



Redcar & Cleveland Submission Local Plan April 2017

Housing Policies Topic Paper



1 Introduction

- 1.1 In seeking to achieve the wider objectives of developing great places to live and supporting economic growth aspirations, the Local Plan generally seeks to achieve a significant increase in the level of housing development in order to reduce population out-migration, promote a more balanced population distribution between working age and older households, ensure different local housing needs are met, improve the quality of the local housing offer and achieve development in sustainable and appropriate locations with good access to local services, community facilities and employment opportunities.
- 1.2 This paper provides an overview of the housing policies set out in Chapter 6 of the Plan. Each policy is briefly explained, with reference made where appropriate to relevant evidence sources. The housing policies are as follows:
- Policy H1 - Housing Requirements
 - Policy H2 - Type and Mix of Housing
 - Policy H3 - Housing Allocations
 - Policy H4 - Affordable Housing
 - Policy H5 - Sub-division and conversion of buildings to residential use
 - Policy H6 - Houses in Multiple Occupation
 - Policy H7 - Gypsy , Traveller and Travelling Showpeople Accommodation

2 Background Evidence

- 2.1 The policies in the housing chapter are variously supported by the following key evidence sources:
- Examination Library Ref. RC06/-01/1: Strategic Housing Market Assessment (SHMA) - Volume 1 (February 2016)
 - RC06/-01/2: Strategic Housing Market Assessment (SHMA) - Volume 2 (February 2016)
 - RC06/-01/3: Strategic Housing Market Assessment - Volume 2 Update (September 2016)
 - RC06/-02/1: Strategic Housing Land Availability Assessment (November 2016)
 - RC06/-03: Five Year Housing Land Supply Assessment (September 2016)
 - RC06/-04/2: Housing Land Supply and Allocations Background Evidence Paper (April 2017)
 - RC06/05: Gypsy and Traveller Accommodation Assessment (2015)
 - RC09/3: Whole Plan Viability Testing Study Update (December 2016)

Strategic Housing Market Assessment – Volume 1 (February 2016)

- 2.2 Through detailed primary research and analysis of the social, economic, housing and demographic situation across nine geographical market sub-areas in the borough, SHMA Volume 1 has provided updated evidence to inform policies on affordable housing requirements (Policy H4) and housing needs and aspirations (Policies H2 and H3).

Strategic Housing Market Assessment - Volume 2 (February 2016)

- 2.3 To inform the proposed housing requirement at Policy H1, Volume 2 of the SHMA provides a Full Objectively Assessed Housing Needs study following the Planning Practice Guidance (PPG) methodology. Using the 2012-based CLG Household Growth Projections as a baseline the assessment establishes an objectively assessed need (OAN) of 132 dwellings per annum over the course of the plan period, from 2015-2032. The OAN is derived from average household growth of 121 per annum, plus a 0% uplift for past under-delivery.

Strategic Housing Market Assessment - Volume 2 Update (September 2016)

- 2.4 Further analysis was undertaken to assess the impact on the OAN calculation of the 2014-based CLG Household Growth Projections. This work concluded that as the 2014-based projection is very close to the 2012-based one both in terms of population change and household formation, the impact on the OAN is negligible and recommends, in accordance with PPG, the retention of the 2012-based OAN figure.

Strategic Housing Land Availability Assessment (SHLAA) (November 2016)

- 2.5 Following consultation with housebuilders, landowners and agents, on a draft review of the SHLAA (June 2016) (RC06/02/2) the document was updated in November 2016, alongside the Publication Local Plan. Taking into account any constraints, the SHLAA provides an initial assessment of site suitability, availability and achievability of potential housing sites in accordance with published guidance.
- 2.6 The SHLAA has informed Policy H3 and the selection of individual housing allocation policies and the site delivery trajectory in the plan. The SHLAA was first published for consultation in 2007 and since 2008 updates have been published biennially.
- 2.7 Taking into account ongoing developments, the housing potential of sites in the SHLAA far exceeds residual housing requirement over the plan period. Further consideration of potential sites, from a planning policy perspective, was undertaken in the *Housing Land Supply and Allocations Background Evidence Paper (April 2017)*.
- 2.8 To accommodate the review of five-year housing land supply, a revised SHLAA will be published in 2017 to account for housing completions and outstanding commitments as at 31 March 2017.

