



East Riding Local Plan

Planning Guidance Note on Housing Mix

October 2017

"Making It Happen"



EAST RIDING
OF YORKSHIRE COUNCIL

1 Introduction 1
Planning Policy Context 1

2 Evidence Base 3
Strategic Housing Market Assessment 3
Affordable Housing 4
Older Peoples Housing and Specialist Housing 5
Housing Mix – Market Housing 6
Housing Mix – Affordable Housing 6
Other evidence – existing housing stock 7

3 Decision Making 8

4 Conclusion 10

Appendix A: Existing Housing Stock Data 11

Appendix B: Examples 16

Appendix C: Templates 18

List of tables

Table 1: Description and types of specialist accommodation suitable for older people... 5
Table 2: Indicative mix of market housing (2016-2029) 6
Table 3: Indicative mix of affordable housing (2016-2029)..... 6

I Introduction

- I.1 This note has been prepared to provide assistance to developers, applicants and Local Planning Authority officers on how to use the Council's Strategic Housing Market Assessment (SHMA) and how to apply national planning policy in the East Riding of Yorkshire. It aims to promote transparency and consistency in the approach East Riding of Yorkshire Council will take to considering housing mix through Policy HI of the East Riding Local Plan. **This note provides interim guidance and is not an adopted Supplementary Planning Document (SPD).**
- I.2 It is emphasised that this note only covers housing mix considerations in relation to planning applications. There are of course many other factors that are relevant when determining a planning application and it is not intended that this note is prescriptive or that it prioritises housing mix over other planning considerations. Its purpose is to help case officers maintain a degree of consistency in applying professional judgement and to assist developers/applicants to better understand the policy context and available evidence regarding housing mix. Planning applications will continue to be determined on a case-by-case basis.

Planning Policy Context

- I.3 The National Planning Policy Framework (NPPF) is a material consideration in the determination of applications. The importance of housing mix is reflected within paragraphs 50 and 159 of the NPPF. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, paragraph 50 expects local planning authorities to:
- *'Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'*
 - *'Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'.*
- I.4 Local planning authorities are required, by paragraph 159, to prepare a SHMA in order to *'identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period'.*
- I.5 This recently adopted East Riding Local Plan Strategy Document (April 2016) sets out the Council's policy for providing a mix of housing and meeting needs. Policy HI (overleaf) of the Strategy Document is consistent with the NPPF and supports residential development where the size and type of houses proposed reflects the

need in the locality.

- 1.6 Policy HI relates to housing mix on new residential developments. It does not control existing dwellings on the open market and cannot be applied to householder applications for extensions and alterations.

Policy HI: Providing a mix of housing and meeting needs

- A. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.
- B. The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme. Specialist accommodation on non-allocated sites will be supported within the development limits of settlements, where the proposal is of an appropriate scale in relation to the settlement.

- 1.7 The supporting text to Policy HI (paragraph 6.11 of the Strategy Document) makes a distinction between smaller and larger sites.

- 1.8 In establishing an appropriate mix on **larger sites (over ten dwellings)**, it is necessary to consider the housing needs and demands within the relevant Local Plan sub-area (Policies A1-A6). The supporting text to Policies A1-A6 provides further information on the size and type of properties needed in each sub-area, reflecting the evidence set out in the 2011 SHMA. For example, Policy A3 (Drifffield and Wolds sub-area) states proposals should '*contribute to the overall mix of housing in the sub-area, including through the delivery of smaller properties*'.

- 1.9 The mix on **smaller sites (ten dwellings and under)** should be considered with reference to the needs in the specific settlement where the development is taking place.

