

### **Policy H1: Informing Housing Mix**

To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.

New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

The Council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which has regard to the SHMA, or relevant update, is compromised:

- Where the shape and size of the site justifies the delivery of a mix of housing; or
- The location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station; or
- Sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal; or
- Where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; or
- Conversions, where the characteristics of the existing building prohibit a mix to be delivered; or
- Where market factors demonstrate an alternative mix would better meet local demand.

Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development.

5.7. National policy requires that Local Plans deliver a wide choice of high quality homes, by planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including families with children, older people, people with disabilities, service families and people wishing to build their own homes. To do this, local planning authorities must identify through their Local Plan the size, type, tenure and range of housing that is required in particular locations.

5.8. It is therefore important that the Local Plan provides enough homes to meet the aspirations of local people and to house new people moving to the area in order to support economic objectives. In addition to ensuring that sufficient housing is delivered, the Local Plan must ensure that the housing needs of different types of households are fulfilled by providing the right types and mix of housing within the Borough. Providing the right types of homes is essential to ensuring that development does not compound the existing housing problems, such as affordability, and to ensure that we provide for current and future residents. It is expected that the mix of housing will vary site-by-site and will be informed by local evidence provided by the Coventry and Warwickshire joint Strategic Housing Market

Assessment, 2013 and its 2015 update (SHMA), or relevant future SHMA updates commissioned by the Council.

5.9. To understand the likely mix that will be required to meet the housing needs of current and future populations, the SHMA analysed the existing housing stock, supply trends and the housing market dynamics of the Borough. This analysis determined that there is a fairly balanced housing offer overall across both types and sizes, with no particular imbalance identified at a Borough-wide level. When this is considered against the components that form the Objectively Assessed Need, the SHMA concludes that the focus for future market housing stock over the plan period should be on two and three bedroom properties.

5.10. Although the focus is for mid-sized housing, the SHMA provides a breakdown of the recommended housing mix for the Borough as follows:

<b>SHMA Recommended Mix of Market Housing in Rugby Borough</b>			
1-bed	2-bed	3-bed	4+ -bed
5-10%	25-30%	40-45%	20-25%

5.11. This mix is included in order to guide the implementation of Policy H1. Updates of the SHMA may provide evidence to alter the housing mix in future.

5.12. Policy H1 is relevant for market housing proposals only. Policy H2 provides guidance on the mix and type expected for affordable housing delivery and Policy H6 guides the provision of specialist housing.

**Policy H2: Affordable Housing Provision**

Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).

On previously developed sites a target affordable housing provision of 20% will be sought.

On green field sites a target affordable housing provision of 30% will be sought.

The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.

The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book