Five Year Housing Land Supply Assessment: 2016/17- 2020/21 (September 2016)

- 2.8 The Five Year Housing Land Supply Assessment was reviewed in consultation with relevant developers, landowners and agents to assess five year deliverable supply from a base date of 1 April 2016. The delivery trajectory has informed site delivery assumptions in the SHLAA and the Local Plan. The forthcoming annual review of the five year supply, to cover the period from 1 April 2017, will be incorporated into a revised SHLAA

Housing Land Supply and Allocations Background Evidence Paper (April 2017)

- 2.9 The housing land supply and allocations background evidence paper provides a more detailed assessment of SHLAA sites through the application of planning policy considerations in order to justify the selection of preferred sites under Policy H3 and to set out the reasons for rejection of other options. The evidence paper was prepared in June 2016 and has been updated to support the submitted plan. Taking into account current development and deliverable planning permissions, the report provides an objective assessment of the acceptability of potential housing sites through consideration of the following issues:

- The locational strategy, as set out in Policy SD2.
- Giving priority to sites of least environmental value.
- Access to services.
- Policy designations and issues.
- Viability considerations.

Gypsy and Traveller Accommodation Assessment (2015)

- 2.10 To inform Policy H7, the Gypsy and Traveller Accommodation Assessment (GTAA) has provided the evidence base for determining the need for Gypsy and Traveller pitches and examination of different site options as appropriate.

Whole Plan Viability Testing Study Update (December 2016)

- 2.11 As an update to an earlier viability study undertaken in 2013, the study has included an assessed the likely viability of selected housing allocation sites in the plan as development opportunities, and also in terms of the ability to deliver affordable housing requirements. The assessment takes into account land value and property sales data, and the number of housing units and density proposed on each selected site.

3 POLICY H1 - HOUSING REQUIREMENT

- 3.1 Policy H1 sets a preferred minimum requirement of 234 dwellings per annum over the plan period from 2015 to 2032, Taking account the undersupply of 21 dwellings from 2015/16, the housing requirement over the plan period from 2016/17 to 2031/32 is 3,765 dwellings. In order to ensure a continuous supply of deliverable housing land which meets the requirement, the policy includes a 20% additional supply buffer to allow for market flexibility and guard against any under-delivery (a further 753 dwellings).
- 3.2 The population of the borough has been steadily falling over the last three decades. The decline is due to the net out-migration, particularly of working-age people, and relatively low household growth and birth rates which are linked to having a comparatively old population. There is a growing imbalance between an increasing elderly population reliant on public services, and a diminishing working-age population to service those needs and, in line with the wider population trends, the imbalance is forecast to become more pronounced. These issues have informed the identification of an appropriate housing requirement.
- 3.3 Using the OAN figure detailed in the SHMA (Volume 2) as a baseline (132 dwellings per annum), six options scenarios were considered, as set out in *Table 1*.

Table 1 – Housing Requirement Options Scenarios

Option	Annual Population Growth*	Annual Housing Requirement
1 - Objectively Assessed Need	25	132
2. - Historical Average Delivery	144	186
3 - Sustainable Population Growth	250	234
4 - Significant Population Growth	375	290
5 - Aspirational Population Growth	500	340
6 - Exceptional Population Growth	625	404