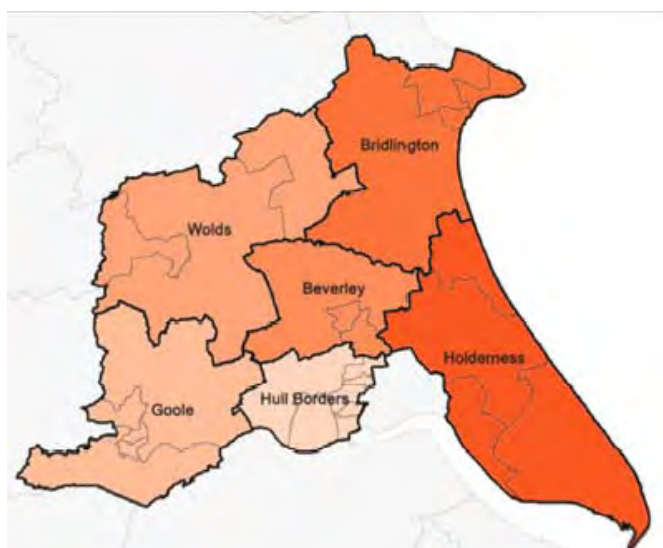
- 1.10 Paragraphs 6.10 and 6.11 of the Strategy Document clarify how individual development proposals should be considered. This confirms that the mix of housing should take into account:

- The need and demand identified in the latest SHMA and Housing Strategy; and
- Information provided by the Council's Housing Strategy and Development Team.

2 Evidence Base

Strategic Housing Market Assessment

- 2.1 The 2011 SHMA was the latest SHMA at the time of preparing and adopting the Local Plan. This set out the mix of housing and range of tenures likely to be required to meet future housing needs. It provided a robust evidence base regarding the need for housing in the East Riding over a five year period and beyond.
- 2.2 The 2016 SHMA updates the 2011 SHMA and focuses on the five year period between 2016-2021 (after which a further full review will be undertaken). For the purposes of applying Policy H1, in accordance with paragraph 6.10 of the Local Plan Strategy Document, the 2016 SHMA will need to be considered as the latest SHMA.
- 2.3 The 2016 SHMA (alongside the Hull and East Riding Joint Housing Needs Study) was reported to The Cabinet on 28 February 2017 and approved as a material consideration in determining planning applications. The 2016 SHMA is available to view on the Council's website at:
- <http://www2.eastriding.gov.uk/environment/planning-and-building-control/east-riding-local-plan/evidence-base/>
- 2.4 As was the case in the previous SHMA, six housing market sub-areas are identified in the 2016 SHMA. These are indicated below¹. The SHMA provides analysis of the six housing market areas where evidence is available.



Source: SHMA 2016 (Figure 24, page 52)

¹ The housing market sub-areas are different from the Local Plan sub-areas which are based on a range of different factors including housing markets but also for example environmental and travel to work data.

- 2.5 The 2016 SHMA considers what types of homes, both affordable and market, will be needed over the period to 2029 (with an initial focus on the period up to 2021). This analysis takes account of future changes to population and household structure. It concludes there will be a significant increase in lone person households and couples over 65 and an increase in the number of households with one dependent child. Using this information, there is an identified need for:
- Smaller market dwellings for elderly households;
 - Smaller two and three bedroom market dwellings for families and single person households; and
 - Smaller one and two bedroom affordable homes.
- 2.6 This confirms that the information in the Strategy Document sub-area Policies A1-A6, with regards to affordable housing mix, is still broadly relevant. These policies identify a need for one or two bedroom affordable properties other than in the Bridlington and Coastal sub-area. In this location, Policy (A2) supports purpose built affordable flats and townhouses, particularly within Bridlington town centre.
- 2.7 The 2011 SHMA concluded the requirement for one and two bedroom properties exceeded the supply and the supply of four bedroom properties exceeded the requirement. These conclusions are reflected within the indicative housing mix in the 2016 SHMA.
- 2.8 The importance of delivering smaller market properties, in line with the findings of the SHMA, is reflected in the Council's monitoring data. Between 2012 (start of Local Plan period) and 2016, only 28 percent of properties completed in the East Riding had two bedrooms and 28 percent had three bedrooms. This compares with SHMA indicative targets across the East Riding of 35-40 percent and 40-45 percent respectively.

