultimately designed to provide advice upon pre-NPPF policies as opposed to the much needed review of the Local Plan.</p>	<p>Guidance is needed in the interim until a new local plan can be produced and adopted. Work on revising a number of SPDs has been progressed where these have been out of date. The Housing, Size, Type & Tenure SPD is the last of these updates. The SPD uses evidence from the 2001 and 2011 Census and 2011 NYSHMA to identify targets. Other evidence base material is being updated as well as Objectively Assessed Need.</p>
	<p>The context section makes a number of significant assumptions based upon limited or incomplete evidence. The 'Type, Size and Tenure' and later 'Older Persons' subsections identify that almost half of all households under-occupy properties and such households require 1 or 2 bedroom properties. The HBF does not dispute under-occupation is apparent within Hambleton but this does not mean that such property owners will either require or want smaller properties. The SPD does not consider any up to date evidence upon the percentage of such occupiers who are wishing to down-size nor the aspirations of other households currently occupying smaller properties.</p> <p>Page 15 of the SPD identifies that the NYSHMA indicates, with the exception of singles, those looking to move '<i>showed a strong expectation for three bedroom properties...</i>' and that over half of all families aspired to a four bedroom property. It is therefore apparent that many households wanted larger, not smaller, properties.</p>	<p>The need for smaller properties is evidenced within the NYSHMA (para 9.28) which shows that 48% of older person households want to move to a smaller property.</p> <p>The problem here is affordability. Whilst homeowners may aspire to larger homes, the data on</p>

Respondent	Comments	Council Response
	<p>In addition whilst it is recognised that the number of overcrowded households is relatively low in Hambleton there is no commentary upon this issue nor the needs of such households. This should be provided to ensure a balanced approach to the SPD is maintained.</p> <p>The 'Owner Occupation' sub-section notes that affordability is an issue within Hambleton. Once again the HBF does not dispute this fact, however within the discussion regarding the mortgage market the SPD completely fails to consider the impact that government initiatives such as the introduction of <i>Help to Buy</i>, the <i>Right to Buy</i> proposals and the <i>Mortgage Market Review</i> have had and will have upon the ability to attain a mortgage and own a property.</p>	<p>earnings does not correlate with aspiration.</p> <p>The Household Survey, 2011 (NYSMA Fig.9.11) shows that overcrowding was at 0%.</p> <p>Help to Buy has a role to play in helping people to buy a house, however in Hambleton this has been very small in scale, helping just 74 homeowners with a loan since 2013.</p>
	<p>The SPD focuses upon the market delivering 'too many' larger households but completely ignores the fact that the market responds to demand. In addition there is no discussion upon the impact that under-delivery against housing targets has had upon the type of housing provided and affordability. This raises the more significant issue that there has not been an NPPF / PPG compliant assessment of the objectively assessed housing needs of the area. Given that the annual affordable housing needs identified in the NYSHMA (320dpa) are greater than the full housing requirement it would appear likely that the current housing requirement is inadequate. This will only serve to compound the issue of affordable housing within Hambleton. Without such a detailed assessment through an up to date SHMA the HBF is unconvinced upon the justification for the ratios of house sizes introduced later in the SPD.</p>	<p>The Council is concerned that the housing being delivered is not meeting the housing needs of the District's residents as evidenced by the 2011 NYSHMA. Hambleton is a very popular place to live and the sale of larger properties will always be achievable given the high desire for commuters to live in the District and travel outside to work. Work on a new SHMA is underway and the SPD will be revised if necessary.</p>

Respondent	Comments	Council Response
