

**Affordable and Supported
Homes
Supplementary Planning
Document**

**Strategic Environmental
Assessment / Habitats
Regulations Assessment**

Draft Screening Statement

August 2022

1. Introduction

- 1.1 This report has been produced to determine the need for a:
- I. **Strategic Environmental Assessment (SEA)** in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 as amended.
 - II. **Habitats Regulations Assessment (HRA)** in accordance with article 6 of the EC Habitats directive 1992, as interpreted by Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017 as amended (the habitats regulations).

For the proposed Affordable and Supported Homes Supplementary Planning Document (SPD).

2. Policy context

2.1 Government policies and the 2021 National Planning Policy Framework (The NPPF) promote and recognise that having a choice of housing is important for balanced communities. The NPPF has as one of its key objectives delivering a wide choice of high quality homes (chapter 5).

2.2 New housing development is essential to facilitate vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. In addition, a variety of new housing is essential to create vibrant, mixed communities and meet a diverse range of needs.

2.3 The adopted Sefton Local Plan (2017)¹ includes policies HC1 'Affordable and special needs housing'; and HC2 'Housing Type, mix and choice', that relate to the mix of housing types, shown in Appendix B. Formby and Little Altcar Neighbourhood Plan (2019)² policies H3: Affordable Housing and H4: Housing Mix in the apply in the Neighbourhood Plan area. These broadly reflect the Sefton Local Plan approach. The 2019 Lydiate or Maghull Neighbourhood Plans do not include detailed policies regarding this.

2.4 The proposed Affordable and Supported Homes SPD will update and replace the existing SPD and expand upon policies HC1 and HC2 in the Sefton Local Plan, and policies H3 and H4 of the Formby and Little Altcar Neighbourhood Plan. (These policies are shown in Appendix B.) More detail on the scope of the SPD is set out below.

¹ See www.sefton.gov.uk/localplan

² See <https://www.sefton.gov.uk/media/3719/formby-little-altcar-neighbourhoodplan-2019-finalreduced.pdf>

Introduction and Context

2.5 Affordable Housing is defined as either social rented, affordable rented or intermediate housing [e.g. shared ownership] provided to eligible households whose needs are not met by the market. A recent study³ has identified that Sefton has a need 391 affordable homes per year. Within Sefton the area with the greatest need for affordable homes is Southport.

2.6 Supported homes are intended for people with a physical disability, frail elderly people, young vulnerable people, people with learning disability, a mental health problem or severe sensory disability.

2.7 An older person for this policy is defined as aged 55 years or over. Whilst people aged 55 might not be considered 'old', many housing developments specifically cater for this age group. Specialist older persons' housing can be broadly split into three categories - sheltered accommodation; extra care/assisted living; or residential care accommodation. Whilst many older people will not require specialist accommodation at any point in their lives, inevitably as the number and proportion of older residents' increases, there will be an increase in the need for this type of accommodation. Meeting the needs for this group can also often free up larger homes for families.

Purpose and aims

2.8 The aim of the SPD is to give clear guidance to developers on the requirements for providing affordable homes as part of wider housing schemes [for 15 homes or more]. The SPD will set out how affordable homes will be provided as part of the overall layout of the development, the financial arrangements for providing them, how any exemptions will be applied and guidance on making sure they remain as affordable homes in the long term. As such the SPD does not affect the overall number of all homes to be provided nor their location.

2.9 The Supplementary Planning Document will also set out the different types of special needs and older persons' housing and how these will be provided.

³ Strategic Housing Market Assessment, JG Consulting October 2019

Part 1- SEA Screening

3. Screening

3.1 The requirement for a Strategic Environment Assessment (SEA) is set out in the “Environmental Assessment of Plans and Programmes Regulations 2004”.

3.2 Previously all Development Plan Documents and Supplementary Planning Documents required Sustainability Appraisal. Sustainability Appraisal incorporated the requirements for SEA⁴. However, the regulations were amended in 2009⁵. These amendments removed the requirement for the sustainability appraisal of supplementary planning documents. These changes were confirmed in the 2012 regulations⁶

3.3 Despite no longer requiring sustainability appraisal, SPDs may still require SEA if it is concluded that it would have significant environmental effects⁷. This report screens the draft Affordable Housing and Supported Homes SPD to determine if it may have significant environmental effects and therefore a Strategic Environment Assessment is required.

