18 Providing Homes for All

Types of Housing Need, Not Just Numbers

18.1 Delivering housing is not just about numbers. It is also about delivering quality homes, the right types (for example size, architectural design, tenure, energy efficiency) and their affordability. Each different type of housing plays a different role for our residents and our policies, assisted by wider corporate strategies, seek to achieve the right balance and ensure they benefit our District in a multitude of ways.

18.2 Our Local Plan is committed to ensuring there is real diversification in the homes which are built. It is through securing the right type and mix of property, both market and affordable, that we will ensure the different demographic sections of our community can be accommodated.

18.3 The Council has been consistently clear about its ambition to see more affordable homes delivered and will be active in not only building its own council properties, but also working to facilitate their delivery on market-led developments. A firm stance will also be taken with applicants who suggest that affordable housing requirements cannot be provided in full.

18.4 In order to understand this District’s housing need better, a Strategic Housing Market Assessment (2015 and 2018) has been carried out. Its findings are reflected throughout the policies of Our Local Plan and considered within the emerging Housing Strategy, which will play a key role in delivering the homes being proposed.

Housing Strategy

18.5 The Council’s Housing Strategy will be key to delivering the right housing in this District and it is being developed to complement a number of corporate strategies, plans, policies and projects. It will adopt a whole housing market approach. It will not just focus on housing for those in highest housing need, but also those in specialist need. The latter include the elderly, those needing entry level homes and those wishing to build their own homes through the self-build initiative, for example. It will also assess the level of empty or under-used homes and set out a strategy for bringing some of these back into use, which will help meet the wider needs of the District and as such contribute to land supply.

18.6 The Housing Strategy document will not need to be examined before making changes to the strategy. This means the strategy can respond to the changing housing needs and demographics of the area as informed by regular monitoring. By setting out what types of homes are needed at a point in time and keeping it under review the Housing Strategy becomes more relevant and current than specific Local Plan policies that are fixed at the point of adoption.

18.7 Our Local Plan wants to maximise the opportunity that the Housing Strategy gives in terms of predicting and responding to future change and it will play an important role in assisting in achieving the housing targets and spatial objectives of Our Local Plan.
TLP10: Responsive Housing Strategy

In order to address the need for different types, sizes and tenures, including specialist types of housing, proposals which accord with the requirements of the Council's most up-to-date Housing Strategy, will be viewed positively.

Proposals should be informed by The Housing Strategy which will set the need and key standards for various types of housing, including but not limited to direction for a variety of housing typologies including:

- Self-build - including the selection criteria
- Elderly persons
- Specialist housing
- Tenure, type, size and their mix
- Empty homes

Neighbourhood Plans should assist in meeting the objectives of the Housing Strategy as far as is practicably possible unless localised housing needs surveys are undertaken which demonstrate otherwise.

Key Supporting Documents and Evidence

- Tandridge District Housing Strategy (2018)
- Strategic Housing Market Assessment (2015 and 2018 iterations)

Relevant Spatial Objective(s)

- SO4 - Housing.

Relevant Monitoring Indicator(s)

- The number of new (gross) affordable homes and proportion of all completions
- The number of new homes by size (number of bedrooms)
- Progress of the Housing Strategy
- Types of new homes
Specialist Housing

18.29 The Council’s Strategic Housing Market Assessment 2015\(^\text{20}\) indicates that during the Plan period, an additional 9,825 older residents (aged 65 and over) are projected to live in the District by 2033. This represents a 59% increase in the older population, with those aged 85 and over growing by 136%. National Planning Practice Guidance advises that plan makers need to consider the size, location and quality of dwellings needed in the future for older people to allow them to live independently and safely in their own homes for as long as possible, or to move to suitable accommodation if they so wish. This provides wider benefits as it can help reduce the costs to health and social services. When living in their own home is no longer possible, local authorities should seek to enable specialist accommodation to come forward for the elderly. Specialist housing covers a spectrum of housing types e.g. sheltered housing, enhanced sheltered, extra care or registered care.

