



Gladman Developments Ltd

Examination of North Hertfordshire Local Plan 2011- 2031

Matter 8 – The housing strategy: affordable housing (Policies SP8 and HS2), housing mix) (Policy HS3) and supported, sheltered and older persons housing (Policies SP8, HS4 and HS6)

8.7 Drawing together Policies SP8 f) and HS2 b and HS3:

- a) What is the justification for the size, type and tenure of market and affordable housing sought?**
- b) What is the justification for the size, type and tenure of market and affordable housing sought?**
- c) Should the Plan do more to provide Starter Homes?**

8.8 Overall is the approach to affordable housing and housing mix sound?

- 8.8.1 Policy HS3 relates to housing mix and sets out three requirements that all housing proposals will be expected to adhere to. Gladman submits that the requirements for housing mix set out in the Policy is overly prescriptive and should be revised or removed.
- 8.8.2 The policy requires housing schemes to provide a mix of housing having regard to the SHMA, the location and accessibility of the site and the nature of existing commitments and the housing supply.

8.8.3 Gladman considers that needs presently highlighted in the SHMA represent merely a snapshot in time and do not necessarily represent the correct housing mix that is required at the time of an application or determination. Considering housing mix is an exercise that should be undertaken on a site by site basis, with reference to up to date evidence. Such an approach will also allow viability issues to be considered on a similar basis, as housing mix often has a considerable impact on the ability of a site to be developed viably.