⁴ The Town and Country Planning (Local Development) (England) Regulations 2004

⁵ The Town and Country Planning (Local Development) (England) (Amendment) Regulations

⁶ The Town and Country Planning (Local Planning) (England) Regulations 2012

⁷ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#full-publication-update-history>, paragraph: 008 Reference ID: 11-008-20140306

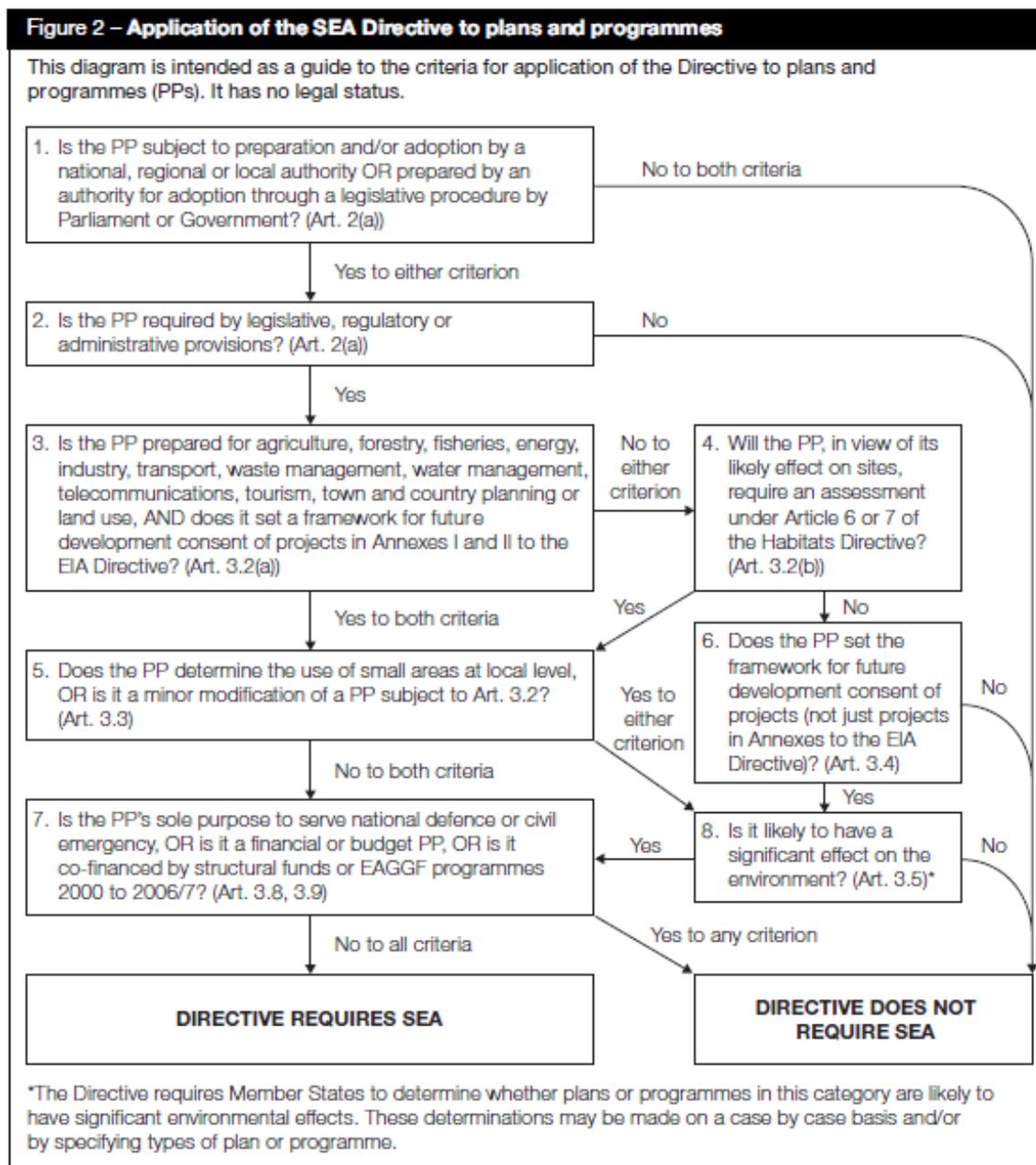


Table 1: Establishing the need for SEA

Stage [from the flowchart above]	Answer	Reason
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))	Yes	SPD to be adopted by Sefton Council

