

Policy HO8 Revision Options

6.5 Meeting Specific Housing Needs

6.5.01 In order to create sustainable, inclusive and mixed communities it is important that the housing provided caters for the needs based on current and future demographic trends, market trends and different communities' needs. Policy HO8 is based on the 2017 Housing Market Evidence Study¹ which provided a more detailed understanding of housing needs based on the Objectively Assessed Need for West Northamptonshire set out in the WNJCS.

6.5.02 It provides the basis for developers, housing providers, the local planning authorities and neighbourhood planning groups to identify the mix of housing that will best meet identified housing need and demands in particular localities, and help to create a more balanced housing market. This policy should be read alongside policy H2 of the WNJCS – Affordable Housing.

Housing Mix

6.5.03 The study identifies that the greatest increase in household type across West Northamptonshire will be for 'Single person' (58%) and 'Couples without dependent children' (26%), with 'Couples with children' set to decline over the period 2011 to 2029. A significant proportion of the growth in 'Single person' households is a result of people living longer, those aged 65+ taking up just under 50% of the projected household increase in 'Single person' accommodation compared to just over 50% for those aged 64 and below.

6.5.04 Related to this, the greatest level of market need is for 3 bedroom properties – around 56% of all future housing in Daventry District. The needs for house types are identified in table 5 below (please note a slight alteration in the total figures as the original study had applied arithmetic rounding to the totals).

Table 1 Housing Mix of OAN for Market and Affordable Housing 2016- 2029

| | | Market Housing | | Affordable Housing | | Total |
|-------|------------|----------------|-----|--------------------|-----|-------|
| Flat | 1 Bedroom | 60 | 2% | 250 | 18% | 300 |
| | 2 Bedroom | 30 | 1% | 60 | 4% | 100 |
| House | 2 Bedroom | 500 | 14% | 680 | 47% | 1,200 |
| | 3 Bedroom | 2,070 | 56% | 350 | 24% | 2,400 |
| | 4 Bedroom | 800 | 22% | 80 | 6% | 900 |
| | 5+ Bedroom | 210 | 6% | 20 | 1% | 200 |
| Total | | 3,670 | | 1,440 | | 5,110 |

¹ West Northamptonshire Joint Planning Unit Housing Market Evidence 2017 available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

Housing Standards- Accessibility

6.5.05 Related, but not exclusive to, housing for older people is the issue of accessible housing designed for people with particular mobility needs. Following the Housing Standards Review, the Government introduced optional accessibility standards, with criteria for age friendly, accessible and adaptable housing.

6.5.06 Local planning authorities can adopt levels of accessibility, above the current minimum Building Regulation standards, to meet local needs, according to local circumstances and subject to viability testing.

6.5.07 The three tiers of accessibility² are:

- Accessibility Category 1 (Mandatory minimum – the current Building Regulation standard);
- Accessibility Category M4 (2) (Optional – equivalent to Lifetime Homes standard);
- Accessibility Category M4 (3) (Optional – wheelchair user dwellings).

6.5.08 As identified in the Housing Market Evidence 2017, there is an ageing population across West Northamptonshire, the number of people aged 65 or over is projected to equate to 50% of the overall housing growth. 20% of over 65's are projected to be those aged 85 or over. Whilst most of these people will already live in the area and some may not move from their current homes, those that do move will require accessible housing. Furthermore a third of the increased households will include someone aged 65 or over. Whilst not all those over 65 will require this standard immediately, collectively this suggests there is a need for 50% of all new dwellings to meet Category 2 requirements.

6.5.09 The 2017 study also explored the need for wheelchair accessible properties and identified that the need for wheelchair accessible housing in Daventry District comprises 230 households in market housing and 110 households in affordable housing. This suggests there is a need for a proportion of both market and affordable housing to be wheelchair accessible, specifically a minimum of 5% of all market housing and 10% of all affordable housing to meet Category 3 requirements. This would form part of the 50% mentioned above, as Category 3 homes also meet Category 2 standards.