Affordable Housing

- 2.9 The 2016 SHMA also considers the need for affordable and older peoples/specialist housing. It concludes there is a need for 596 affordable homes per annum over the five years (2016-2021). This is a lower figure than that included in the 2011 assessment. However, it still exceeds the delivery of 335 affordable homes per annum, as identified in Policy S5 of the Strategy Document.
- 2.10 As a result, the current need for affordable housing over the next five years, which is identified in the 2016 SHMA, will not be met in full through the level of provision identified in Policy S5 of the Local Plan. Therefore, the benefits from any scheme that provides more affordable housing than required by policy should be considered as a material consideration when determining a planning application.

Further information on the provision of affordable housing can be found in the Affordable Housing SPD (April 2016) and Addendum (July 2016)².

Older Peoples Housing and Specialist Housing

2.11 A key demographic change reflected in the 2016 SHMA is the increasing number and proportion of older people. This ageing population is likely to have some impact on the future need and demand for homes as elderly households may require specialist housing. The different types of specialist housing suitable for older people, found in Table 5 of the Strategy Document, are set out below.

Table 1: Description and types of specialist accommodation suitable for older people

Sheltered Housing/Retirement Housing	Sheltered Housing is generally provided by the public/voluntary sector and is specially designed accommodation. Sheltered properties that are grouped together, such as bungalows, are known as category 1. Where properties are grouped together in a specific building, such as in flats, they are classed as category 2. When provided by the private sector it is usually called retirement housing. In the private sector, these properties are often designed to appeal to an increasingly sophisticated, affluent and long living older population and sometimes include a number of additional facilities. Sheltered housing allows residents to retain independence by living in their own home. It usually includes a resident on site warden who provides housing related support during office hours.
Extra Care Housing	These provide additional support services, sometimes including a care team located on-site. Schemes are designed to provide enough help, and care if necessary, for all residents, even the frailest. Extra Care Housing is sometimes known as category 2.5, as they are under one roof and include extra support. Variations on this type of housing include 'assisted living', 'sheltered plus' and 'close care'.
Residential Care	This type of accommodation is classed as a residential institution under the Use Classes Order. It includes both care and nursing homes and specialist/ dementia facilities.

2.12 The Joint Housing Needs Study identifies that between 2016 and 2032 there will be a future need in the East Riding for:

- 240-256 units of specialist housing per annum (sheltered/retirement or extra care housing, use class C3); and
- 132-139 registered residential and nursing care bed spaces per annum for older people, aged 75 and over (use class C2).

2.13 This evidence confirms that the continued need for specialist housing should be

² Available to view on the Council's website at: www.eastriding.gov.uk/spd

considered as a material consideration when determining applications for residential development.

- 2.14 The Council's Older Peoples Housing Strategy (2012) identifies the importance of providing for older people through the design of general needs market housing, including one and two bedroom properties, provided as part of the overall housing mix. A new Older Peoples Housing Strategy is due to be completed early in 2018.

Housing Mix – Market Housing

- 2.15 The indicative mix of market housing established by the 2016 SHMA is set out in the table below. These figures reflect the need for market housing across the East Riding. This information is only available for the East Riding as a whole at this point in time. This is because the 2016 SHMA, in line with Government guidance, is based on secondary data not primary research.

Table 2: Indicative mix of market housing (2016-2029)

East Riding (%)	1 bed	2 bed	3 bed	4+bed
	0-5	35-40	40-45	10-15

Source: 2016 SHMA (Figure 99, page 129)

Housing Mix – Affordable Housing

- 2.16 The indicative mix of affordable housing established by the 2016 SHMA is set out in the table below. These figures are indicative of need at the housing market sub-area level. A sub-area split is possible when assessing the need for affordable housing given access to other relevant evidence including the Council's housing register.