Stage [from the flowchart above]	Answer	Reason
2. Is the SPD required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes	The detail that the Council wish to provide to the local plan policy can only be given due weight if it is contained in a Supplementary Planning Document.
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	No	The SPD is for town and country planning purposes but does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive
4. Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	The draft screening statement concludes that an assessment under the Habitats Directive is not required. (<i>*see part 2</i>)
6. Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	Yes	Although the Local Plan and Formby and Little Altcar Neighbourhood Plan policies will set the overall framework, the SPD will provide additional guidance on the interpretation of these policies.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	No	See ' Table 2 ' below 'Determining the likely significance of effects'

Table 2: Determining the likely significance of effects on the environment

SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)	Sefton Comment
<i>The characteristics of plans and programmes, having regard, in particular, to:</i>	
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The SPD will be providing additional guidance on existing policies that set the broad framework.
1b) The degree to which the plan or programme influences other plans and	The SPD can only expand on existing policies and will not introduce new

SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)	Sefton Comment
programmes including those in a hierarchy	policies not contained in higher order plans.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The SPD will promote sustainable development through facilitating a mix of housing to meet the needs of communities.
1d) Environmental problems relevant to the plan or programme	The SPD is unlikely to be directly relevant in regard to this criterion.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The SPD is unlikely to be directly relevant in regard to this criterion.
<i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i>	
2a) The probability, duration, frequency and reversibility of the effects	The anticipated effects on the sustainability of the areas covered by the SPD are expected to be positive by creating a mix of houses and therefore a more inclusive and sustainable community. The duration of impacts is likely to be long term as once a house has been built this has a permanent permission; however houses can be converted to other types of housing. The SPD will simply set out guidelines to ensure a mix of housing including affordable housing and special needs and older persons' housing, rather than affecting the overall amount and location of all housing.
2b) The cumulative nature of the effects	The cumulative nature of effects on the environment is likely to be positive although relatively minor other than at a local level. The SPD will simply set out guidelines to ensure a mix of housing including affordable housing and special needs and older persons' housing, rather than affecting the overall amount and location of all housing.
2c) The trans-boundary nature of the effects	None identified.

SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)	Sefton Comment
2d) The risks to human health or the environment (e.g. due to accidents)	The SPD will seek to address the provision of housing for a variety of people including potentially more vulnerable groups, the SPD will have a positive effect on human health and the local environment.
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD will cover the borough of Sefton although the SPD is likely to be relevant to a proportion of homes on new housing developments only, therefore the impact of the SPD will be on a moderately local level.
2f) The value and vulnerability of the area likely to be affected due to: I. Special natural characteristics or cultural heritage, II. Exceeded environmental quality standards or limit values III. Intensive land-use	The SPD will only apply to Housing Development. However, the principle of development of these areas is determined in the Local Plan or through the planning application process, the SPD will simply set out guidelines to ensure a mix of housing including affordable housing and special needs and older persons' housing, rather than affecting the overall amount and location of all housing. Other guidance and policies related to environmental issues are covered in the Sefton Local Plan, Formby and Little Altcar Neighbourhood Plan and other SPD guidance.
2g) The effects on areas or landscapes which have a recognized national, Community or international protection status	None identified. Any new housing development will need to satisfy the relevant planning policies for protecting these areas before permission is granted.

4. Consultation

4.1 The Council consulted with the three statutory environmental bodies [see below] on the draft screening report and determination. The table below provides their responses.

Statutory Body	Comments
Environment Agency	No comments received during consultation
Historic England	We would concur with your assessment that the

Statutory Body	Comments
	document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document.
Natural England	Natural England has no detailed comments to make on this Supplementary Planning Document for Affordable and Supported Homes. We agree with the HRA/SEA conclusions.