	<p>The HBF consider that the above issues should be clarified by an up to date evidence base. The current drafting of the SPD creates a bias towards the Council's desire to provide a greater quantity of smaller properties without considering the full range of issues which effect the size, type and mix of properties to be provided within Hambleton.</p> <p>The 'Future Housing Demand' subsection repeats many of the same points noted earlier within the context section. However, further assumptions are made regarding the growth in households. The SPD states that where the head of the household is 25 to 34 this 'is likely to result in a requirement for smaller properties and for these to be mainly in the private rented market or in intermediate tenures'. This statement is not qualified or quantified and appears to ignore the impact of government interventions such as <i>Help to Buy</i> or the recently announced <i>Starter Homes Initiative</i>. Many within this age group will either be considering, or starting, a family and as such may be looking for housing which can accommodate these needs. The aforementioned government schemes will assist such buyers to access the property market.</p>	<p>The SPD will be reviewed following production of a new SHMA.</p> <p>This evidence is from the NYSHMA. The average household annual income in Hambleton is £24,700 and the average house price in N Yorks is £184,000 which is beyond reach of most households. Therefore, more smaller properties will provide more affordable properties. The government is also committed to the provision of Starter Homes for first time buyers.</p>
	<p>Improving our Housing Offer The HBF agrees with the need to ensure that the housing market caters for the needs of the area. Indeed providing a mix of dwelling types will ensure that larger sites appeal to a wider cross-section of the market and hence improve the sales capacity upon such sites. It should, however, be recognised that these needs will vary over time and geography. The table, page 16 of the SPD, provides a very specific mix of properties which it suggests will be sought on all sites over 25 dwellings. This mix identifies that 80% of properties should be three bedrooms or less. This will not provide the mixed communities that the Council is seeking to achieve as it will essentially provide a development of smaller properties which will only appeal to certain elements of the market. Furthermore the mix cannot be readily translated from the evidence base nor is there any recognition concerning site viability, the needs of the area or site constraints. Indeed as noted within paragraph 13 above without a detailed assessment of the objectively assessed needs of the area it is difficult to justify such a split until the full implications of the likely demographic and economic profile of the population going forward is understood.</p>	<p>The figures within the SPD are targets to be used in negotiations with developers and account for viability. The recommendations are based on the latest evidence within the 2001 and 2011 Census.</p> <p>The size, type and tenure targets need to change over time in relation to latest information.</p>

Respondent	Comments	Council Response
	<p>Paragraph 50 of the NPPF does require local planning authorities to <i>'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'</i>. The HBF consider these to be matters of policy and as such should be set out in a Local Plan to allow full debate and to test the rigour of the evidence and impact upon viability. They should not be set out within an SPD.</p>	<p>It is the intention of the Council to set out these matters within the new local plan. However, existing CP8 and DP 13 provide the current policy hook for this SPD.</p>
	<p>The SPD further considers space standards for new housing. The ministerial statement, 25th March 2015, and PPG (ID 56-020-20150327) clearly indicate the introduction of the internal space standards should be justified and examined through a local plan. It is therefore inappropriate to simply introduce the standards through either this or the Affordable Housing SPD as inferred on page 17. The introduction of the space standards will require the assessment of relevant criteria, including impact upon viability and affordability, the HBF is unaware that the Council can currently provide such evidence.</p>	<p>The SPD is to be amended to refer to the Government's Space Standards and these will also be incorporated into the Local Plan.</p>
	<p>The HBF is supportive of meeting the needs of older persons. In this regard the SPD notes; <i>'Market intelligence indicates that most of our older people (but not all) are seeking to downsize to a 2 bed bungalow that is either new or in walk-in condition on a mixed age development but that the market is not providing for them'</i>. This statement appears to include a lot of assumptions and is not qualified. It is unclear what <i>'market intelligence'</i> is being referred to or indeed the quantum of those wishing to downsize. The Council will undoubtedly be aware that many HBF members already provide a range of accommodation suitable for older persons and it clearly is not a case that one size fits all.</p>	<p>This is anecdotal evidence and will be tested as part of the new SHMA.</p>
