

## Housing Type and Mix

### Policy CS 4

#### Housing Type and Mix

Residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to:

- The character of the surrounding area.
- The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.
- The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.

Development proposals will be expected to demonstrate how these matters have been addressed within the proposed dwelling mix.

Developments will make efficient use of land with greater intensity of development at places with good public transport accessibility:

- Higher densities above 50 dwellings per hectare may be achievable in town centres, particularly in parts of Newbury town centre, and along main transport routes and close to transport nodes.
- In the areas outside town centres, new residential development will predominantly consist of family sized housing which should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive suburban character and identity of the area.
- Lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

#### Explanation of the Policy

**5.20** In addition to ensuring that an appropriate amount of housing is provided in suitable locations, it is also important to ensure that there is a wide choice and mix of housing to meet local needs, and help secure mixed and balanced communities. Housing provision must support the needs of the whole community, include the provision of both market and affordable housing, and reflect the needs of specific groups such as families with children, single person households, the elderly, and those households with special needs. Developers will therefore be expected to consider housing mix in their proposals, including any local evidence of housing needs or evidence in Parish Plans which may be important considerations even for small sites, particularly in rural areas.

**5.21** A Housing Market Assessment for Berkshire<sup>(46)</sup>, prepared during 2006, defined the housing market area relevant to West Berkshire. It highlighted characteristics of current housing supply and demand, potential future trends, and considered options to intervene to redress imbalances in the

46 Berkshire Housing Market Assessment, DTZ 2007, available at [www.westberks.gov.uk/ldfevidence](http://www.westberks.gov.uk/ldfevidence)

## 5 Core Policies

housing market. The outcome of the Housing Market Assessment and any future reviews may inform more detailed policies on housing mix and type, which would be prepared in the Site Allocations and Delivery DPD.

**5.22** The Housing Market Assessment identified demographic trends towards smaller households and an ageing population, but stressed that the relationship between household size and type and dwelling size is not straightforward. Demand for market homes will reflect a complex set of factors relating to household income and life stage rather than simply household size. In recognition of the changing needs and demographics within the District, developments should include the provision of lifetime homes. This will assist the Council in meeting the needs of an ageing population in the District.<sup>(47)</sup>



**5.23** In order to implement the spatial strategy of concentrating development in the most accessible locations, it is proposed that higher densities be sought in town centres or areas with high accessibility to public transport. Densities will be related to the character of the surrounding area, the accessibility of the location and the availability of existing and proposed local services, facilities and infrastructure.

### Delivery and Monitoring

This policy will be implemented through the determination of planning applications for residential development, and through Supplementary Planning Documents. Implementation will need to take account of the Housing Strategy and the Berkshire Strategic Housing Market Assessment.

The SPD design guide series “Quality Design – West Berkshire” contains guidance on the Residential Character Framework, and is supported by various Area Design Focus Statements for particular key areas. Proposals should take account of this guidance and any relevant Town or Village Design Statement.

Monitoring of housing mix and densities on completed sites will be reported in the AMR.