5. Conclusion and statement of reasons

5.1 The SPD is supplementing and will provide further guidance on Policies HC1 and HC2 of the Local Plan. The SPD merely expands upon the policies to set out guidance on the mix of housing tenure the council expects new housing development to contain. The principle of housing development on sites has been determined through the local plan (for larger sites) or through the planning application process (for smaller sites not identified in the local plan). Any impacts on the environment are likely to be local and small scale and positive in nature. The SPD will not allocate any housing sites.

5.2 The comments of the statutory consultees are set out above.

5.3 It is considered that the Affordable and Supported Homes SPD will not give rise to any significant environmental effects. Therefore, it is considered that a Strategic Environmental Assessment **is not required** for the proposed Affordable and Supported Homes Supplementary Planning Document.

Part 2- HRA Screening

6. HRA Screening

6.1 The requirement for a Habitats Regulations Assessment (HRA) in accordance with article 6 of the EC Habitats directive 1992, as interpreted by Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) (the habitats regulations). An assessment of the “likely significant effects” of a plan or project on sites of international nature conservation importance is required. These are now referred to as the national sites network⁸, although were formerly known as Natura 2000 sites. This part of the document sets out Sefton Council’s screening of the draft Affordable and Supported Homes SPD in accordance with the Habitats Regulations.

6.2 The Sefton Local Plan (2017) was subject to an HRA assessment produced by AECOM (formerly URS) (January 2015) that assessed in combination effects taking into account other plans and projects, Local Plan site allocations and policies. The Publication Draft HRA Report (January 2015)⁹ was produced by AECOM (formerly URS) included an assessment of in combination effects taking into account other plans and projects as well as Local Plan site allocations, policies and objectives and the impact of the plan as a whole. The Sefton Local Plan (2017) was also subject to a second HRA assessment produced by AECOM (May 2016) at Modifications Stage¹⁰.

6.3 In terms of the Affordable and Supported Homes SPD the “parent policies” are Policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice) of the Local Plan. These policies were assessed as part of the HRA of the Local Plan. The policies were both “screened out” meaning that there would not need to be an additional HRA assessment. The HRA comments on the two policies are shown below.

HC1- Affordable and special needs housing

2015 HRA Report:

- *“No implications.*
- *This policy outlines provision for affordable and special needs housing and does not outline provision for new residential development.*
- *There are no impact pathways.”*

2016 HRA Report:

- *“No new HRA implications identified by Proposed Modifications.*
- *The proposed modifications to this policy are minor and do not change the conclusions from the previous iteration of the Local Plan HRA. This policy remains screened out.”*

⁸ See <https://www.gov.uk/government/publications/changes-to-the-habitats-regulations-2017/changes-to-the-habitats-regulations-2017>

⁹ See <https://www.sefton.gov.uk/media/1763/jan-2015-hra-of-submission-local-plan-web.pdf>

¹⁰ See [Habitats Regulations Assessment of the Proposed Modifications to Sefton Local Plan](#)

HC2- Housing Type, mix and choice

2015 HRA Report:

- “No implications.
- *This policy outlines provision housing type, mix and choice and does not outline provision for new residential development.*
- *There are no impact pathways.”*

2016 HRA Report:

- *“No new HRA implications identified by Proposed Modifications.*
- *The proposed modifications to this policy do not change the conclusions from the previous iteration of the Local Plan HRA. This policy remains screened out”.*

6.4 The Inspector’s Report for the Formby and Little Altcar Neighbourhood Plan also reflects that HRA was not triggered; that in responding to consultation, Natural England confirmed that there are unlikely to be significant environmental effects from the proposed Plan.

6.5 The SPD is supplementing and will provide further guidance on Policies HC1 and HC2 of the Sefton Local Plan and policies H3 and H4 of the Formby and Little Altcar Neighbourhood Plan. The SPD merely expands upon the policies to set out guidance on the mix of housing types the council expects new housing development to contain. It does not in itself affect the location or number of new homes proposed. So while the SPD covers the whole of Sefton, it is relevant to only a small proportion of homes as it relates to new housing developments only or redevelopments. Therefore the impact of the SPD will be on localised in and around new housing developments.

