

## **Securing a Mix of Housing**

National planning policy requires local planning authorities to plan for a mix of housing, based on demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.

The city has undertaken a Joint SHMA with its Warwickshire neighbours, which provides a clear understanding of the housing needs for Coventry, including the need for all types of housing and the needs of different groups in the community.

Policy H4 is concerned with the mix of general market housing only, whilst Policy H6 refers to the mix of housing in respect of the affordable homes element of housing developments. It will aim to ensure that housing development sites deliver a range of housing sizes and types which reflects the needs of Coventry over the plan period taking into account the current housing stock and the need to diversify the city's housing offer.

### **Policy H4: Securing a Mix of Housing**

1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment.
2. In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest Strategic Housing Market Assessment:
  - a. physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited;
  - b. locational issues, such as highly accessible sites within or close to a designated centre where larger homes and low/ medium densities may not be appropriate;
  - c. sites with severe development constraints where housing mix may impact on viability;
  - d. sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and
  - e. developments in parish or neighbourhood plan areas, where there is an up-to-date local housing needs assessment which provides a more appropriate indication of housing need.

In Coventry, there is a greater need for larger 3 and 4 bed family homes (60-70% of total new homes). A need does still remain for smaller properties to help maintain a mix of new homes and improve quality within the existing housing stock.

The Council considers that it is particularly important that the strategic sites provide the full range of housing to meet the assessed need. This will provide greater opportunities for the whole community to live near their place of work in modern, energy efficient homes and to reduce out-commuting. It will also help to provide a variety of housing types and sizes and support the diversification of existing housing stock within local communities. Such an approach is integral to ensuring suitable housing pathways are created within local communities allowing people to retain their community links when moving home, should they wish to do so.

The Council accepts that not all sites will be able to accommodate the full range of housing types. The Council will, therefore, take into account the nature and location of the scheme and, in particular, whether there are any genuine reasons why a mix of types cannot be delivered in practice, or would be harmful to the setting of a heritage asset.