Housing Standards- Space

6.5.10 Related to accessibility standards, it is important that dwellings are fit for purpose, with enough space for its occupants to maintain their wellbeing through being able to

² Housing: optional technical standards available from;
<https://www.gov.uk/guidance/housing-optional-technical-standards>

socialize, have privacy, store belongings, pursue leisure activities, circulate, relax and study, prepare food, play, deal with waste and recycling. Ensuring sufficient space within the home and better standards of accommodation is recognised as an important factor in helping to maintain people's wellbeing with associated benefits of improved physical and mental health. In particular homes designed for people with mobility needs arising from frailty, disability or ageing will tend to require more generous space for circulation. This links with a key priority of the Council as set out in the Community Strategy 2014-2019 and Corporate Strategic Plan of improving the health and wellbeing of its residents.

6.5.11 Following a comprehensive review of housing standards, the Government has introduced a nationally described space standard³ for new housing, which offers a consistent set of requirements with regard to the internal area of new homes. These standards will be applied in Daventry District.

6.5.12 A key asset of the District, particularly in comparison to more urbanised areas, is the space that exists to give new residents a high quality of life with adaptable living space within their homes and adequate amenity space outside. ~~A number of property types across the District have been assessed to establish compliance with the national space standard and this is set out in the housing background paper⁴ which identifies which property types meet and do not meet those national space standards. Of a sample of housing developments permitted in Daventry in the period 2011-14, most individual dwellings met or exceeded the proposed national space standard.~~

Housing Standards - Water

6.5.13 As part of the housing standards review the Government introduced optional standards for water. The national maximum of 125 litres per person per day will continue to apply nationally, applied through the Building Regulations. However in cases where there is an appropriate policy in a local plan this can be reduced to 110 litres per day. This would be imposed via a condition on planning permissions and applied through Building Regulations.

6.5.14 The WNJCS includes policy S11 which requires all houses to be built to Code for Sustainable Homes Level 4. This standard as a whole can no longer be implemented because of its withdrawal by Government. The water efficiency element of the code requires that homes be built to a maximum of 105 litres per person per day to achieve

³ Housing: optional technical standards available from;
<https://www.gov.uk/guidance/housing-optional-technical-standards>

⁴ Housing Background Paper, Version 3, December 2018 available from;
<https://www.daventrydc.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=48959>

Code Level 4. The WNJCS included reference to Code 4 partly because water resource availability is an important issue in West Northamptonshire, as confirmed by the 2011 Water Cycle Study (updated in 2017). Anglian Water anticipate a need for improvements to the existing water supply network, to enable development of proposed sites. The study concluded that applying equivalent standards to the Code for Sustainable Homes was important to ensure water resource availability for the West Northamptonshire area. Furthermore the WNJCS was viability tested applying Code level 4 and proved to be viable and it has been taken forward in the Housing SPD. Consequently, it is considered there is robust evidence of a need for the optional water efficiency standard of 110 litres per day. In line with Government guidance this standard will be applied through this Local Plan.

6.5.15 The viability assessment⁵ indicates that the applying the above standards is generally viable.

Specialist Accommodation

6.5.16 Three Dragons and Associates were commissioned by the seven Northamptonshire district and borough councils and Northamptonshire County Council to conduct a study on the housing and support needs of older people⁶. The study provided evidence on the level of demand for older person housing including Dementia Care. The study was intended to both supplement the Northamptonshire County Council's Older Person's Accommodation Study and to form part of the evidence base for Part 2 local plans.

The study showed Daventry District to have the following requirements:

- 89 Older Person's dwellings per annum over the plan period.
- 259 additional care home places over the plan period.
- At least one dementia care unit over the next 3-5 years.

6.5.17 The policy below seeks to address these needs, in particular through ensuring a proportion of the dwellings meet the optional accessibility standards (M4(3) Wheelchair user). This will help to ensure that certain forms of specialist accommodation, e.g. bungalows for elderly people, are provided.