*above ONS projections

- 3.4 Following such a prolonged period of population loss, with the ONS projecting further losses to the working age population, options 5 and 6 were considered unrealistic, requiring a rate of population growth not experienced since the 1960s. Option 4, while more realistic, would still involve a significant rate of population growth in the borough, which was last achieved during the period of planned growth in the steel and petrochemical industries in the 1970s. This is not felt to be realistic in the current economic climate and, for that reason, option 4 was rejected.
- 3.5 The Council's corporate plan, Our Plan 2015 – 2017, recognises the need to retain the borough's working age population, in order to assist with increasing employment, stimulate economic growth, reduce dependency ratios and rebalance the population profile. However, having experienced more than three decades of such losses, it is recognised that it would be unrealistic to reverse this trend completely within the plan period.
- 3.6 As such, Our Plan sets a corporate objective to grow the population by approximately 250 people per annum more than the official population projections, with a particular focus on retaining working age households and families. This represents

approximately half of projected losses to the working age population, and is consistent with option 3, Sustainable Population Growth. The population growth strategy for option 3 would return the borough's overall population to that recorded at the 2001 Census. The rate of population growth required would be ambitious, but realistic and achievable and significantly more than the historic delivery rate at option 2, bearing in mind the low household growth rate in the CLG projections.

- 3.7 Representations have been received in relation to Policy H1 which dispute the validity of the OAN calculation, advocating a higher requirement of around 350 dwellings per annum if population aspirations are to be achieved. The variations between the two figures are founded on different assumptions around the relationship between increased employment and household growth. The Council maintains that its OAN as set out in the SHMA is correct.

4 POLICY H2 – TYPE AND MIX OF HOUSING

- 4.1 Policy H2 set out the policy for providing an appropriate mix of housing to meet local needs, the specialist housing needs of different groups and broadening the range and raising the quality of the housing offer in the borough.
- 4.2 The policy is consistent with the SHMA (Volume 1) findings and as well as meeting general housing needs aims, among other things, to increase the supply of bungalows and larger detached dwellings. Variations in terms of different housing needs and aspirations between market areas, as identified through the SHMA, are shown in *Table 2*:

Table 2 - Balance of Housing Supply and Aspiration Levels between Market Sub-Areas

Dwelling stock relative to aspirations											
Dwelling type	Sub-area										
	Greater Eston North	Greater Eston South	Guisborough	Lockwood	Loftus	Marske/ New Marske	Redcar	Saltburn	Skelton/ Brotton	Total	
Detached house/cottage 1-3 Beds	-12.6	-16.0	-9.9	-14.6	-7.8	-7.6	-8.9	-15.6	-13.5	-11.1	
Detached house/cottage 4 or more Beds	-16.7	-13.0	3.3	-9.3	-17.8	-12.3	-7.4	-15.2	-2.2	-8.9	
Semi-detached house/cottage 1-2 Beds	9.4	-0.1	0.8	2.0	2.6	0.1	2.0	-1.2	0.5	2.2	
Semi-detached house/cottage with 3 Beds	20.6	23.5	16.3	4.7	6.9	26.0	23.1	10.0	15.1	19.2	
Semi-detached house/cottage 4 or more Beds	0.1	3.0	1.5	-2.7	-2.4	4.2	0.0	3.6	-0.7	0.9	
Terraced house/cottage 1-2 Beds	2.0	2.9	2.9	15.4	13.4	1.3	1.3	3.2	7.6	3.6	
Terraced house/cottage 3+ Beds	11.5	8.6	5.4	25.4	27.5	3.4	9.1	17.5	10.1	10.3	
Bungalow	-15.9	-7.8	-22.3	-20.4	-23.9	-12.6	-20.7	-25.2	-15.7	-18.0	
Flat	2.0	-0.2	2.6	-0.2	0.5	-2.5	2.4	21.4	-0.3	2.2	
Other	-0.5	-0.9	-0.5	-0.1	1.1	0.0	-0.9	1.6	-0.9	-0.4	
		Insufficient dwellings available relative to aspiration									
		Sufficient dwellings available relative to aspiration									

- 4.3 The SHMA confirms an undersupply of bungalows and smaller detached dwellings across the borough, reflecting the demographic structure with a high and significantly increasing elderly population and the impact of this on housing needs of older residents.
- 4.4 The stock of high quality larger detached dwellings is relatively low in most parts of the borough, with Guisborough a notable exception. Increasing the stock of larger aspirational dwellings, on appropriate sites in higher value residential locations can support the key corporate objective of retaining the working age population, particularly families, which might otherwise choose to move into neighbouring boroughs.

