

APPENDIX B: POLICY H4 - HOUSING TYPES AND MIX

RESPONSES TO PROPOSED POLICIES

CHAPTER: 6	POLICY NUMBER: H4	POLICY NAME: Housing Types and Mix
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
(1) To achieve mixed, balanced communities and to address the changing needs of households over time, planning applications for residential and mixed-use schemes should provide a mix of housing types and sizes including custom and self-build plots in accordance with the requirements of Policy H7 [to follow]				
Would like to see a clause prohibiting the construction of long rows of identical homes, it needs to be more mixed up to promote character in the development.	Whilst this is a design consideration, achieving a suitable mix of different sized homes should contribute towards a more mixed development.	No change	175	Oakthorpe, Donisthorpe & Acresford Parish Council
(2) The dwelling size breakdown in the HENA is the starting point + (2)(a) and (2)(b) – Deviation from the HENA requirements				
[The HENA is a moment in time so to apply this across the whole plan period would be inappropriate]	The policy makes reference to it being the starting point. The supporting text can confirm that if the HENA (or Housing Mix Update Paper which is now the most up-to-date evidence) is superseded by an evidence update then that would be a reason for deviating from the mix in the policy.	Add explanation to the supporting text.	161; 184; 193; 211; 216; 235	Mather Jamie (The Whatton Estate); Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons); Pegasus Group (Westernrange); Pegasus Group (Davidsons & Westernrange)
[The housing mix table should be removed from the policy itself and inserted into the supporting text. The supporting text should refer to any successor versions of the HENA]	The adopted Local Plan states the Council will have regard to the latest evidence of housing needs and includes a suggested mix in the supporting text. With these	Update the housing mix table so it reflects the most up-to-date evidence.	161; 184; 193; 211; 216; 235	Mather Jamie (The Whatton Estate); Pegasus Group (Hallam Land Management);

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	<p>measures in place, 45% of market homes built between April 2018 and March 2025 have been 4+-bed and 11% have been 2-bed. This is in contrast with the suggested mix in the adopted Local Plan of 10-20% for 4-beds and 30-40% for 2-beds. The policy has not been effective in achieving a mix in line with the evidence. We have chosen to include the mix in the policy to provide clarity and give greater policy weight to the requirements.</p> <p>As stated above, the supporting text can reference any evidence which supersedes the Housing Mix Update Paper.</p>	<p>Add explanation to the supporting text about any successor versions of the evidence base.</p>		<p>Pegasus Group (Davidsons); Pegasus Group (Westernrange); Pegasus Group (Davidsons & Westernrange)</p>
<p>[Housing mix should be based on the most up to date evidence which is regularly reviewed]</p>	<p>Noted – the Local Plan is now underpinned by a Housing Mix Update Paper (HMUP).</p>	<p>No change</p>	<p>188</p>	<p>C.Green Planning (Cadwallader Family)</p>
<p>[The evidence required to support the housing mix should be proportionate to the development and not overly onerous].</p>	<p>Noted</p>	<p>No change</p>	<p>237</p>	<p>HBF</p>
<p>[There are differences between the findings of the Local Housing Needs Assessment (LHNA) (2019) and the Housing and Economic Needs Assessment (HENA) (2022) on the matter of housing mix. The Topic Paper recognises that</p>	<p>The 2019 LHNA is now seven years old. More up-to-date evidence, in the form of the Housing Mix Update Paper (an update to the 2022 HENA) has now been prepared.</p>	<p>No change.</p>	<p>214</p>	<p>Stantec (Bloor Homes & Taylor Wimpey)</p>

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<p>recommendations of the LHNA and HENA can be used as guidelines to consider the appropriate mix on larger development sites. Reference to this should be made in Policy H4]</p>				
<p>[Policy should include a suitable site size threshold]</p>	<p>The draft policy does have a threshold as Part 1 applies to major developments only (10+ dwellings or 0.5ha+). This is because for smaller schemes, it may not be possible to achieve a HENA-compliant mix.</p> <p>However, this threshold in part (1) means that there would be no policy control over a proposal such as 9x 5-bed homes. On reflection, part (1) should apply to all development and the more specific requirements in part (2), which cite the HENA as the starting point, should apply to major development only.</p>	<p>Amend the thresholds for parts (1) and (2) of the policy as shown later in this Appendix.</p>	<p>188</p>	<p>C.Green Planning (Cadwallader family)</p>
<p>There should be a higher proportion of 1 and 2-bed market homes to address the needs of younger people]</p>	<p>The Housing Mix Update Paper sets out a requirement of between 0-5% market 1-bed homes and 25-30% 2-bed homes. The need for affordable 1 and 2-bed homes is greater than market housing, especially for rented properties including those for older people.</p>	<p>No change</p>	<p>175</p>	<p>Oakthorpe, Donisthorpe & Acresford Parish Council</p>