6.5.18 It is acknowledged that there may be some circumstances where viability discussions need to take place which may conclude that a fully policy compliant scheme is not

⁵ Daventry Local Plan 2 Viability Study October 2017 available from;
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

⁶ Study of Housing and Support Needs of Older People Across Northamptonshire (March 2017) available from;
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

viable. Where development which complies with policy HO8 and other relevant policies including policies H2 and C1 of the WNJCS would not be viable, local circumstances, for example any outstanding affordable need, will need to be taken into account in informing decisions about the level of compliance with these policies.

6.5.19 Furthermore the Local Plan viability assessment indicated that developments of smaller sites (predominantly less than 10 dwellings) may have difficulties in meeting the full level of policy compliance taking into account the policies of this plan and those of the West Northamptonshire Joint Core Strategy. Consequently some components of this policy only apply to developments of 10 or more dwellings.

Option A – The preferred approach of Daventry District Council

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| The policy aims to address objectives 9 and 10 |
| The policy helps to deliver policies S3, H2 H3, H4 and R1 of the West Northamptonshire Joint Core Strategy |
| HO8 – Housing Mix and Type |
| A) Housing needs will be met by development providing a mix of dwelling type and size to cater for current and forecast accommodation needs. This will also contribute to the creation of sustainable mixed and inclusive communities. <u>Developments will be expected to meet the requirements of this policy unless it is demonstrated that the requirements of this policy would be unviable.</u> |
| Specialist accommodation that promotes independent living (which could include the provision of extra care) will be sought on Sustainable Urban Extensions in accordance with part E of this policy. |
| <u>Housing Mix</u> |
| <u>B i) Developments of 10 or more dwellings will be expected to provide an appropriate range and mix of housing types to ensure the creation of mixed, balanced and inclusive communities. In assessing the mix of development proposals regard will be had to the importance of seeking to reflect the mix of market and affordable dwellings as identified in the most recent Housing Market Evidence Study.</u> |
| <u>B) Market Housing</u> |

~~i) Proposals for market housing will be supported where they provide a mix that largely reflects the following:~~

- ~~— 3% 1-2 bedroom apartments~~
- ~~— 14% 2 bedroom dwellings~~
- ~~— 56% 3 bedroom dwellings~~
- ~~— 22% 4 bedroom dwellings~~
- ~~— 6% 5+ bedroom dwellings~~

~~ii) Exceptions to this mix will be supported where they are evidenced by a robust assessment of needs at an appropriate local level.~~

C) Affordable Housing

~~i) Proposals for affordable housing will be supported where they provide a mix that largely reflects the following;~~

- ~~— 22% 1-2 bedroom apartments~~
- ~~— 47% 2 bedroom dwellings~~
- ~~— 24% 3 bedroom dwellings~~
- ~~— 6% 4 bedroom dwellings~~
- ~~— 1% 5+ bedroom dwellings~~

~~ii) An alternative mix Exceptions will be supported where this is they are evidenced by a robust assessment of needs at an appropriate local level or is are necessary to respond to particular local circumstances.~~

Housing Standards

~~D-C)~~ To meet needs of the District's residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime the following standards will need to be met:

i) 50% of all dwellings will be built to accessibility standards as follows:

- Market dwellings - ~~45%~~ 50% to M4(2) ~~and a further 5% to M4(3)~~
- Affordable dwellings - 40% to M4(2) and a further 10% to M4(3)

ii) It would be expected that these standards will be implemented proportionately across the housing sizes identified in parts B and C of this policy.

iii) The internal floor area of all new build dwellings must meet the National Space Standards as a minimum.

iv) All new dwellings shall include water efficiency measures to comply with a limit of 110 litres per person per day

Specialist Accommodation

- E D) Schemes that provide specialised accommodation whilst promoting independent living will be supported provided all of the following criteria are met:**
- i. the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;**
 - ii. the proposal provides easy access to services and facilities, including public transport, enabling its residents' to live independently as part of the community;**
 - iii. the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier;**
 - iv. arrangements are in place to ensure the delivery of appropriate care and support packages; and**
 - v. the proposal provides the required level of affordable housing where the housing falls within use class C3.**

The Council would support the provision of a dementia care housing scheme at Daventry town or the Primary Service Villages to help meet the identified need.