Table 3: Indicative mix of affordable housing (2016-2029)

Housing market sub-area	1-2 bed %	3-4 bed %
Beverley	45-50	50-55
Bridlington	85-90	10-15
Goole	50-55	45-50
Holderness	70-75	25-30
Hull Borders	65-70	30-35
Wolds	70-75	25-30

Source: 2016 SHMA (Figure 146, page 175)

- 2.17 Applicants should continue to seek early advice on the affordable housing requirements from the Housing Strategy and Development Team, prior to submission of a planning application. Further information on the provision of affordable housing can be found in the Affordable Housing SPD (April 2016) and Addendum (July 2016).

Other evidence – existing housing stock

2.18 Policy HI states that existing housing stock should be taken into account when determining the mix of housing as part of any new residential development. The following data is provided in Appendix A to this note and should be used, alongside the SHMA, to arrive at an informed position regarding housing mix:

- Existing house size (2011, by SHMA housing market sub-area);
- Size of houses completed (2012-16, by SHMA housing market sub-area); and
- Existing house size (2011) (By parish).

3 Decision Making

- 3.1 The indicative mix of mix of market houses provided in the 2016 SHMA should not be applied prescriptively and are only a starting point for considering how residential development can contribute to the overall mix of housing. It is important to adopt a balanced approach to this issue and recognise that policy requirements should not be seen in isolation from the need to encourage development coming forward.
- 3.2 There may be site specific considerations that could affect housing mix and justify a deviation from the SHMA. Relevant considerations affecting housing mix include:
- Local design considerations (e.g. character and density);
 - Site specific constraints (e.g. trees, ground levels and gradients); and
 - Data on the size of the existing housing stock in the area.
- 3.3 Data on the size of existing housing stock (see Appendix A) should be taken into account when determining the mix of housing on new developments and may suggest local over/under provision of certain sized houses when compared to the overall East Riding target.
- 3.4 Establishing the mix on **larger sites** (over ten dwellings) should include reference to the size of existing house stock in the housing market sub-area (Appendix A1).
- 3.5 For **smaller sites** (ten dwellings and under) data on the size of existing housing stock at a local parish level is relevant, and is provided in Appendix A3.
- 3.6 For **all sites**, data on the size of recently completed housing stock by housing market sub-area should be considered, and is provided in Appendix A2.
- 3.7 The data (as contained in the Appendix A1-A3) should be used, alongside the SHMA, to inform discussion with applicants regarding an appropriate housing mix. The housing mix data varies between different areas as shown in Appendix A. For example:
- **Cherry Burton:** the existing housing stock has a significantly higher proportion of four or more bedroom properties (49%) and a significantly lower proportion of two bedroom properties (15%) when compared to the indicative mix in the 2016 SHMA. This indicates an increased provision of two bedroom properties through future development proposals would be appropriate.
 - **Carnaby:** When compared to the indicative mix in the SHMA, there is currently a lower proportion of three bedroom properties (39%) and a higher

proportion of four bedroom properties (21%). However, the existing mix of housing would appear to be very close to the 2016 SHMA. This would suggest there is not a significant disparity that would be readdressed within the mix of a new development proposal.

- 3.8 Two examples showing how evidence from the SHMA and data on existing housing stock (Appendix A1-A3) could be used in decision making are set out as Appendix B to this note.
- 3.9 Appendix C includes blank templates for officers and applicants to use when considering housing mix.