- 4.5 As housing density is linked to the provision of increasing the stock of larger detached dwellings, and to meeting a range of other needs where conversely higher densities may be appropriate the policy, at criterion e. seeks to promote a flexible approach in seeking to achieve the right type of development appropriate to location of individual sites and proposals.
- 4.6 The main objection to Policy H2 concerns the inclusion of a 10% provision for bungalows as set out in the supporting text at Para. 6.24 on the basis that this would be excessively onerous and could undermine development viability. However, as the SHMA has confirmed that there is a significant requirement for bungalows it is appropriate for the plan to seek to address this issue, and it is confirmed in the policy that this would only apply to developments of an appropriate scale.

5 POLICY H3 - HOUSING ALLOCATIONS

- 5.1 Policy H3 is the main policy in the plan relating to housing land supply and allocations. The policy summarises the housing supply position, taking into account ongoing developments and proposed allocations. The is supported by the subsequent housing site allocation policies at H3.1 to H3.30 and the proposed housing development at the mixed-use Skelton strategic regeneration site (Policy REG3). An indicative delivery trajectory is set out at Appendix 4 in the plan.
- 5.2 The plan provides for an additional estimated 4,925 dwellings over the remainder of the period, which is 31% above the minimum net requirement of 3,765 dwellings, as set out at Policy H1. The plan therefore proposes a level of development over and above the requirement and 20% buffer, which reflects the following issues:
- The high level of supply on exist developments and other sites with planning permission which collectively account for 70% of the supply¹ and the distribution of this supply between settlements and sub-areas.
 - In seeking to meet housing requirements in different towns and villages across the borough.
 - In accordance with Policy SD2 which seeks to achieve a minimum 60% development (not just housing) in the urban and coastal sub-areas of the borough which contain the majority of the resident population and employment opportunities and have better access to services than the rural communities.
- 5.3 The allocations policies include deliverable sites with an unimplemented planning permission. Since the Publication Local Plan was issued, development has commenced on two sites, at Swan's Corner, Nunthorpe (Policy H3.2) and Cleveland Gate, Guisborough (Policy 3.21). These sites should therefore be removed as allocations and include in Local Plan Table 3 which lists major ongoing developments and small commitments. The housing supply position will be further updated upon confirmation of housing completions in the year to 31 March 2017.
- 5.4 Bearing in mind the extent, nature and distribution of current developments and having regard to the findings of the SHMA, SHLAA and the Housing Land Supply and Allocations Background Evidence Paper, the plan seeks to provide for a range of sites which can meet policy objectives by having regard to the overarching Policy SD2 Locational Policy, and the following issues:
- achieving where possible a balanced distribution of supply between settlements relative to their size, sustainability, current developments, and the availability of realistically developable sites;
 - limiting development in smaller, less sustainable settlements;
 - allocating sites in different market locations which are suitable for particular developments including affordable dwellings, low cost market housing, larger detached properties, specialist older persons accommodation, as well as general market housing or a broad mix of house types on larger sites;
 - avoiding allocating sites with significant viability issues, and
 - minimise development on sites which are more environmentally sensitive or in less sustainable locations.

¹ Taking into account the development sites at Swan's Corner and Cleveland Gate.

- 5.5 Excluding small sites with planning permission, approximately 59% of the supply over the plan period would be in the urban and coastal areas, which takes into account the relatively high proportion in the rural area on existing developments and other sites with planning consent (43%). Overall, the plan seeks to achieve a balanced distribution between sub-areas and settlements as shown in *Table 3*, which provides a comparative breakdown between the nine SHMA sub-areas.