6.6 The principle of housing development on sites will be determined through the local plan and through the planning application process (for smaller sites not identified in the Local Plan or Neighbourhood Plans). There are approximately 125,300 existing homes in Sefton. Of the 11,070 new homes proposed in the Plan period (2012-2030), 7309 of them are due to be built on the 46 allocated housing sites. Site allocation policies have been subject to HRA, as part of the HRA of the Local Plan. In any case, more generally, policy NH2 ‘Nature’, which has also been subject to HRA, sets out more detailed requirements in relation to national site network sites and supporting habitats and to planning application stage site-specific HRA where relevant.

6.7 The following national site network sites are located within Sefton:

- Sefton Coast SAC
- Ribble and Alt Estuaries SPA which is also a Ramsar site
- Mersey Narrows & North Wirral Foreshore SPA which is also a Ramsar site (small part of site is at Seaforth Nature Reserve, the rest is approx. 1km+ away on Wirral).

6.8 In addition the following national site network sites are located outside of Sefton but were “screened in” to the Local Plan HRA Reports.

- Liverpool Bay SPA
- Manchester Mosses SAC-
However, Sefton’s Local Plan HRA Reports concluded that Sefton is not adjacent to the M62; that the Local Plan includes proportionate measures to minimise its contribution to M62 vehicle movements; and that Sefton’s effect on atmospheric nitrogen deposition on Manchester Mosses SAC is effectively inconsequential. Thus this site is not considered further in this HRA screening document.

6.9 Below is an assessment of potential pathways for impacts to the national site network sites taking into account the Local Plan HRA Reports.

Table 3: Assessment of likely significant effects (taking into account the Local Plan HRA Reports) and above Neighbourhood Plan HRA documents.

Potential pathway and national site network sites affected	HRA assessment regarding likely significant effects	Further comments
Recreational pressure / disturbance <ul style="list-style-type: none"> • Sefton Coast SAC • Ribble and Alt Estuaries SPA & Ramsar site • Mersey Narrows & North Wirral Foreshore SPA and Ramsar site • Liverpool Bay SPA (in-combination disturbance of birds through increase in ship movements and recreational pressure) 	No significant impacts.	SPD has no influence on location or number of new homes proposed (and hence on recreational pressure); only on mix of housing types. SPD has no influence on ship movements. SPD will have no additional impacts compared to its parent policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
Disturbance to qualifying species <ul style="list-style-type: none"> • Sefton Coast SAC • Ribble and Alt Estuaries SPA and Ramsar site • Mersey Narrows & North Wirral Foreshore SPA and Ramsar site 	No significant impacts.	SPD has no influence on location or number of new homes proposed (and hence on recreational pressure); only on mix of housing types. SPD has no influence on ship movements. SPD will have no additional impacts compared to its parent policies HC1

Potential pathway and national site network sites affected	HRA assessment regarding likely significant effects	Further comments
		(Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
<p>Coastal squeeze</p> <ul style="list-style-type: none"> • Sefton Coast SAC • Ribble and Alt Estuaries SPA and Ramsar site • Mersey Narrows & North Wirral Foreshore SPA and Ramsar site 	No significant impacts.	SPD has no influence on location or number of new homes proposed (and hence on recreational pressure); only on mix of housing types. SPD will have no additional impacts compared to its parent policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
<p>Direct habitat loss through expansion of the Port at Seaforth</p> <ul style="list-style-type: none"> • Mersey Narrows & North Wirral Foreshore SPA and Ramsar site 	No significant impacts	SPD has no influence on Port expansion.
<p>Direct habitat loss through mineral extraction</p> <ul style="list-style-type: none"> • Ribble and Alt Estuaries SPA and Ramsar site. 	No significant impacts	SPD has no influence on minerals expansion.
<p>Loss of habitat / supporting habitat outside the <i>national site network</i> site boundary</p> <ul style="list-style-type: none"> • Sefton Coast SAC • Ribble and Alt Estuaries SPA and Ramsar site 	No significant impacts	SPD has no influence on location or number of new homes proposed (and hence on recreational pressure); only on mix of housing types. SPD will have no additional impacts compared to its parent policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
<p>Reduction in water quality</p> <ul style="list-style-type: none"> • Sefton Coast SAC 	No significant impacts	SPD will have no additional impacts compared to its