4 Conclusion

- 4.1 It is important applicants seek to make a balanced contribution towards housing mix as required by the Local Plan, having regard to the evidence set out in the 2016 SHMA, which is a material consideration in the determination of planning applications. In respect of affordable housing, significant weight should be given to proposals that seek to provide additional affordable housing. This recognises that the Local Plan does not meet the full need for affordable housing identified in the 2016 SHMA.
- 4.2 The 2016 SHMA and other evidence in relation to existing housing stock should be used as a starting point for discussion with applicants, with a view to ensuring new housing development contributes towards meeting identified housing needs. Data on the existing housing stock may suggest an over/under provision of certain size houses.
- 4.3 The indicative house sizes in the SHMA are expressed in broad proportions and are not intended to be applied prescriptively. There will be site specific considerations that will affect the mix secured in individual cases, including local design considerations and site specific constraints.
- 4.4 A Housing Supplementary Planning Document (SPD) will be prepared in 2018. This will provide further guidance on the application of Policy H1, including further market testing and assessments of local need. In the meantime, officers should reflect the 2016 SHMA within reports where relevant.

Contact details

Forward Planning

- Contact Officer: Jessica Hobson
- Email: forward.planning@eastriding.gov.uk
- Telephone number: 01482 391738

Housing Strategy and Development

- Contact Officer: Matt Lewer
- Email: housing.strategy@eastriding.gov.uk
- Telephone number: 01482 396113

Appendix A: Existing Housing Stock Data

Key to data

Below SHMA Mix %	Same as SHMA Mix %	Above SHMA Mix %
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A1: Existing house size (2011) (by Housing market sub-area)

SHMA Housing market sub-area	Existing house size - Market (%)			
	1 bed	2 bed	3 bed	4 + bed
Beverley	3	25	42	30
Bridlington	9	33	38	18
Goole	4	26	45	25
Holderness	3	28	45	23
Hull Borders	4	23	46	28
Wolds	4	25	41	29
East Riding	4	26	43	26

Source: Census 2011 (Figures may not add up due to rounding).

A2: Size of houses completed (2012-16) (by Housing market sub-area)

SHMA Housing market sub-area	% 1 bed	% 2 bed	% 3 bed	% 4 + bed	Total completions (2012-16)
Beverley	4	30	36	30	611
Bridlington	25	39	26	11	637
Goole	26	21	26	27	864
Holderness	22	27	32	20	561
Hull Borders	11	25	24	41	675
Wolds	9	28	28	35	964
East Riding	16	28	28	28	4,312

Appendix A: Existing Housing Stock Data

A3: Existing house size (2011) (by parish)

Parish	% 1 bed	% 2 bed	% 3 bed	% 4 + bed
Airmyn	3	20	42	34
Aldbrough	7	39	38	17
Allerthorpe	3	12	30	55
Anlaby with Anlaby Common	8	26	51	14
Asselby	2	17	40	41
Atwick	4	33	38	26
Bainton	4	24	44	29
Barmby Moor	2	26	42	30
Barmby on the Marsh	1	20	36	44
Barmston	3	42	33	21
Beeford	4	33	40	22
Bempton	2	35	39	24
Beswick	1	13	44	42
Beverley	9	37	40	14
Bewholme	1	11	46	42
Bielby	3	16	39	41
Bilton	2	30	54	14
Bishop Burton	9	22	34	35
Bishop Wilton	0	15	48	37
Blacktoft	5	22	47	26
Boynton	5	21	45	28
Brandesburton	3	29	40	27
Brantingham	8	17	28	48
Bridlington	14	35	35	16
Broomfleet	4	27	46	23
Bubwith	4	13	42	42
Bugthorpe	4	17	47	32
Burstwick	2	21	59	18
Burton Agnes	2	26	48	23
Burton Constable	4	15	52	29
Burton Fleming	1	24	54	21
Burton Pidsea	1	30	42	27
Carnaby	4	36	39	21
Catton	4	16	33	48
Catwick	1	15	43	41
Cherry Burton	1	9	41	49
Coniston	0	27	41	33
Cottam	2	17	43	38
Cottingham	9	27	45	20
Cottingham	2	16	41	41
Dalton Holme	5	20	46	30
Driffield	8	31	40	20
Easington	5	33	46	15