Table 3 - Breakdown of Supply between SHMA Sub-Areas

SHMA Market Area	Estimated Households	%	Housing Sites	Dwelling Estimate	%
Greater Eston North	11,258	18%	6	727	15%
Greater Eston South	5,939	10%	6	574	12%
Redcar	16,663	27%	13	1,357	29%
Marske/New Marske	5,463	9%	1	4	0.1%
Saltburn	3,121	5%	2	130	3%
Guisborough	7,909	13%	10	855	18%
Skelton & Brotton	5,701	9%	6	761	16%
Loftus	3,659	6%	4	263	5%
Lockwood	1,609	3%	1	69	1%
Total	61,322	100%	48	4,740	100%

- 5.6 No allocations have been made at Marske, This is partly because the plan has been prepared at a time when an appeal decision remains outstanding on a major mixed use outline application, including 821 dwellings, on land to the south of the village a Marske Inn Farm (appeal reference). It is anticipated the appeal will be determined before the end of May.
- 5.7 Within the last three to five years the granting of development on peripheral greenfield sites has in particular underpinned an increase in the rate of annual net completions, which have averaged 250 per annum (increasing to 300 over the last three years), which is considerably more than the preceding 15 years average of 205 per annum. It is anticipated that momentum will be maintained well into the plan period. Reflecting the currently high level of development and sites with planning permission, the trajectory at Appendix 4 in the plan indicates that delivery is expected to be front-loaded and, as shown in *Table 4*, that the minimum requirement may be achieved within the first 10 years.

Table 4 - Indicative Periodic Supply Breakdown

Supply	Years 1-5	Years 6-10	Years 11-16
Projected Supply 2016/17-2031/32	1,867	1,856	1,160
Cumulative Supply	1,867	3,723	4,925
Cumulative Requirement	1,429	2,597	3,765
Balance	438	1,126	1,160
Years Supply	6.5	14.3	20.9

- 5.8 The profiling of sites in the trajectory reflects the five year housing land supply assessment and takes into account and the assessment of site development potential in the SHLAA.
- 5.9 Following consultation on the draft plan, one allocation site (Belmangate Field, Guisborough) was removed as an allocation following further consideration of the potential impact of development on the Guisborough Conservation Area. A representation has been submitted in response to this. Two new sites, at Loftus and Boosbeck, were included as allocations (Policies H3.28 and H3.30)to support the regeneration of these communities and in the absence of further information it has been provisionally assumed in the trajectory that delivery on both sites would be in the later part of the plan period.
- 5.10 Commitments on small sites of fewer than 10 dwellings and conversion schemes have been included in the supply figures (185 units, with a built-in 10% discount to allow for any lapsed permissions). Net contributions on small sites of fewer than five dwellings averaged 36 dwellings per annum in the five years to 31 March 2016. The plan recognises that unidentified windfall sites also provide an important source of additional housing supply and can be expected to continue to come forward over the plan period, but no allowance has been made for this in the figures. This is because sufficient sites and allocations have been identified to comfortably meet the housing requirement and the 20% buffer without needing recourse to trend-based estimates. At the same time, no allowance has been made for demolitions either as there are no major clearance programmes currently in the pipeline.
- 5.11 32 representations were submitted against Policy H3, 14 of which advocate the inclusion of additional sites as housing allocations, linked to representations against Policy H1 which advocate a higher housing requirement . The Council's responses to the more detailed representations against Policy H3 are set out in the submission paper, **'Summary of Detailed Representations in relation to Policies H3 and Council Response' (April 2017)**.