	<p>The SPD also includes a requirement that all sites of 10 or more dwellings include a 10% requirement for bungalows. Once again this is not justified by any clear evidential link and pays no regard to site viability or characteristics. The HBF is also unclear upon the policy basis, within the adopted plan, for such a specific requirement. Again the Council is reminded that targets and thresholds should be set out within the local plan, not an SPD (NPPF, paragraph 174)</p>	<p>The NYSHMA identifies a high need for bungalows and Hambleton Members are keen to deliver bungalows to meet local need. Targets are for negotiation and subject to site viability.</p>
	<p>Specialist Housing - This section of the SPD includes a subsection on 'Tenure Choice' and refers</p>	<p>Consultation with RPs in 2012</p>

Respondent	Comments	Council Response
	<p>to the Development Policies DPD Policy DP15 which has a target of 50% social rental and 50% intermediate tenures. The SPD, alongside the Affordable Housing SPD, seeks to amend the split to 70% affordable rent and 30% intermediate tenures. This change is beyond the scope of an SPD as it is amending adopted policy. Policy changes must be subject to scrutiny through a Local Plan examination. The NPPF (paragraph 174) is clear that local standards, including those for affordable housing must be set out within the Local Plan. Therefore the rewording of a policy within an SPD is not appropriate.</p>	<p>reviewed percentages. However, the targets are for negotiation if other evidence suggests an alternative split.</p>
	<p>It is also notable that the policy wording in DP15 varies from the NPPF definition (see NPPF Annex 2) of affordable housing and consequently draws into question the weight which can be applied to this policy.</p>	<p>DP15 has 5 criteria, all of which must be met to be considered 'affordable housing'.</p>
	<p>Information - I trust that the Council will find the foregoing comments useful in the preparation of the Size, Type and Tenure SPD and the review of the Local Plan. I would be happy to discuss these comments further if required. I also wish to be kept informed of any future consultations upon the Local Plan and associated matters.</p>	<p>Noted.</p>
<p>17. Rob McLackland Taylor Wimpey</p>	<p>Supports the supply of a mixture of house types but are opposed to rigid requirements in the SPD for specific house types and bungalows, which are based on an out of date plan and a limited evidence base. Adopting this approach will place unjustified and major burdens upon development at the very time Government is seeking to boost supply.</p>	<p>The recommendations are based on the latest evidence within the 2001 and 2011 Census and 2011 NYSHMA.</p>
	<p>The policies were not based upon an assessment of plan viability, taking account of the cumulative impacts of all policies and obligations as required by paras 173 to 177 of NPPF. The Aspinall Verdi report (May 2014) does not consider the implications of the SPD on viability, principally concerning the mix and the costs associated with the impending implementation of the government's zero carbon agenda nor has it undertaken the rigorous testing as part of the Local Plan examination.</p>	<p>The figures in the SPD are targets to be used in negotiations with developers and account for viability.</p>
	<p>The SPD draws heavily on the 2011 NYSHMA which is now 4 years old and not considered fully NPPF/PPG compliant. The economic climate at the time of the NYSHMA production is</p>	<p>The SHMA is currently being updated and the SPD will be</p>

Respondent	Comments	Council Response
	<p>significantly different to now and as such the current validity of the information is debatable.</p> <p>Context - The context section makes a number of significant assumptions based upon limited or incomplete evidence. The 'Type, Size and Tenure' and later 'Older Persons' subsections identify that almost half of all households under-occupy properties and such households require 1 or 2 bedroom properties. Whilst under-occupation is apparent within Hambleton District, this does not mean that such property owners will either require or want smaller properties. The SPD does not consider any up to date evidence of the percentage of these occupiers who are wishing to down-size, nor the aspirations of other households currently occupying smaller properties. Furthermore, page 15 of the SPD identifies that the North Yorkshire SHMA indicates, with the exception of singles, those looking to move '<i>showed a strong expectation for three bedroom properties ...</i>' and that over half of all families aspired to a four bedroom property. It is therefore clear that many households wanted larger, not smaller, properties.</p>	<p>revised following its publication.</p> <p>The need for smaller properties is evidenced within the NYSHMA (para 9.8) which shows that older person households want to move to a smaller property.</p> <p>Whilst households may aspire to larger properties, the provision of smaller properties is to enable more affordability.</p>