Appendix A: Existing Housing Stock Data

Parish	% 1 bed	% 2 bed	% 3 bed	% 4 + bed
East Garton	4	21	47	28
Eastrington	3	20	37	40
Ellerby	1	23	49	27
Ellerker	2	14	38	47
Ellerton	3	17	44	37
Elloughton-cum-Brough	4	19	47	31
Elstronwick	2	13	38	47
Etton	2	20	41	36
Everingham	1	13	39	47
Fangfoss	3	23	31	43
Fimber	2	17	43	38
Flamborough	7	36	44	13
Foggathorpe	5	16	37	42
Foston	0	16	37	47
Fridaythorpe	2	16	47	35
Full Sutton	1	10	62	27
Garton	2	27	46	25
Gilberdyke	3	29	48	20
Goodmanham	0	17	44	38
Goole	9	35	43	13
Goole Fields	5	12	47	36
Gowdall	3	11	53	33
Grindale	5	21	45	28
Halsham	3	14	35	47
Harpham	0	28	38	33
Hatfield	2	9	57	32
Hayton	2	14	34	49
Hedon	5	36	40	19
Hessle	6	28	47	19
Hollym	6	41	35	19
Holme upon Spalding Moor	4	23	43	30
Holmpton	1	25	35	36
Hook	2	19	45	33
Hornsea	9	31	36	24
Hotham	7	19	36	37
Howden	8	23	45	24
Huggate	2	12	48	38
Humbleton	1	14	39	45
Hutton Cranswick	3	25	49	23
Kelk	0	25	31	44
Keyingham	2	22	51	26
Kilham	5	28	39	29
Kilpin	1	9	51	39
Kirby Underdale	8	12	46	35

Appendix A: Existing Housing Stock Data

Parish	% 1 bed	% 2 bed	% 3 bed	% 4 + bed
Kirk Ella	3	15	39	43
Kirkburn	0	16	57	27
Langtoft	3	26	40	31
Laxton	7	14	39	40
Leconfield	1	20	47	32
Leven	3	29	41	27
Lockington	3	21	43	33
Londesborough	12	25	37	26
Lund	2	29	31	38
Mappleton	6	32	34	27
Market Weighton	6	27	44	22
Melbourne	3	15	40	42
Middleton	2	23	48	27
Millington	2	16	37	43
Molescroft	2	15	42	40
Nafferton	6	30	39	25
Newbald	4	19	39	37
Newport	5	29	49	17
Newton on Derwent	1	8	38	53
North Cave	10	19	38	33
North Dalton	0	26	40	34
North Ferriby	2	20	41	37
North Frodingham	1	21	41	36
Nunburnholme	1	15	49	35
Ottringham	2	37	38	23
Patrington	8	28	42	20
Paull	6	32	49	13
Pocklington	8	31	36	24
Pollington	3	21	45	32
Preston	3	35	46	15
Rawcliffe	8	28	43	20
Reedness	8	15	49	27
Rimswell	1	12	38	48
Rise	5	16	47	33
Riston	1	16	36	46
Roos	5	24	38	33
Routh	2	14	33	50
Rowley	1	24	35	40
Rudston	2	21	51	27
Sancton	2	13	51	34
Seaton	11	37	35	16
Seaton Ross	3	20	35	42
Shipton Thorpe	0	20	37	43
Sigglesthorpe	1	28	37	34