6 POLICY H4 – AFFORDABLE HOUSING

- 6.1 In order to help meet the need for affordable housing in the borough, Policy H4 sets out a requirement for a 15% affordable housing contribution on all appropriate sites of 15 dwellings gross minimum.
- 6.2 The 15% requirement is derived from the following findings in the SHMA (Volume 1):
- a requirement for 20 additional dwellings per annum in Redcar and Cleveland ; and
 - significant imbalances within the existing affordable housing stock, with identified unmet needs for 140 smaller general needs units per annum and 40 older persons units per annum.
- 6.3 The policy confirms that the type and size of affordable provision to be determined accordance with the SHMA findings and meeting the needs as appropriate of single people, families, older people and households with support needs.
- 6.4 In that regard, and as with market housing aspirations, the SHMA has identified spatial variations between the assessed market areas in terms of the level and type of affordable housing need, as shown in *Table 5*.

Table 5 - Breakdown of Affordable Housing Requirements by Sub-Area

SHMA Market Sub-Area	General Needs Housing		Older Persons Housing	Total
	1 or 2 Bed	3+ Bed	1 or 2 Bed	
Greater Eston North	-16	-107	3	-119
Greater Eston South	-41	-17	10	-48
Guisborough	71	-5	7	73
Lockwood	-12	6	3	-3
Loftus	41	1	-8	34
Marske/New Marske	22	9	6	38
Redcar	46	-37	11	20
Saltburn	32	1	7	39
Skelton/Brotton	-4	-10	0	-15
Total	140	-159	40	20

- 6.5 Reflecting expressed household preferences emanating from the SHMA research, the policy sets out a 70%/30% proportional split in terms of affordable housing tenure between social / affordable rent, and intermediate housing.
- 6.6 The policy introduces a staggered approach to the affordable housing threshold though the requirement for commuted sums on proposals of between 11 and 14 dwellings gross. This transitional approach is being pursued in seeking to secure realistic affordable housing contributions on smaller developments. Under the previous policy in the (Policy H9 in the 1999 Local Plan), affordable housing requirements were waived on all proposals for fewer than 15 dwellings, resulting on a number of schemes coming forward for up to 14 dwellings or fewer, thus avoiding any affordable contribution and in some cases despite having potential to achieve a higher dwelling yield.
- 6.7 To promote the development of balanced communities, affordable dwellings should normally be provided on-site and integrated within the development through small clusters distributed across the site. There are a number of exceptions to this, including sites identified for executive or executive style housing (including the allocation site at Morton Carr Lane, Nunthorpe (Policy H3.4) and the Swans' Corner site (Policy H3.2) where off-site provision may be acceptable. This criterion supports the objective to improve the housing offer through increasing the supply larger, higher value properties to support population retention, as espoused under Policy H2.
- 6.8 The policy also supports , in accordance with Policy SD3 Development Limits, proposals for small schemes of 10 or fewer dwellings 100% affordable units, to be maintained in perpetuity, on sites located outside but adjacent to the developments limits of service villages and villages subject to evidencing demonstrable need and in the absence of suitable sites within settlement boundaries and , in exceptional circumstances for a small proportion of market units necessary to enable development viability. This policy element will help to meet housing needs in rural settlements where affordability is a particular barrier to accessing housing.
- 6.9 In addition to ongoing developments, the plan includes several smaller I allocation sites which may be suitable for the provision o affordable or affordable specialist hosing, including h following:
- H3.13 – Wykeham Close, Redcar
 - H3.14 – Grosmont Close, Redcar
 - H3.15 – Roseberry Road, Redcar
 - H3.19 – Wilton Lane, Guisborough
 - H3.20 – Park Lane, Guisborough
 - H3.26 – Newbury Road, Brotton
- 6.10 Developments on other, larger allocations would be expected to provide an appropriate level of affordable dwellings in accordance with the policy. Some allocation sites in the plan may be suitable for the development of affordable or low cost market housing. Where proposals for the latter do emerge, however, it is made clear in the supporting text (Para) that for planning low-cost market housing will not be considered as affordable tenure for planning purposes. On such schemes, therefore, an affordable provision will be required.

