

Application HPK/2018/0272

Samas Roneo Ltd, Glossop Road, Gamesley, Glossop, Derbyshire, SK13 9JH

Application for full planning consent for 44 houses and apartments

Response to policy regarding housing mix

1.0. Background

This is a response to planning officers concerns that the above proposal does not sufficiently fall in line with the house type mix set out within the SHMA.

Pendragon recognises the Council's policies concerning affordable housing and housing needs. **Policy H 3 New Housing Development states that** The Council will require all new residential development to address the housing needs of local people by:

- Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4, and
- Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents.

The application provides for the prescribed amount of affordable housing set out in the councils Policies. This amounts to 13 properties from the 44 proposed.

Affordable Housing Provision and comprises 8 no 2-bedroom properties (House Type A) and 5 no 3 - bedroom properties (House Type B). All the affordable housing is dispersed across the site and is indistinguishable from the market house types in appearance and build standards.

The proposal comprises the following mix in total;

Type	Size (no. of bedrooms)	Quantity
Apartment	1	3
Apartment	2	6
A	2	8
B	3	3
C	3	4
D	3	5
E	3	4

F	4	4
G	3	0
H	3	2
I	4	2
J	4	2
K	4	1
L	4	0
M	4	0
<i>total</i>		<i>44</i>

The application provides for a range of market and affordable housing to meet the requirements of a range of household types. Having discussed with Registered providers the applicants have tailored the proposal to meet their requirements.

The other relevant context to the proposed development is the Council's aim within its Local Plan is also seeking to promote "the sustainable growth of Glossopdale *"whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community"*.

It is stated that this will be achieved by:

- Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard

Pendragon feels that it is important to provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community. The application has therefore taken into account the characteristics of the existing housing stock in the surrounding locality in terms of the design and type of housing to be provided and in response to both local need and market demand.

2.0. Proposed housing mix

Pendragon also agrees that meeting the assessed housing needs of local people is an important consideration as stated in the High Peak Local Plan including the type, location and the mix of house types.

As can be seen from the table above, the proposed open market houses and the affordable component proposes to include a variety of house types in terms of design, size and type. The dwellings meet national standards and the proposed 3-

bed houses for example range from XX square feet and the proposed 4-bed houses range from XX square feet. The design is reflective of local characteristics in terms of design details and materials and the provision of green space across the site.

The proposal therefore complies with the policy that aims to “ensure that an appropriate range and mix of new homes are provided, including affordable housing for the needs of the current and future population. This can include flats, apartments, first time buyer and family homes and will be informed by the Housing Needs”

3.0. SHMA

The 2014 SHMA and Housing Needs Study recommended a re-balancing of the housing stock away from small terraced properties and 3-bed accommodation, towards more 2-bed dwellings. The guidance figures within the SHMA are that new developments might follow as guidance for new developments ;

- 1-beds 10% of developments
- 2-beds 45%
- 3-beds 35%, and
- 4-beds 10%.

It inherently discriminates against promoting more 4-bedroomed houses and Planning officers comments in relation to the application were;
"the housing mix proposed does not sufficiently fall in line with the mix set out within the SHMA. Please see details below.

Proposed Mix	Percentage	SHMA Requirement	Difference (No. of Units)	Acceptable?
3 x 1 bedroom	6.82%	10% (4.4) – 4/5 x units	-1/-2	Yes
11 x 2 bedroom	25.00%	45% (19.8) – 20 x units	-9	No
17 x 3 bedroom	38.64%	35% (15.4) – 15 x units	+2	Yes
13 x 4 bedroom	29.55%	10% (4.4) – 4/5 x units	+8/9	No

The above table shows that there is a departure from the SHMA with regards to the ratio of 2 bedroom and 4 bedroom properties. I would therefore request that the housing mix on site is reviewed to be more aligned to the SHMA percentages. This

would equate to reducing the number of 4 x bedroom homes to 4/5 units, and increasing the number of 2 bedroom homes to 19/20 units.

Following revisions to the proposal the application now comprises;

Proposed Mix	Percentage	SHMA Requirement	Difference (No. of Units)
3 x 1 bedroom	7%	10% (4.4) – 4/5 x units	-1/-2
14 x 2 bedroom	32%	45% (19.8) – 20 x units	-6
18 x 3 bedroom	41%	35% (15.4) – 15 x units	0
9 x 4 bedroom	20%	10% (4.4) – 4/5 x units	+5

The SHMA states:

"It is recommended that HPBC Officers take a flexible approach to applying this advice when dealing with housing applications in their Borough, as relatively lower levels of housing viability in certain urbanised parts of the Borough, could be compromised by an unsuitable housing mix. This advice, which is primarily needs based, must be subjected to further detailed assessment through the Council's ongoing housing viability work to test the deliverability of these rates."

Whilst the policy advice, which is guidance for developers, set out in the SHMA proposed a mix of 10% 1-bedrooms, 45% 2bedrooms, 25% 3-bedrooms and 10% 4-bedrooms the application proposal maintains that the slight variation a shown demonstrates is acceptable in that it meets local needs.

The Strategic Housing Market Assessment and Housing Needs : Final Report under Housing Requirements Split by Size and Tenure states that
"11.2 There is no exact formula for setting the approach to defining housing size and type requirements, and no way to 'model out' the need for judgement when balancing a range of different factors. The starting point for the analysis involves revisiting the outputs of the PopGroup model."