Option B

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| The policy aims to address objectives 9 and 10 |
| The policy helps to deliver policies S3, H2 H3, H4 and R1 of the West Northamptonshire Joint Core Strategy |
| HO8 – Housing Mix and Type |
| <p>A) Housing needs will be met by development providing a mix of dwelling type and size to cater for current and forecast accommodation needs. This will also contribute to the creation of sustainable mixed and inclusive communities.</p> <p><u>Developments will be expected to meet the requirements of this policy unless it is demonstrated that the requirements of this policy would be unviable.</u></p> <p>Specialist accommodation that promotes independent living (which could include the provision of extra care) will be sought on Sustainable Urban Extensions in accordance with part E of this policy.</p> <p><u>B) Market Housing</u></p> <p><u>i) Proposals for market housing will be supported where they provide a mix that largely reflects the following: Developments of 10 or more dwellings will be</u></p> |

expected to provide an appropriate range and mix of housing types to ensure the creation of mixed, balanced and inclusive communities. In assessing the mix developments should meet the target (need) mix set out below however variations will be acceptable provided that they are within the range indicated;

| <u>Target (Need)</u> | <u>Minimum %</u> | <u>Maximum %</u> |
|--------------------------------------|------------------|------------------|
| <u>3% - 1 - 2 bedroom apartments</u> | <u>1%</u> | <u>5%</u> |
| <u>14% - 2 bedroom dwellings</u> | <u>9%</u> | <u>19%</u> |
| <u>56% - 3 bedroom dwellings</u> | <u>51%</u> | <u>61%</u> |
| <u>22% - 4 bedroom dwellings</u> | <u>17%</u> | <u>27%</u> |
| <u>6% - 5 + bedroom dwellings</u> | <u>1%</u> | <u>11%</u> |

- ~~— 3% - 1 - 2 bedroom apartments~~
- ~~— 14% - 2 bedroom dwellings~~
- ~~— 56% - 3 bedroom dwellings~~
- ~~— 22% - 4 bedroom dwellings~~
- ~~— 6% - 5 + bedroom dwellings~~

ii) Exceptions to this mix will be supported where they are evidenced by a robust assessment of needs at an appropriate local level or are necessary to respond to particular local circumstances.

C) Affordable Housing

~~i) Proposals for affordable housing will be supported where they provide a mix that largely reflects the following;~~ Developments of 10 or more dwellings will be expected to provide an appropriate range and mix of housing types to ensure the creation of mixed, balanced and inclusive communities. In assessing the mix developments should meet the target (need) mix set out below however variations will be acceptable provided that they are within the range indicated;

| <u>Target (Need)</u> | <u>Minimum %</u> | <u>Maximum %</u> |
|-----------------------------------|------------------|------------------|
| <u>22% 1-2 bedroom apartments</u> | <u>17%</u> | <u>27%</u> |
| <u>47% 2 bedroom dwellings</u> | <u>42%</u> | <u>52%</u> |
| <u>24% 3 bedroom dwellings</u> | <u>19%</u> | <u>29%</u> |
| <u>6% 4 bedroom dwellings</u> | <u>1%</u> | <u>11%</u> |

1% 5 + bedroom dwellings

1%

5%

- ~~— 22% 1-2 bedroom apartments~~
- ~~— 47% 2 bedroom dwellings~~
- ~~— 24% 3 bedroom dwellings~~
- ~~— 6% 4 bedroom dwellings~~
- ~~— 1% 5 + bedroom dwellings~~

ii) Exceptions to this mix will be supported where they are evidenced by a robust assessment of needs at an appropriate local level or are necessary to respond to particular local circumstances.

