



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN  
2017-2033**

**PHASE 3 HEARINGS**

**MATTER 10: HOUSING MIX AND DENSITY (POLICIES H2, H3, H4  
AND H9)**

**CITY OF YORK COUNCIL STATEMENT**

## **Matter 10 – Housing Mix and Density (Policies H2, H3, H4 and H9)**

### **10.1 Are the proposed densities in Policy H2 appropriate and will they result in the efficient use of land?**

- 10.1.1 Yes. In accordance with paragraph 47 of the NPPF, the Plan establishes a local approach to housing density. The density requirements set out in Policy H2 strike a suitable balance between the need to make efficient use of land and ensuring development can respond appropriately to local character and site context.
- 10.1.2 The density requirements have been derived from work undertaken to support the viability and deliverability assumptions of the Local Plan (see paragraph 6.2 of SD125). The figures recognise that there are density variations across the City and are based on analysis of existing committed residential sites and assumptions around the types of sites likely to come forward through the plan period.
- 10.1.3 The policy seeks to maximise opportunities along York's high frequency public transport corridors and promotes higher density development in these locations where it is appropriate; an approach which is consistent with paragraph 123 of the NPPF.
- 10.1.4 The provisions in Policy H3 are justified, effective and deliverable and the policy is therefore considered sound.

### **10.2 Is the approach to housing mix, and the 'balancing of the housing market', with reference to the SHMA, in Policy H3, based on sound principles?**

- 10.2.1 Yes. Policy H3 builds on paragraph 50 of the NPPF which requires local planning authorities to *deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities*. Mixed communities and mixed tenure schemes are well established concepts in housing and planning practice, founded in evidence that areas with more mixed social composition tend to be more popular, more satisfying to live in, and have access to better services.
- 10.2.2 Policy H3 is framed in this context and requires development proposals to give due regard to evidence of need as identified in the SHMA and for an appropriate mix of house types to be included in residential schemes. The policy also acknowledges the potential for other local evidence to influence housing mix, and that this will also be influenced by the site's location and characteristics. This provides appropriate flexibility.
- 10.2.3 The requirement for developers to adopt an evidence-based approach to the housing mix of schemes is consistent with national policy and Policy H3 is

sound in that regard. However, it is recognised that the policy's effectiveness could be improved through modification to the wording and should be updated to refer to the Council's latest evidence of need (refer to CYC latest schedule of modifications). It should also be noted that the Council proposes to delete the criterion in each of the strategic housing site policies as it relates to housing mix. The considerations are dealt with by Policy H3 and it is not necessary to duplicate the requirement in other policies.

- 10.2.4 The Local Housing Need Assessment 2022 (LHNA) updates the evidence in the SHMA (2016) and makes evidenced-based recommendations for the unit size and tenure mix that should be encouraged and supported to 2038. The mix does not differ significantly from the 2016 evidence. Furthermore, it has no material impact on the viability of residential developments. A Technical Note provides further details on the viability implications and is included at Appendix 1)
- 10.2.5 The Local Plan acknowledges that new housing should be accessible and adaptable. The latest evidence within the LHNA at paragraphs 6.65-6.77 confirms that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings. This evidence of need together with updated viability testing (Appendix 2), justifies proposed modification to Policy H3 (as set out in the latest schedule of modifications) to strengthen and clarify the Council's expectation of developers.

### **10.3 Does Policy H4 cater adequately for self and custom house building?**

- 10.3.1 In Accordance with the Self Build and Custom Housing Building Act 2015, the Council holds a Self-Build and Custom-Build Register. The Act requires the Council to have regard to the register in carrying out its planning, housing and land disposal duties.
- 10.3.2 The Council's register has averaged around 105 new entrants per base period (yearly period from October 31 to October 30). Under the PPG this is the level the Council will need to have permitted within three years of their entry (paragraph 023 Reference ID: 57-023-201760728). If this were to continue over the remainder of the Plan Period (from 2019/20 (as the latest period to 2032/33)) it would equate to a need to permit around 1,356 custom and self-build plots.
- 10.3.3 There is no explicit requirement in the NPPF for the self and custom build need to be met through the Local Plan, but the Council seeks to positively support opportunities for plots to be brought forward. This is reflected in Policy H4.
- 10.3.4 The requirement for 5% of all housing on strategic sites over 5ha to be released for self and custom build development has been tested through the whole plan viability work [CD018] and is not considered to prejudice the viability of these od development on these sites.
- 10.3.5 Around 350 custom and self-build plots could be made available on strategic sites in the plan period. Whilst that potentially falls short of the notional

demand referred to above, it is reasonable to assume alternative supply will also become available through, for example, neighbourhood plan allocations. Indeed, the Council actively promotes and facilitates opportunities through its Self-Build and Custom-Build programme and as has officer resource dedicated to this.

#### **10.4 Will Policy H9 properly address specialist housing for older people?**

- 10.4.1 The NPPF requires local authorities to have a clear understanding of housing for a range of needs in their area, including older people (paragraph 159). The Council's SHMA (2016) [SD051] considers this need for the period 2012-2033. It identifies a need of 84 units per annum for specialist accommodation for older people (generally considered to be sheltered or extra-care housing) and an additional 37 bedspaces per annum for older people (aged 75 and over) for nursing and residential care homes.
- 10.4.2 Updated evidence within the LHNA 2022 (appended to CYC Matter 1 Hearing Statement) demonstrates that there a clear need for older persons accommodation<sup>1</sup>. The need in the LNHA is shown to be notably higher than in the SHMA as it includes an estimate of current need in addition to projecting future new need. However, comparable annual needs (calculated by isolating future needs from the figures) are for 70 specialist units and 35 care bedspaces for the period 2022-2033.
- 10.4.3 Policy H9 responds to these acknowledged and increasing needs and takes a positive and supportive approach to this form of development. In preparing the Plan, the Council tested the viability of specialist accommodation for older people to understand the potential policy options and implications. The work showed, based on typical typologies, that stand-alone schemes for retirement and extra care accommodation to be unviable when tested with all other costs assumptions for other local plan policy requirements too. The same conclusion is drawn in a recent update to this appraisal (see Appendix 2).
- 10.4.4 The criteria-based approach is justified and effective in this context. And whilst it cannot guarantee delivery on specific sites (beyond strategic sites), it does not cap the level of specialist housing that could come forward. Furthermore, provision is to be secured on strategic sites where it has been found that delivery is likely to be viable [CD018]. Policy H9 is positively prepared and consistent with national policy.

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<sup>1</sup> Between 2022 and 2033 a need for around 1,540-1,730 housing units with support (sheltered/retirement housing) – mainly in the market sector; a need for around 610-670 additional housing units with care (e.g. extra-care) – all in the market sector; a need for additional nursing care bedspaces; and a need for around 1,200 dwellings to be for wheelchair users (meeting technical standard M4(3)). (REF)

