

# Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



## BACKGROUND PAPER 6

### Housing Mix

March 2011

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## **1. INTRODUCTION**

- 1.1 This paper is one of a series of background papers accompanying the Revised Deposit Local Development Plan (LDP) document. When the Council publishes its Revised Deposit LDP, it must explain how the relevant policy has been formulated based on the evidence base available to the Council at the time. This BP analyses the mix of housing type required for market housing on-site, from the level of housing proposed in the Revised Deposit LDP; to inform Policy HOU/4 'Housing Mix'. This paper does not deal with the mix of affordable housing.

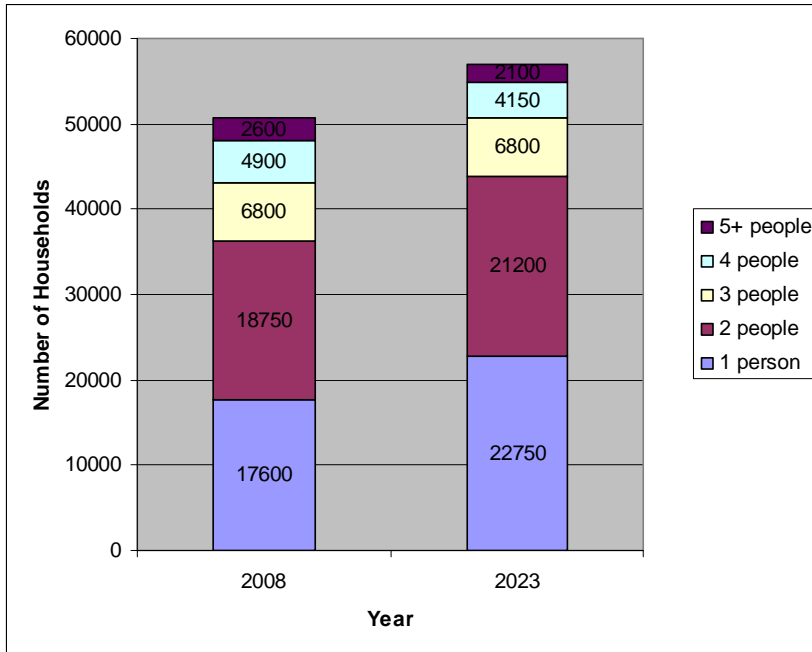
## **2. HOUSING MIX**

- 2.1 In assessing the overall mix of market housing required on-site in Conwy, the 2001 Census has been analysed using the 'proportions of households by household size' and 'household size by the number of rooms in a dwellings' data. The BP also refers to BP2 'Population and Household Projections'.

## **3. ASSESSMENT**

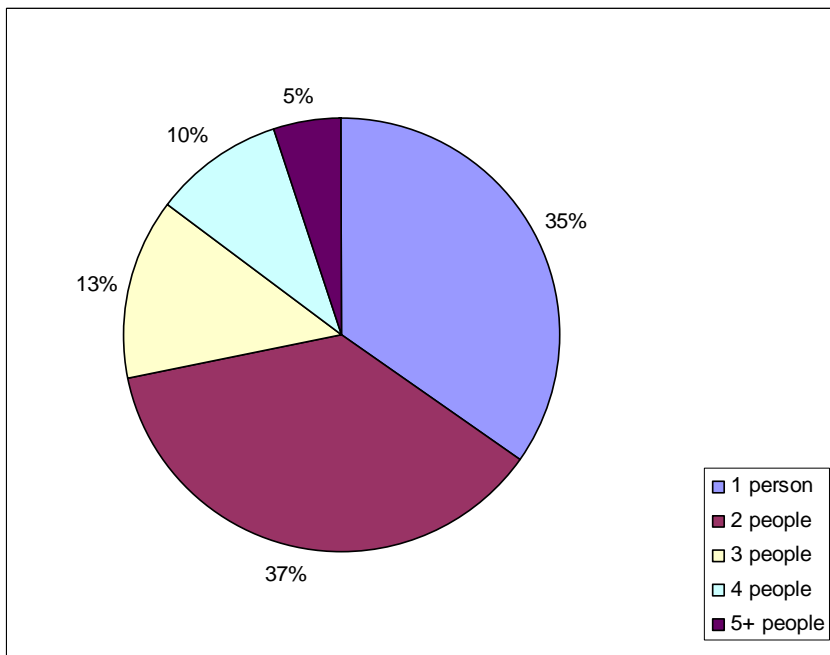
- 3.1 It is important to stress that the Council is using the most up-to-date information available to them at the time to establish the level of housing mix on site from market housing. The proportion of housing mix on-site will be reviewed following the final report on the Conwy Local Housing Market Assessment and the Welsh Assembly Government's new household projections and estimates methodology (both expected in 2009).
- 3.2 Using the 'Indicative Interim 2008-based Household Projections' produced by the Corporate Research and Information Unit, Conwy County Borough Council, (set out in Table 1 in Appendix 1), the analysis shows that the Plan area requires a high number of smaller dwellings. This has been illustrated in Graph 2 on page 5. However, in rounding off the overall need, it is assumed that it is possible that a proportion of the 3 person households may only require a 2 bed property due to partners sharing. Therefore an increase in the number of 2 bedroom dwellings could be (up from 72%) justified, to take account of this likelihood.

**Graph 1: Comparison of Projected Household Types in 2008 and 2023**



3.3 With reference to BP2 'Population and Household Projections', it is evident that more dwellings are needed because households are becoming smaller. This is due to the trend towards smaller household sizes - falling from an average of 2.15 in 2008 to 1.99 persons per household by 2023 - and the decrease in the number of people living in institutions/communal establishments.

**Graph 2: Projected Housing Type Requirement**



## 4. CONCLUSION

- 4.1 Analysis of the most up-to-date information has shown that a high proportion of the existing households require only 1 and 2 bed dwellings (nearly  $\frac{3}{4}$  of all those required). It is also evident that in the future household sizes will decrease, creating a need for smaller dwellings.
- 4.2 This BP refers to data at a County level and not a settlement level. It is probable that the mix of housing from one settlement to another will vary, depending on the need of the community. The proportion of housing mix on-site at a settlement level will be reviewed as set out above.
- 4.3 The Council will produce Supplementary Planning Guidance on Housing Mix in market housing schemes. It will contain important information for anyone contemplating residential development, and will be taken into account as a 'material consideration' when such proposals come to be assessed by the Council. The appropriate mix of affordable housing will continue to be determined on a site by site basis, in line with HOU/3 of the LDP Deposit.

## 5. APPENDIX 1

5.1 Proportions of households by household size and Household size by number of rooms in dwelling;

**Table 1- proportion of households by household size;**

	Approx. total number of households	As a % of all households	Overall % by housing type
All households	50,650	100	100
1 person	17,600	35	72
2 people	18,750	37	
3 people	6,800	13	13
4 people	4,900	10	10
5+ people	2,600	5	5