18.30 The Housing Strategy will be addressing the District’s need for the different types and tenures of specialist housing. It is being undertaken with input from our partners to ensure these needs are satisfactorily understood and addressed as part of the wider health and wellbeing picture and to allow our residents to live safely and independently for as long as possible.

18.31 Our Local Plan will play an important role in ensuring the needs of the affected demographics are addressed. This includes enabling the provision of some extra care through site allocation in an area where there is a recognised need and supporting the provision of additional units where they can be demonstrated to be appropriate.

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20 For clarity, whilst the Council have updated the technical papers which form part of the SHMA in 2018, no alteration to the needs for elderly accommodation has occurred and the 2015 papers remain accurate.
TLP14: Specialist Need Housing and Extra Care

The Council will allocate land for the delivery of 25 Extra Care units through the allocation of appropriate sites (see HSG16). The Council will also support proposals which contribute to the delivery of additional units of Specialist or Extra Care accommodation where it can be demonstrated they are sustainable by virtue of their location, with a preference for sites within defined settlement boundaries.

Proposals will take full account of the Council's most up-to-date Housing Strategy and ensure that Specialist/Extra Care facilities are provided in the location where need is identified.

In addition, regard should be had:

I. to the potential for development to be self-contained in terms of access to facilities and reduce travel requirements; and

II. to the availability of public transport; and

III. to the priority for the re-use of previously developed land, and

IV. to the potential to co-locate a nursing/residential care home on sites where there is an evidenced need.

The Council will also work with its partners, Surrey County Council, Surrey Supporting People and the Clinical Commissioning Group, in securing the provision of schemes.

Key Supporting Documents and Evidence

- Strategic Housing Market Assessment (2015)
- Strategic Housing Market Assessment (2018)
- Tandridge District Housing Strategy (2018)

Relevant Spatial Objective(s)

- SO4 - Housing;
- SO7 - Health and Wellbeing;
- SO11 - Best Use of Land;
- SO16 - Infrastructure;
- SO17 - Infrastructure.
Relevant Monitoring Indicator(s)

- Permissions granted for new housing on brownfield/previously developed land
- Net number of C-Class uses permitted to alternative uses
- Types of new homes.

Providing for Gypsies, Travellers and Showpeople

18.32 It is important that Our Local Plan makes provision for the housing needs of all sections of our community, including Gypsies, Travellers and Travelling Showpeople. The Government’s Planning Policy for Traveller Sites (PPTS) (2015) emphasises the importance of assessing the accommodation needs of these specific groups and taking a strategic approach to meeting identified need.

18.33 The Council carried out a Gypsy and Traveller Accommodation Assessment (GTAA) (2017) which examines the current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the District. The study found a need for five additional pitches for Gypsies and Travellers and 21 plots (also termed sites, comprising both living space and working space) for Travelling Showpeople between 2016 and 2033.

18.34 The PPTS requires plans to identify specific sites, and where this is not possible to consider broad locations. As stated in The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers (21) published by the Department of Communities and Local Government in December 2007 integrating the provision of accommodation for Gypsies, Travellers and the settled community as part of a new development from conception, can be planned in an integrated and coordinated manner and can help erode misconceptions and distrust between these communities.

18.35 That said, sustainably-located, suitable and edge-of-settlement sites will rarely be ‘available’ for use as Traveller sites irrespective of the stigma associated with the use, primarily because land is more profitable for bricks and mortar accommodation. As such, some pragmatism must be applied when considering where Traveller sites will be located.

18.36 The Council has carried out an assessment of potential sites for allocation through its Housing and Economic Land Availability Assessment (HELAA) and found some to be suitable in HELAA terms. However, all of them are within the Green Belt and a couple of the sites are also located within the Surrey Hills Area of Outstanding Natural Beauty. As clearly stated by national policy, Traveller sites are considered inappropriate development within the Green Belt and, despite being assessed through the Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018) report, the exceptional circumstances needed to justify their release from the Green Belt are not judged to exist. As such, no Gypsy and Traveller sites have been allocated.