Potential pathway and national site network sites affected	HRA assessment regarding likely significant effects	Further comments
<ul style="list-style-type: none"> Ribble and Alt Estuaries SPA and Ramsar site Mersey Narrows & North Wirral Foreshore SPA and Ramsar site Liverpool Bay SPA - potential for 'in combination' effects with other plans and projects (through sewage effluent discharges). 		parent policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
Reduction in air quality <ul style="list-style-type: none"> Sefton Coast SAC Ribble and Alt Estuaries SPA and Ramsar site Mersey Narrows & North Wirral Foreshore SPA and Ramsar site 	No significant impacts	SPD will have no additional impacts compared to its parent policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), which have been screened out.
Mineral extraction <ul style="list-style-type: none"> Mersey Narrows & North Wirral Foreshore SPA and Ramsar site 	No significant impacts	SPD has no influence on minerals expansion.
Dredging and disturbance of sediments/benthic habitats <ul style="list-style-type: none"> Mersey Narrows & North Wirral Foreshore SPA and Ramsar site Liverpool Bay SPA (following Port expansion) 	No significant impacts	SPD has no influence on dredging or disturbance of benthic habitats, or on Port expansion.

6.10 The SPD is unlikely to have any significant effects on a SAC or SPA (now national site network sites) above and beyond any significant effects that the Local Plan is likely to have, either individually or in combination with other plans and projects. The "parent policies" in the Local Plan were screened out meaning no further assessment is needed. The SPD is unlikely to give rise to impacts/significant effects on national site network sites.

7. Consultation

7.1 The Council consulted Natural England, the statutory body, for the purposes of HRA. The table below provides their response.

Statutory Body	Comments
Natural England	We agree with the HRA conclusions.

8. Conclusion and statement of reasons

8.1 The SPD is supplementing and will provide further guidance on policies HC1 (Affordable and special needs housing) and HC2 (Housing Type, mix and choice), of the Sefton Local Plan. The SPD merely expands upon the policies to set out guidance on the mix of housing types the council expects new housing development to contain. There are no significant effects on national site network sites in Sefton.

8.2 The comments of Natural England are set out above.

8.3 On the basis of the above information, Sefton Council is of the opinion and concludes that the proposed plan to which this screening opinion relates – the Affordable and Supported Homes Supplementary Planning Document - :

a) is not directly connected with or necessary to the management of the site,

b) is not likely to have a significant effect on each of the following sites:

- Ribble and Alt Estuaries Ramsar site
- Ribble and Alt Estuaries Special Protection Area (SPA)
- Sefton Coast Special Area of Conservation (SAC)
- Mersey Narrows and North Wirral Foreshore Ramsar site
- Mersey Narrows and North Wirral Foreshore Special Protection Area (SPA).
- Liverpool Bay SPA.
- Manchester Mosses SPA.

either alone or in combination with other plans or projects.

And accordingly, **no “appropriate assessment” is required** to be made under Regulations 63, 64 and 65 of the Conservation (Natural Habitats &c) Regulations 2017 (as amended) before the Council decides to undertake, or give any consent, permission or other authorisation for this plan.

Part 3- Appendices

Appendix A- Contact details

local.plan@sefton.gov.uk

Appendix B-

Extract from Sefton Local Plan (2017):

HC1 AFFORDABLE AND SPECIAL NEEDS HOUSING

All of Sefton outside Bootle and Netherton

- 1. For new developments of 15 dwellings or more (or for residential and other conversions involving 15 or more additional dwellings net) 30% of the total scheme (measured by bedspaces) will be provided as affordable housing.**
- 2. 80% of the affordable housing should be provided as social rented/affordable rented and the remaining 20% provided as intermediate housing.**

Bootle and Netherton

- 3. Affordable housing will be required as part of proposals for new developments of 15 dwellings or more (or for residential and other conversions involving 15 or more additional dwellings net) on the basis of 15% of the total scheme (measured by bedspaces).**
- 4. Affordable housing should be 50% social/affordable rented and 50% intermediate housing.**

Bootle and Netherton are shown on the Policies Map.

