

**Core Strategy and Policies
Development Plan Document**

Adopted 26 February 2009

**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
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Providing for Different Types of Housing

- 6.21 Policy HO4 sets out the mechanisms for ensuring a range of housing size and types to meet community needs. It takes account of the existing stock of some 39,500 dwellings of which 65% have three or more bedrooms.
- 6.22 The Council considers that the need for smaller dwellings in the Borough would best be met by requiring a high proportion of all new housing and conversions to be 1 and 2 bedroom dwellings. The figure needs to take account of the large number of

existing dwellings that are extended every year by one or more bedrooms. Very small infill developments generally provide a disproportionate number of 3 and 4 bedroom dwellings. Therefore, on all developments of four or more dwellings a minimum of 80% 1 and 2 bedroom dwellings will be required. The Council's research suggests that about two thirds of these should be 2 bedroom dwellings. Of the remaining 20% of dwellings the greatest need is for 3 bedroom dwellings because much of the demand in the Borough for 4 bedroom dwellings and larger is met by the extensions to existing properties. It is important that the mix of dwellings in any individual development contributes to the needs identified above. The only exceptions will be where the requirements for affordable housing dictate a greater mix of larger dwellings.

- 6.23 There is a need for up to 400 units of extra care housing in Spelthorne by 2026. Because of the care requirements such housing can best be provided in larger schemes of around 40 units. Provision will be achieved by negotiation on individual sites.
- 6.24 The Council will encourage the provision of dwellings that exceed the minimum disability requirements so that they are, or can easily be made, fully accessible for disabled occupiers. In practice this will mean space for easy installation of a stair lift and facilities such as bathrooms that can easily be adapted for disabled occupiers at first floor level.

Policy HO4: Housing Size and Type

The Council will ensure that the size and type of housing reflects the needs of the community by:

- a) requiring developments, including conversions, that propose four or more dwellings to include at least 80% of their total as one or two bedroom units,
- b) encouraging the provision of housing designed to meet the needs of older people, including the provision of 400 units of extra care housing on suitable sites over the period 2006 to 2026,
- c) encouraging the inclusion within housing schemes of a proportion of dwellings that are capable of meeting the needs, as occupiers, of people with disabilities.