The so-called 'PopGroup' model shows that 4 bed houses are generally required by couples or lone parents with 3+ children – usually in the 35-44 year old age groups. It also recognises there is likely to be higher demand in the smaller sized but housing units but still recognises a need by 2.8% of the population for the 4 bed houses. This translates to over 1300 households in the borough.

The SHMA also states that *"11.8 the figures are indicative and do not take into account a range of critical qualitative considerations. In particular, the modelling does not fully address people's aspirations and the viability of particular dwelling types.".... It acknowledges that it is important to recognise "that in practice, providing a range of dwelling sizes specifically to match the quantitative need would not address people's aspirations and could discourage more affluent households from moving to/remaining in the Borough."*

Similarly it states that " a rational, balanced approach needs to be taken using the modelled approach to guide, rather than dictate, the proposed mix of units. The aspirations of local residents have been obtained following the stakeholder workshops and referencing the Housing Register.

The applicants recognise that while the Council reports the greatest imbalance is in the 4+ bed properties, which comprise around a fifth of the total stock, there remain households' aspirations for larger 4+ bed properties and that this is greater than their specific need. This is specifically relevant in Gamesley where there is a dearth of larger properties that local people from Gamesley or Glossop as a whole could aspire to. It is also necessary to look at the Gamesley area within the wider Glossop area to determine where the provision of 4 bedroom houses in relation to future sustainability of the area.

4.0. Gamesley

In the 2011 census Gamesley was characterised as having the lowest level of owner occupation in the borough at 30.6%, the highest social rented sector by ward at 63% and the second lowest private rented sector at 4.3%.

The DCC assessing needs report 2014 identified that Gamesley had only 3.8% of its housing stock as detached housing and 13.8% as semi-detached. Significantly below the borough average.

Consequently, the application proposals would bring a new area of choice to local people who may wish to aspire to own or occupy new 1,2 and particularly 3 and 4 bed dwellings in this area. Something that does not currently exist.

5.0. Soft Market Testing

A survey of four local estate agents in August 2018 revealed

- Demand is high for 4 bedroom properties in Glossop.
- The demand for four bed detached in Glossop is good - providing priced correctly
- Over the last year or so a number of new developments have been started in the Glossop area with a good proportion of 4-bedroom properties within them but not in the Gamesley area.
- Conversations with the sales reps at the Taylor Wimpey site on North Road - a 150 unit site with a number of 4 beds – shows they have a waiting list for any 4-bed houses that are released.
- A review of a database of buyers would suggest that for a 4-bed detached property at around £300,000, agents would have approx 150 buyers registered whose requirements match that brief description.
- If four beds are priced correctly they will sell.
- According to Rightmove - since the beginning of the year 53 x four bedroom detached, 9 x four bedroom semis, 15 x three bedroom detached and 33 x three bedroom semis come to the market (new and resales).

(Based on discussions / emails from four Glossop estate agents.)

6.0. Current availability

The number of 4 – bedroomed properties for sale in wider Glossop area is currently;

- No of 4b in Glossop for sale – 24
- No of 3b in Glossop for sale – 33
- No of 2b houses in Glossop for sale – 9
- No of 2b flats in Glossop for sale – 24
- No of 1b flats / houses in Glossop for sale – 1
- No of 4b in Gamesley and immediate neighbourhood – 0
- Prices;
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Price Range £k	Number
200 - 250	2
250 - 300	4
350 -400	0
400 - 450	6
450 +	12
total	24

(Source; – Source Zoopla at 10.08.2018)

From the above it is clear that there is a demand in the Glossop area for larger 4-bedroomed houses but they tend to be in the higher price bracket – 75% of 4-beds on the market are over £400k. However there are markedly fewer under £300k. and there are no 4-bed houses in Gamesley or within a mile of the area.

7.0. Conclusion

- Pendragon recognises the Council's policies concerning affordable housing and housing needs and house types. As applicant Pendragon feels it is working in accordance with Policy H 3 New Housing Development which states that The Council will require all new residential development to address the housing needs of local people.
- Pendragon feel that the proposals have met requirements on affordable housing and other planning obligations. The proposals meet the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4
- The proposals provide a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents.
- Pendragon has responded to council concerns about deviation from the SHMA guidance by reducing the number of larger dwellinghouses.*
- It is recognised that the SHMA is guidance and there should be some flexibility to meet local aspirations as well as the need for growing families who need larger housing and aspire to larger 4-bedroomed houses.
- The proposals provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality and its ability to meet the aspirations of local people to live in larger 3 and 4 – bed houses
- The proposed scheme ensures new residential development in the Gamesley area includes a proportion of housing suitable for newly forming local households and growing families as well as couples.

***Note;** It is essential that the application is seen in conjunction with application HPK/2018/0191 Samas Roneo Ltd, Glossop Road, Approval of reserved matters relating to HPK/2014/0665 - the first phase of the wider development. The ratios of housetypes is therefore further reduced in respect of the provision of 4-bed houses, as illustrated here;

	Phase 1 (93)		Phase 2 (44)		Total (137)		SHMA		Deviation	
1b	6	7%	3	7%	9	7%	13	10%	-4	-9%
2b	26	28%	14	32%	40	29%	62	45%	-22	-16%
3b	45	48%	18	41%	63	46%	48	35%	+15	+11%
4b	16	17%	9	20%	25	18%	14	10%	+11	+8%
Total	93	100%	44	100%	137	100%	137	100%		