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<p>The consideration of the housing type and mix is useful, there is need to ensure that enough affordable homes (rent & shared ownership) developed. Relationships with Social Housing providers and provision of NWL increasing its own stock will be key.</p>	<p>Noted – and there is a separate policy on the matter of affordable housing.</p>	<p>No change</p>	<p>651</p>	<p>Amanda Hack</p>
<ul style="list-style-type: none"> • [Policy is overly prescriptive • 5% flexibility in part 2(a) is too narrow • Flexibility is key to ensure that delivery is not hindered • The flexibility should be increased to 10% 	<p>The Housing Mix Update Paper now expresses the recommended housing mix as a range rather than a fixed amount. This allows 5% flexibility so the reference to 5% deviation can be deleted from parts (2)(a) and (2)(b). Notwithstanding this, the policy does allow further deviation, but this needs to be justified with reference to the policy criteria.</p>	<p>Update part (2) to reference the latest evidence on housing mix as the starting point.</p> <p>As the recommended mix is now expressed as a 5% range, delete the reference to 5% in parts (2)(a) and (2)(b)</p>	<p>135; 147; 161; 182; 184; 188; 193; 211; 214; 216; 237; 243</p>	<p>Marrons (Strata); Gladman Developments; Mather Jamie (The Whatton Estate); Boyer Planning (Redrow Homes); Pegasus Group (Hallam Land Management); C.Green Planning (Cadwallader Family); Pegasus Group (Davidsons); Stantec (Bloor Homes & Taylor Wimpey); Pegasus Group (Westernrange); Home Builders Federation; Avison Young (Jelson Homes)</p>
<ul style="list-style-type: none"> • [Mix should be determined on a site-by-site basis at the time of the 	<p>The NPPF states that the size, type and tenure of housing needed by different groups should be</p>	<p>No change</p>	<p>150; 161; 182; 183; 184; 193;</p>	<p>Savills (David Wilson Homes); Mather Jamie (The Whatton</p>

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<p>application – demand can change over time</p> <ul style="list-style-type: none"> • Mix should be informed by market demand and/or viability • 1 and 2-bed homes are not in market demand, particularly in more rural locations • Other local and site-specific circumstances such as rural v urban setting proximity to public transport should also be taken into account • Policy could result in developments that don't respond to the site's character and context • Policy doesn't consider the scale of the site] 	<p>“reflected in planning policies” (paragraph 63). Policy H4 is considered an appropriate means to do this. The policy does allow for an element of flexibility based on a several considerations (parts (2)(a) and (2)(b) of the policy), including the character of the site and the local stock profile.</p>		<p>211; 214; 216; 232; 237; 243</p>	<p>Estate); Boyer Planning (Redrow Homes); Turley (Clowes, Redrow and Wilson Estates); Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons); Stantec (Bloor Homes & Taylor Wimpey); Stantec (Caddick Land); Pegasus Group (Westernrange); Home Builders Federation; Avison Young (Jelson Homes)</p>
<p>A further clause should be added to part 2(a) to cover “relevant local housing market conditions”</p>	<p>The reference to ‘local stock profile and dwellings which have been permitted/built’ is considered to be sufficient.</p>		<p>161; 183</p>	<p>Mather Jamie (The Whatton Estate); Turley (Clowes, Redrow and Wilson Estates)</p>
<p>[Has no objection to the Council providing <i>guidance</i> on housing mix but H4 is too restrictive and will quickly become out of date]</p>	<p>In view of the market's preference to build larger homes, non-statutory guidance may not have sufficient weight in the planning process to achieve a suitable housing mix in line with the Council's evidence.</p>	<p>No change</p>	<p>243</p>	<p>Jelson</p>