Appendix A: Existing Housing Stock Data

Parish	% 1 bed	% 2 bed	% 3 bed	% 4 + bed
Skeffling	2	22	45	30
Skerne and Wansford	1	12	36	51
Skidby	4	24	40	32
Skipsea	3	38	39	19
Skirlaugh	5	24	52	18
Skirpenbeck	1	17	35	47
Sledmere	2	17	43	38
Snaith and Cowick	6	23	42	29
South Cave	2	21	40	37
South Cliffe	7	26	31	35
Spaldington	0	13	39	46
Sproatley	1	31	51	17
Stamford Bridge	5	27	38	30
Sunk Island	0	17	50	33
Sutton upon Derwent	3	15	35	47
Swanland	4	14	35	46
Swine	0	16	48	33
Swinefleet	10	17	54	19
Thorngumbald	4	24	52	19
Thornton	0	2	47	51
Thwing	0	14	47	39
Tibthorpe	3	24	33	39
Tickton	2	21	36	41
Twin Rivers	3	19	43	34
Ulrome	3	26	48	24
Walkington	4	11	36	49
Warter	5	30	33	32
Watton	1	25	42	32
Wawne	3	18	58	21
Welton	7	17	37	38
Welwick	2	16	47	35
Wetwang	1	35	46	17
Wilberfoss	1	26	41	32
Willerby	3	28	49	20
Withernsea	9	37	40	14
Withernwick	2	34	38	26
Wold Newton	1	27	47	25
Woodmansey	3	24	41	32
Wressle	2	16	38	44
Yapham	6	15	23	56

Appendix B: Examples

Example A: Large residential scheme (more than 10 dwellings)

<p>Proposed breakdown (market housing)</p>	<p>0 one bedroom properties (0%) 0 two bedroom properties (0%) 76 three bedroom properties (31%) 168 four bedroom properties (69%) 0 five bedroom properties (0%) 244 - total properties</p>	
<p>1. SHMA Recommendation (East Riding)</p>	<p>One bedroom properties (0-5%) Two bedroom properties (35-40%) Three bedroom properties (40-45%) Four plus bedroom properties (10-15%)</p>	<p>The SHMA identifies a need for two and three bedroom properties and fewer four bedroom properties.</p>
<p>2. Existing house size (Wolds Housing Market Area) Relevant for this scheme (more than 10 houses)</p>	<p>One bedroom properties (4%) Two bedroom properties (25%) Three bedroom properties (41%) Four plus bedroom properties (29%)</p>	<p>The majority of existing houses in the sub-area are three bedroom properties, in line with the SHMA recommendations.</p> <p>There are fewer existing two bedroom properties than is recommended in the SHMA.</p> <p>There are more existing four bedroom plus bedroom properties in the sub-area than is recommended in the SHMA.</p>
<p>3. Recently completed house size (Wolds Housing Market Area)</p>	<p>One bedroom properties (9%) Two bedroom properties (28%) Three bedroom properties (28%) Four plus bedroom properties (35%)</p>	<p>More four bedroom properties were built in the Wolds Housing Market Area between 2012-16 than any other type of house.</p>
<p>4. Conclusion</p>	<ul style="list-style-type: none"> • The scheme should seek to include more two bedroom properties and fewer four bedroom properties to meet the needs identified in the 2016 SHMA. • Existing housing stock data, as well as those properties recently completed, indicates there are already more four bedroom properties in the Wolds Housing Market Area than is recommended in the SHMA. • The evidence suggests it is reasonable for the Council to request a reduction in the number of four bedroom properties. 	

Example B: Small residential scheme (10 dwellings or fewer)

Proposed breakdown (market housing)	0 one bedroom properties (0%) 0 two bedroom properties (0%) 0 three bedroom properties (0%) 2 four bedroom properties (40%) 3 five bedroom properties (60%) 5 - total properties	
1. SHMA Recommendation (East Riding)	One bedroom properties (0-5%) Two bedroom properties (35-40%) Three bedroom properties (40-45%) Four plus bedroom properties (10-15%)	The SHMA identifies a need for two and three bedroom properties and fewer four bedroom properties.
2. Existing house size (North Ferriby Parish) Relevant for this scheme (fewer than 10 houses)	One bedroom properties (2%) Two bedroom properties (20%) Three bedroom properties (41%) Four plus bedroom properties (37%)	<p>The majority of existing houses in the parish are three bedroom properties, in line with the SHMA recommendations.</p> <p>There are fewer existing two bedroom properties in the parish than is recommended in the SHMA.</p> <p>There are significantly more existing four plus bedroom properties in the parish than is recommended in the SHMA.</p>
3. Recently completed house size (Hull Borders Housing Market Area)	One bedroom properties (11%) Two bedroom properties (25%) Three bedroom properties (24%) Four plus bedroom properties (41%)	Significantly more four bedroom properties were built in the Hull Borders Housing Market Area between 2012-16 than any other type of house.
4. Conclusion	<ul style="list-style-type: none"> The scheme should include two bedroom properties to meet the needs identified in the 2016 SHMA. Existing housing stock data, as well as those properties recently completed, indicates there are already fewer two bedroom properties and significantly more four bedroom properties than is recommended in the SHMA. The evidence suggests it is reasonable for the Council to request this scheme to include fewer (or no) four plus bedroom properties and a considerably higher proportion of two bedroom properties. 	