All Areas

- 5. Vacant Building Credit - Proposals that involve the re-use of a vacant building or where it is demolished and replaced by a new building, will receive a financial credit equivalent to the existing gross floorspace (of relevant vacant buildings) when calculating any affordable housing contributions.**
- 6. Special needs housing can be substituted for up to 50% of the site affordable housing contribution on a bedspace for bedspace basis.**

- 7. Where extra care or sheltered housing is proposed to be substituted for affordable housing, this must meet the tenure requirements set out in parts 2 and 4 of this policy.**
- 8. Affordable and/or special needs dwellings shall be:**
 - a. 'tenure blind' i.e. there shall be no external visual difference between the affordable/special needs housing and market housing, and**
 - b. 'pepper-potted' i.e. there shall be a reasonable dispersal of affordable housing or special needs units within residential developments (i.e. groupings of no more than six units) to promote mixed communities and minimise social exclusion. The only exception to this will be where it can be demonstrated that the special needs housing has to be grouped together for functional or management purposes.**
- 9. Affordable and/or special needs housing will be provided in accordance with this policy unless a robust assessment of a scheme's economic viability confirms that this cannot be achieved.**
- 10. Off-site provision of affordable housing, or a financial contribution of broadly equivalent value, will be considered where it can be robustly justified, and where the agreed approach contributes to the objective of creating mixed and balanced communities.**
- 11. In implementing the policy, the Council will have regard to:**
 - a. the definitions and provisions of affordable and/or special needs housing in relevant national guidance as they may change over time, and**
 - b. changes in the Borough's requirements for affordable and special needs housing based on new evidence of need as set out in future commissioned Strategic Housing Market Assessments or similar studies.**

HC2 HOUSING TYPE, MIX AND CHOICE

1. In developments of 25 or more dwellings, the mix of new properties provided must be as follows unless precluded by site specific constraints, economic viability or prevailing neighbourhood characteristics:

**A minimum of 25% of market dwellings must be 1 or 2 bedroom properties
A minimum of 40% of market dwellings must be 3 bedroom properties**

These requirements do not apply to wholly apartment/flatted, extra care, and sheltered housing developments. Any new affordable dwellings are

also exempt.

2. In developments of 50 or more dwellings, at least 20% of new market properties must be designed to meet Building Regulation Requirement M4(2) 'accessible and adaptable dwellings'.

3. Where housing for older people or people with special needs is provided as part of a larger scheme, this should, where appropriate, be located within the scheme in the most accessible location for local services and facilities.

4. Proposals for residential care accommodation that would result in or exacerbate an existing oversupply will be refused.

5. The Council will support proposals for custom or self-build homes on appropriate sites. To identify and provide for those who wish to custom or self-build their own homes the Council will:

- a. Manage a register of interested parties who wish to custom or self-build their own home**
- b. Identify at least two pilot schemes to be made available for custom or self-builders.**

Extract from Formby and Little Altcar Neighbourhood Plan (2019):

Policy H3: Affordable Housing

- a) Affordable housing shall be provided onsite and shall be integrated with the market housing throughout the development. Affordable housing shall be visually indistinguishable from the market housing.
- b) Affordable housing shall be of a type, size and tenure that meets the local needs in Formby and Little Altcar.
- c) Planning applications for residential development where there is a net gain of 25 or more homes shall be accompanied by an Affordable Housing and Dwelling Mix Statement.
- d) To address Formby's affordable housing needs, 30% of new dwellings on all developments of 15 or more dwellings shall be affordable. The provision of Starter Homes (as defined by the Government) in Formby is strongly supported, as part of the Council's mix of affordable housing tenures.**

Policy H4: Housing Mix

New housing developments should provide a mix of different housing types. Schemes of 15 or more dwellings shall make appropriate provision of homes for elderly people.

To meet the Neighbourhood Area's need for smaller homes, as demonstrated through the plan making process, new developments of 15 or more dwellings should be based around the following mix:

- a) 1 and 2 bed properties, no less than 33% of the total;
- b) 4 or more bed properties, no more than 15% of the total.**

Appendix C – National Site network and Ramsar (formerly Natura 2000) sites in Sefton