- 6.11 Where affordability provision is considered by an applicant to give rise to development viability issues, the policy requires the submission of detailed viability assessment to demonstrate viability constraints, and to show the level of affordable housing which might be achievable. This policy requirement seeks to promote a balance, where it is needed, between bringing sites forward for development to increase housing supply, and meeting local housing needs.
- 6.12 Reflecting the SHMA findings, no affordable housing contribution is required at Policy 3.9 for the general housing allocation site at the Former Eston Park School, Eston, In Policy 3.8, Normanby Hall, the affordable requirement has been waived due to the abnormal development costs associated with the site.
- 6.13 Representations to the plan have suggested that applying a 15% affordable housing requirement may undermine development viability. However, as outlined above, the policy allows for further consideration of contributions on a site basis through the viability assessment process. Notwithstanding this, the Council's evidence through the Whole Plan Viability Testing Update shows that viability is only likely to be an issue in lower value areas of Greater Eston.

7 POLICY H5 – SUB-DIVISION AND CONVERSION OF BUILDINGS TO RESIDENTIAL USE

- 7.1 Policy H5 sets out a criteria-based development management policy for assessing proposals for sub-dividing residential properties or converting buildings into residential uses. Additional criteria are set out for properties located outside development limits as in more isolated locations conversions tend to have a more significant impact on the building and its setting.
- 7.2 Reflecting the increase in smaller and single person households, conversions and sub-division of existing dwellings form a steady source of additional housing supply in the borough, helping to satisfy housing supply requirements.
- 7.3 The aims of the policy are as follows:
- to ensure proposals are capable of achieving an acceptable standard of accommodation;
 - to support a balanced local housing mix by ensuring that the existing stock of larger dwellings is not significantly diminished and an overconcentration of flats is avoided, and
 - to ensure urban intensification does not compromise residential amenity for example in terms of highway safety through increased traffic generation.
- 7.4 To strengthen the policy and its implementation, the Council is proposing to prepare a Sub-Division and Conversion Supplementary Planning Document in 2017.

8 POLICY H6 - HOUSES IN MULTIPLE OCCUPATION

- 8.1 Policy H6 sets out a development management policy in relation to assessing certain proposals for change of use to a house in multiple occupations (HMO) and has similar aims to Policy H5.
- 8.2 Specifically, the policy only applies to larger proposals where more than six unrelated people are sharing the same dwelling; lesser proposals involving six people or fewer are allowed under the General Permitted Development Order.
- 8.3 While HMO developments may help to meet some housing needs, they can potentially have an adverse effect on community cohesion, residential amenity and highway safety. The policy therefore seeks to avoid development in appropriate locations, including the over concentration of HMOs in specific areas, and to ensure that the property is not more suitable for another use, including family housing.
- 8.4 In Redcar & Cleveland, substantial properties in locations such as the town centres of Redcar and Saltburn, such as former guest houses, may lend themselves to this type of development; it is therefore appropriate that the plan should include a specific policy to consider any proposals and monitor trends .

9 POLICY H7 - GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

9.1 Policy H7 does the following two things:

- It allocates additional land for providing a Gypsy and Traveller site at The Haven, South Bank; and
- It sets down stringent criteria for assessing the proposals for further Gypsy and Traveller sites, should further sites be required.

9.2 The allocation site is an extension to the existing site at The Haven (which is the only such site in the borough) and the proposal has arisen from the findings of the Gypsy and Travellers Accommodation Assessment (GTAA), which was carried out in accordance with The Governments Planning Policy for Traveller Sites which requires local authorities to undertake needs assessment and allocate sites as appropriate.

9.3 Based on household formation rates, the GTAA identified a need for the provision of a further eight pitches over the period from 2015 to 2030, which increases to nine pitches if extended pro-rata to 2032 to align with the plan.

9.4 In meeting the requirement, it was considered that additional needs could not be met on the existing site. Therefore, and a range of different site options were identified and explored. The opportunity to extend The Haven site, which is well equipped having undergone refurbishment in 2014, was considered to present the most appropriate option for meeting the projected increased demand. The extension will potentially increase the number of pitches on the site by 50% .