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Policy should recognise that need/demand will vary from area to area and site to site.	The policy allows for an element of flexibility, where this can be justified, including with reference to the site's character and context (Part 2(a)(i)).	No change.	237; 243	Home Builders Federation; Avison Young (Jelson Homes);
[The prescribed mix does not recognise that the number of bedrooms is a blunt measure and does not reflect realistic room use, e.g. using a bedroom as a home office]	Whilst we noted this as a disadvantage in the Regulation 18 consultation, it does not outweigh the benefits of the policy. There is an indication that the current stock is 'under-occupied' with the 2021 Census confirming that across Leicester and Leicestershire, 85% of owner-occupiers have at least one spare bedroom (2021 Census).	No change	182	Boyer Planning (Redrow Homes)
[The policy provides clarity with an appropriate degree of flexibility and allows applicants to justify more significant departures from the HENA]	Noted	No change	187; 656	Define Planning & Design (Bloor Homes); Define Planning & Design (Rosconn Strategic Land)
[Agrees with the criteria in 2(a) and supports the dwelling size breakdown informed by the HENA on the basis that 5% deviation is allowed without justification]	Noted	No change	245; 256;	Evolve Planning (Bloor Homes); Evolve Planning (Cameron Homes)
Its useful for us to have guidelines for NWLDC's desired house types to work to, but also to have the ability to flex these standard when the site, location or housing needs require it.	Noted	No change	641	emh

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[Deviation from the HENA should be acceptable where an outline planning permission or design code indicates this is the case]	Deviation from the starting point mix would need to be justified in line with the policy requirements of H4(2).	No change	135	Marrons (Strata)
[Policy will need to viability tested and the impact on affordable housing delivery should be considered]	Noted, the policy will form part of a whole Local Plan Viability Assessment	No change pending outcome of the viability assessment	184; 193; 211; 216; 235; 237	Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons); Pegasus Group (Westernrange); Pegasus Group (Davidsons & Westernrange); HBF
[Further flexibility should be added to 2(b)(vi) relating to the Registered Provider's interest in taking on a site alongside technical or operating requirements]	Part 2(b)(vi) makes reference to the Registered Provider's requirements . Further detail can be provided in the supporting text rather than expanding the policy.	No change	135	Marrons (Strata)
(4) Developments which include housing suitable for older people will be supported. For schemes of 50+ dwellings, and in addition to the requirements of Policy H11 – Accessible, Adaptable and Wheelchair-user Homes, a proportion of the 1- and 2-bed homes should be in the form of bungalows or other single level housing.				
[Would support both a criteria-based policy and an element in larger schemes as such accommodation must be accessible. The permission granted at the Willows on Ashby Road, Moira, is an example of highly inaccessible elderly accommodation which should not be permitted going forward.]	Noted	Add criteria to part (4) which focus on residents' everyday needs being met without the use of a car. Confirm in supporting text that	92	Ashby Town Council

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<p>[The proposed approach to older people's housing is supported in-principle. The 'criteria-based' element of the proposed approach should include 'proximity to existing and proposed LTN 1/20 compliant cycle/wheeling infrastructure'. Provision of older people's housing within larger sites would benefit from being located in proximity to any onsite LTN 1/20 facilities that are to be provided.]</p>		<p>larger site allocations will have a requirement for specialist housing, with a focus on extra-care and housing with care. The site allocation policies for these sites will be updated in the Reg 19 Plan.</p>	341	LCC
<p>[Each opportunity for specialist housing needs to be individually assessed as proximity to other community assets/resources and transport links are essential to understand. Also, demand does fluctuate over extended periods of time]</p>	Noted	See above with regards to part (4) policy criteria.	341	Leicestershire County Council
<p>[Criterion (4) is inadequate and will not secure the types of accommodation listed at para 6.16. The use of 'supported' does not require developments to include housing for older people, and 'a proportion' does not guarantee adequate provision]</p>	Noted	See above with regards to the provision of older persons housing on our larger housing allocations.	134	Kegworth Parish Council
<p>It would be useful to have an indication of what 'proportion' of 1- and 2-beds homes would need to be single-storey to meet requirements.</p>	We don't have evidence which would justify the requirement for a specific proportion of bungalows.	Add criteria (5) supporting the provision of bungalows and other	641	EMH

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[Part (4) should state what proportion of the 1 to 2-beds should be bungalows]	However, we do have evidence supporting the provision of specialised older persons housing (i.e. housing with varying degrees of support) and accessible, adaptable and wheelchair user housing. Subject to viability testing, the draft Local Plan goes further than the adopted Local Plan in achieving a mix of homes for older people and those with disabilities.	single level homes as part of housing developments.	175	Oakthorpe, Donisthorpe & Acresford Parish Council
The requirement for bungalow/single level housing needs to be weighed against viability and effects on site density.	Noted	No change	147; 237	Gladman; HBF
Council should work with providers of older persons accommodation to identify appropriate sites for allocation. This would provide more certainty that the need for such accommodation will be met.	Noted	See above with regards to the provision of older persons housing on our larger housing allocations.	237	HBF
Other Issues				
...the Council should assess the demands for private-rent accommodation to allow the new local plan to address this need and comply with the requirements of the NPPF	The policy reflects the need identified in the Housing Mix Updated Evidence	No change	232	Caddick Land
There is a need to balance the housing mix within the Sustainable Villages to meet changing	The evidence underpinning this policy assesses need at a district level rather than on settlement	No change	245; 256	Evolve Planning (Bloor Homes);