Appendix C: Templates

Example A: Large residential scheme (more than 10 dwellings)

Name of Scheme Location Name of Housing Market Area		
Proposed breakdown (market housing)	X one bedroom properties (X%) X two bedroom properties (X%) X three bedroom properties (X%) X four bedroom properties (X%) X five bedroom properties (X%) X - total properties	
1. SHMA Recommendation (East Riding)	One bedroom properties (0-5%) Two bedroom properties (35-40%) Three bedroom properties (40-45%) Four plus bedroom properties (10-15%)	The SHMA identifies a need for two and three bedroom properties and fewer four bedroom properties.
2. Existing house size (Housing Market Area) Relevant for this scheme (more than 10 houses)	One bedroom properties (X%) Two bedroom properties (X%) Three bedroom properties (X%) Four plus bedroom properties (X%)	Insert commentary here
3. Recently completed house size (Housing Market Area)	One bedroom properties (X%) Two bedroom properties (X%) Three bedroom properties (X%) Four plus bedroom properties (X%)	Insert commentary here
4. Conclusion	<ul style="list-style-type: none"> Insert commentary here 	

Insert information

Example B: Small residential scheme (10 dwellings or fewer)

Name of Scheme		
Location		
Name of Housing Market Area		
Proposed breakdown (market housing)	<input checked="" type="checkbox"/> one bedroom properties (<input checked="" type="checkbox"/>) <input checked="" type="checkbox"/> two bedroom properties (<input checked="" type="checkbox"/>) <input checked="" type="checkbox"/> three bedroom properties (<input checked="" type="checkbox"/>) <input checked="" type="checkbox"/> four bedroom properties (<input checked="" type="checkbox"/>) <input checked="" type="checkbox"/> five bedroom properties (<input checked="" type="checkbox"/>) <input checked="" type="checkbox"/> - total properties	
1. SHMA Recommendation (East Riding)	One bedroom properties (0-5%) Two bedroom properties (35-40%) Three bedroom properties (40-45%) Four plus bedroom properties (10-15%)	The SHMA identifies a need for two and three bedroom properties and fewer four bedroom properties.
2. Existing house size (Parish) Relevant for this scheme (more than 10 houses)	One bedroom properties (<input checked="" type="checkbox"/>) Two bedroom properties (<input checked="" type="checkbox"/>) Three bedroom properties (<input checked="" type="checkbox"/>) Four plus bedroom properties (<input checked="" type="checkbox"/>)	Insert commentary here
3. Recently completed house size (Housing Market Area)	One bedroom properties (<input checked="" type="checkbox"/>) Two bedroom properties (<input checked="" type="checkbox"/>) Three bedroom properties (<input checked="" type="checkbox"/>) Four plus bedroom properties (<input checked="" type="checkbox"/>)	Insert commentary here
4. Conclusion	<ul style="list-style-type: none"> Insert commentary here 	

Insert information



EAST RIDING
OF YORKSHIRE COUNCIL

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To request another format, please contact us at:
Tel: **(01482) 391738**
Email: forward.planning@eastriding.gov.uk
www.eastriding.gov.uk/spd