	<p>The housing market responds to demand. There is also no discussion upon the impact that under-delivery against housing targets has had upon the type of housing provided and affordability. This raises the more significant issue that there has not been an NPPF / PPG compliant assessment of the objectively assessed housing needs of the area. Given that the annual affordable housing needs identified in the North Yorkshire SHMA (320 dwellings per annum) are greater than the full housing requirement, it would appear likely that the current housing requirement is inadequate.</p>	<p>A new SHMA and OAN is being produced.</p>
	<p>In addition, whilst it is recognised that the number of overcrowded households is relatively low in Hambleton there is no commentary upon this issue nor the needs of such households. This should be provided to ensure a balanced approach to the SPD is maintained.</p>	<p>Overcrowding is not an issue in Hambleton and noted as 0.7% in the NYSHMA.</p>
	<p>Taylor Wimpey does not dispute that affordability is an issue in the District, however when addressing the issue of the mortgage market / availability in the SPD, it completely fails to consider the impact of Government initiatives such as <i>Help to Buy</i>, the <i>Right to Buy</i> proposals and the <i>Mortgage Market Review</i> have had and will have upon the ability to attain a mortgage and own a property.</p>	<p>Help to Buy has a role to play in helping people to buy a house, however in Hambleton this has been very small in scale, helping just 74</p>

Respondent	Comments	Council Response
	<p>Type size and tenure challenges - There are further assumptions made in this section that are not quantified. An example of this is apparent when the SPD states that where the head of the household is 25 to 34, this <i>'is likely to result in a requirement for smaller properties and for these to be mainly in the private rented market or in intermediate tenures'</i>.</p> <p>Many people in this age group will inevitably be forming new families and as a result will be looking for adequately sized housing to accommodate these needs, which will primarily consist of dwellings with over 2 bedrooms. Schemes such as the recently announced Starter Homes Initiative and Help to Buy will facilitate buyers being able to access such properties.</p>	<p>homeowners with a loan since 2013.</p> <p>This is an affordability issues with a requirement for smaller, more affordable properties.</p> <p>Help to Buy has a role to play in helping people to buy a house, however in Hambleton this has been very small in scale, helping just 74 homeowners with a loan since 2013.</p>
	<p>Improving our housing offer - The table on page 16 of the SPD specifies a very prescriptive and rigid mix that will not cater for and address the needs of mixed communities.</p>	<p>The targets have derived from the NYSHMA and correlates proposed mix with need.</p>
	<p>It specifies that for all sites over 25 dwellings, 80% of new dwellings will be 3 bedrooms or less, with 55% being two bedrooms or less. A more varied mix of dwellings, with flexibility to meet needs that will change over time, is essential to deliver the mixed communities that the Council is striving to create. The very large proportion of smaller dwellings proposed will only meet the needs of a small cross-section of the market.</p>	<p>Further evidence will be produced through the new SHMA and regular monitoring of completions.</p>
	<p>In addition, there is no recognition of any impact on site viability, site constraints or the specific needs that an area may have. Without a full detailed assessment of the objectively assessed needs of an area, a prescribed mix cannot be justified as the full implications of the demographic / economic profile has not been fully tested or understood.</p>	<p>The targets are a starting point for negotiation subject to site viability. The OAN will be addressed through the new SHMA.</p>
	<p>The NPPF (para. 50) requires Local Planning Authorities to <i>'identify the size, type, tenure and</i></p>	<p>It is an intention to look at this</p>

Respondent	Comments	Council Response
	<p><i>range of housing that is required in particular locations, reflecting local demand'</i>. As this is a matter of policy, it should be set out in the emerging Local Plan so that it can be fully scrutinised and tested in light of the evidence base. There should also be a full and detailed assessment carried out on the impact on site viability, which can be a major factor in the deliverability of new development sites. It is not sufficient for this policy to be introduced through this SPD.</p> <p>In relation to the internal space standard on p17 the PPG and ministerial statement clearly indicated that these should also be fully examined through a local plan.</p>	<p>in the new Local Plan. However existing policies CP8 and DP13 provide the context for the Size, Type and Tenure SPD.</p> <p>The revised SPD will refer to the new Nationally Described Standards as guidance and the new local plan will include the standards.</p>