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<p>demographic needs. The minimal levels of housing growth afforded to these 17 settlements through the spatial strategy would instead compound housing choice, particularly for an ageing rural population where the need for adaptable and accessible and wheelchair accessible properties will increase too.</p>	<p>hierarchy basis. If there is a case to deviate from the recommended housing mix, this will need to be made at the application stage.</p>			<p>Evolve Planning (Cameron Homes)</p>
<p>Needs are likely to vary across different areas and may require a more bespoke approach e.g. to ensure the housing types and mix at strategic sites within the International Gateway area aligns as closely as possible with the proposed job growth in this area e.g. through the EM Freeport proposals. Conversely, if allowing 'the market to decide' is likely to lead to continued excesses and deficits of particular house types/sizes, this is in turn likely to encourage less sustainable patterns of travel demand – e.g. people living and working further apart, requiring journeys that are less likely to be achievable via walking, cycling and passenger transport.</p>			<p>341</p>	<p>LCC</p>
<p>Housing mix needs to be clear as it impacts the quantity of additional pupil places required.</p>	<p>Noted</p>	<p>No change</p>	<p>341</p>	<p>LCC</p>

Draft Policy H4 –Housing Types and Mix (Strategic Policy)

- (1) To achieve mixed, balanced communities and to address the changing needs of households over time, planning applications for ~~major~~ residential and mixed-use schemes should provide a mix of housing types and sizes, ~~including custom and self build plots in accordance with the requirements of Policy H7 [to follow]~~
- (2) ~~For all new residential development of 10 or more dwellings, The~~ starting point for housing mix will be the Leicester and Leicestershire Housing Mix Update Paper (2026); ~~dwelling size breakdown in the HENA is the starting point:~~

	1-bed	2-bed	3-bed	4-bed
Market	5%	35%	45%	15%
Affordable for Rent	35%	40%	20%	5%
Affordable Ownership	15%	40%	35%	10%

	<u>1-bed</u>	<u>2-bed</u>	<u>3-bed</u>	<u>4+bed</u>
<u>Market</u>	<u>0-5%</u>	<u>25-30%</u>	<u>45-50%</u>	<u>20-25%</u>
<u>Affordable home ownership</u>	<u>10-15%</u>	<u>40-45%</u>	<u>35-40%</u>	<u>5-10%</u>
<u>Affordable housing (general needs rented)</u>	<u>30-35%</u>	<u>35-40%</u>	<u>15-20%</u>	<u>10-15%</u>
<u>Affordable housing (rented) – older people</u>	<u>65-75%</u>	<u>25-35%</u>		

- (a) For market housing, any deviation ~~of more than 5%~~ from any of the figures in the HENA Housing Mix Update Paper must be justified with reference to whichever of the following are relevant:
- (i) character and context of the application site;
 - (ii) local stock profile and dwellings which have been permitted/built;

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(iii) the nature of the scheme (e.g. flats, conversion of an existing building).

(b) For affordable housing, any deviation ~~of more than 5%~~ from any of the figures in the ~~Housing Mix Update Paper HENA~~ must be justified with reference to whichever of the following are relevant:

- (i) character and context of the application site;
- (ii) local stock profile and dwellings which have been permitted/built;
- (iii) the nature of the scheme (e.g. flats, conversion of an existing building).
- (iv) the Housing Register;
- (v) up to date local housing needs information;
- (vi) the Registered Provider's requirements.

~~(3)~~ 100% affordable housing schemes are required to demonstrate how the proposal will contribute to the objective of creating mixed and balanced communities.

~~(4)~~ Developments which include specialist housing suitable for older people and those with disabilities will be supported where they are:

(a) Located in close proximity to local shops, amenities and healthcare facilities;

(b) Accessible by a frequent public transport route; and

(c) Accessible by safe, legible walking, wheeling and cycling routes that avoid steep gradients.

~~(3)~~(5) Housing developments which provide bungalows or other single-level housing will be supported. For schemes of 50+ dwellings, and in addition to the requirements of Policy H11 – Accessible, Adaptable and Wheelchair user Homes, a proportion of the 1 and 2 bed homes should be in the form of bungalows or other single level housing.