Housing Standards

D) To meet needs of the District's residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime the following standards will need to be met:

i) 50% of all dwellings will be built to accessibility standards as follows:

- Market dwellings - ~~45%~~ 50% to M4(2) ~~and a further 5% to M4(3)~~
- Affordable dwellings - 40% to M4(2) and a further 10% to M4(3)

ii) It would be expected that these standards will be implemented proportionately across the housing sizes identified in parts B and C of this policy.

iii) The internal floor area of all new build dwellings must meet the National Space Standards as a minimum.

iv) All new dwellings shall include water efficiency measures to comply with a limit of 110 litres per person per day

Specialist Accommodation

E) Schemes that provide specialised accommodation whilst promoting independent living will be supported provided all of the following criteria are met:

- vi. the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;
- vii. the proposal provides easy access to services and facilities, including public transport, enabling its residents' to live independently as part of the community;
- viii. the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier;

- ix. arrangements are in place to ensure the delivery of appropriate care and support packages; and
- x. the proposal provides the required level of affordable housing where the housing falls within use class C3.

The Council would support the provision of a dementia care housing scheme at Daventry town or the Primary Service Villages to help meet the identified need.

Option C

| | |
|--|---------------------------|
| The policy aims to address objectives 9 and 10 | |
| The policy helps to deliver policies S3, H2 H3, H4 and R1 of the West Northamptonshire Joint Core Strategy | |
| HO8 – Housing Mix and Type | |
| <p>A) Housing needs will be met by development providing a mix of dwelling type and size to cater for current and forecast accommodation needs. This will also contribute to the creation of sustainable mixed and inclusive communities.</p> <p><u>Developments will be expected to meet the requirements of this policy unless it is demonstrated that the requirements of this policy would be unviable.</u></p> <p>Specialist accommodation that promotes independent living (which could include the provision of extra care) will be sought on Sustainable Urban Extensions in accordance with part E of this policy.</p> <p>B) <u>Market Housing Housing Mix</u></p> <p>i) <u>Developments of 10 or more dwellings will be expected to provide an appropriate range and mix of housing types to ensure the creation of mixed, balanced and inclusive communities.</u> Proposals for market housing will be supported where they provide <u>the following</u> approximate a mix that largely reflects the following:</p> | |
| <u>Market Housing</u> | <u>Affordable Housing</u> |

| | |
|-------------------------------------|------------------------------------|
| <u>5%- 1 - 2 bedroom apartments</u> | <u>20 % 1-2 bedroom apartments</u> |
| <u>15% - 2 bedroom dwellings</u> | <u>50% 2 bedroom dwellings</u> |
| <u>55% - 3 bedroom dwellings</u> | <u>25% 3 bedroom dwellings</u> |
| <u>20% - 4 bedroom dwellings</u> | <u>5% 4 – 5+ bedroom dwellings</u> |
| <u>5% - 5 + bedroom dwellings</u> | |

- ~~— 3% 1 - 2 bedroom apartments~~
- ~~— 14% 2 bedroom dwellings~~
- ~~— 56% 3 bedroom dwellings~~
- ~~— 22% 4 bedroom dwellings~~
- ~~— 6% 5 + bedroom dwellings~~

~~ii) Exceptions to this mix will be supported where they are evidenced by a robust assessment of needs at an appropriate local level.~~

~~C) Affordable Housing~~

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ii) It would be expected that these standards will be implemented proportionately across the housing sizes identified in parts B and C of this policy.

iii) The internal floor area of all new build dwellings must meet the National Space Standards as a minimum.

iv) All new dwellings shall include water efficiency measures to comply with a limit of 110 litres per person per day

Specialist Accommodation

E D) Schemes that provide specialised accommodation whilst promoting independent living will be supported provided all of the following criteria are met:

- xi. the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;
- xii. the proposal provides easy access to services and facilities, including public transport, enabling its residents' to live independently as part of the community;
- xiii. the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier;
- xiv. arrangements are in place to ensure the delivery of appropriate care and support packages; and
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