	<p>Within the SPD it is stated that:</p> <p>Market intelligence indicates that most of our older people (but not all) are seeking to downsize to a 2 bed bungalow that is either new or in walk-in condition on a mixed age development but that the market is not providing for them'.</p> <p>The above statement does not appear to be justified through any real evidence and is based on assumptions. We would be interested to learn what the 'market intelligence' is and also how the quantum of people requiring bungalows has been arrived at. You will be aware that Taylor Wimpey builds housing that caters for a range of people, including the provision of a varied mix of housing for the elderly. The requirement of 10% of bungalows in the SPD is not justified in any way through a clear evidence base. It does not pay any attention to site viability or individual site characteristics and should not be included within an SPD, particularly when there is no policy basis for it within the current adopted Plan.</p> <p>Specialist housing - The SPD, (as well as the Affordable Housing SPD), seeks to amend the split to 70% affordable rent and 30% intermediate tenures (the Development Policies DPD stated a 50/50 split). As this will involve amending adopted policy, the changes must be subject to scrutiny through a new Local Plan examination. The NPPF is clear that local</p>	<p>Delete paragraph.</p> <p>The NYSHMA identifies a high need for bungalows. Hambleton Members are keen to achieve an element of small bungalows. Targets are for negotiation and subject to site viability.</p>
		<p>Consultation with RPs in 2012 reviewed percentages. However, the targets are for negotiation if other evidence</p>

Respondent	Comments	Council Response
	<p>standards, including those for affordable housing, must be set out within the Local Plan, therefore it is not acceptable to vary them through a SPD.</p> <p>SPD in context of the emerging Local Plan review</p> <p>The Council are now undertaking a full Local Plan review, currently consulting on a 'call for sites' with a deadline for responses of 4th September 2015. It must be noted that the Town and Country Planning Regulations 2012 state that any policies contained within an SPD must not conflict with an adopted development plan. They also state that a Local Plan or SPD must contain a reasoned justification of the policies contained in it. I have set out in this response Taylor Wimpey's position and opinion that there is not a fully justified evidence based reasoning to some of the policies contained within the SPD.</p> <p>In addition, to consult on and proceed with this SPD now assumes that the content of the current Core Strategy remains relevant. Furthermore, having embarked on a full Local Plan review, there is a large degree of uncertainty on the Council's ability to comply with the requirements under the Regulations in relation to the preparation of the SPD.</p>	<p>suggests an alternative split.</p> <p>Policies CP8 and DP13 set out the context for the Size, Type and Tenure SPD. The evidence has derived from the 2001 and 2011 Census and the 2011 NYSHMA. The SHMA is currently being updated and the SPD will be reviewed following its publication.</p> <p>Policies CP8 and DP13 set out the context for the Size, Type and Tenure SPD. The new local plan will address any of these issues.</p> <p>Noted.</p>
<p>18. Dale Owens NYCC</p> <p>19. Aldwark Parish Council</p>	<p>The size requirements in the SPD are in line with the minimum requirements we set for extra care within our design and ethos guide.</p> <p>The SPD is welcomed to reinforce the NPPF and the provision of a wider choice of housing types and tenures. It is noted with disappointment that the SPD will be applied to developments of 25 or more in relation to mix of house sizes and that increasing the mix of tenures would only be pursued on planning gain or grant aided schemes (p21).</p> <p>The vast majority of housing applications are for smaller schemes, particularly in smaller settlements and there seems to be no logical reason why the SPD objectives should not be adopted and applied on the smallest of developments.</p> <p>Suggests applicants submit details of local housing type and tenure mix and explain how the proposed development will ensure a proper balance of housing development is achieved.</p>	<p>There are likely to be viability issues regarding the delivery of bungalows on small sites and the Council wishes to encourage small sites to come forward.</p>