

**Housing Needs and Development Policies in Coldean - Consultation Document.**

**4. HOUSING AND DEVELOPMENT POLICIES**

**4.1 General Development**

**Introduction**

Coldean was primarily built as a planned post-war development, during the 1940s. There is relatively little scope for more building on a large scale within the Village curtilage, as is confirmed by the relatively small increase in dwellings of 12 % between the 2011 and 2021, that is 174 more regular residents.. See ONS dwelling data/table below, which has been extracted from Appendix 1 to the Plan (Our Population). The ONS provided a bespoke population calculation excluding areas outside of the Neighbourhood Area. They calculated that the population of Coldean in 2021 Census was: “total household population of 2,933 and a communal ie including Varley Halls, establishment population of 3,562”. In 2011 the total household population was 2,759, so there was an 8% increase. In recent years, the largest developments have been on the north side of Coldean Lane. These have been the Varley Halls Student residential buildings, and the Bluebell Heights development by the Council in conjunction with Hyde Housing, which has recently been completed and is being occupied from late 2023 and in 2024.

The Council has recently confirmed (end of 2023) that there will be a greater focus on developers seeking to carry out large scale developments **to evidence public consultation** and ensure they carry out a ‘Planning Performance Agreement’.

The Brighton Council Housing Needs Assessment 2015 has expired (previously 13,000 homes were identified as needed) and they will seek to provide a new one during 2024. Their overall focus will be on providing affordable housing, refurbishing existing housing stock and providing homes for the ageing population. This Plan aims to fit in with this overall Council strategy, whilst recognising that Coldean has recently acquired 249 new dwellings at the Bluebell Heights Development not included in the table below, and which have not yet been occupied or integrated into the Coldean community.

3.5. The table below illustrates dwelling types with Coldean, and the changes in statistics between 2011 and 2021.

Dwelling Type	2011		2021		Change (%)
	Total	Percent	Total	Percent	
Total: All households	933	100%	1,046	100%	+12%
Unshared dwelling	933	100%			
Shared dwelling: Two household spaces	0	0%			
Shared dwelling: Three or more household spaces	0	0%			
All categories: Household spaces	933	100%			
Household spaces with at least one usual resident	923	99%			
Household spaces with no usual residents	10	1%			
Whole house or bungalow: Detached	51	5%	63	6.0%	+24%
Whole house or bungalow: Semi-detached	507	54%	532	50.9%	+5%
Whole house or bungalow: Terraced (including end-terrace)	214	23%	247	23.6%	+15%
Flat, maisonette or apartment: Purpose-built block of flats or tenement	125	13%	173	16.5%	+38%
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	31	3%	24	2.3%	-23%
Flat, maisonette or apartment: In a commercial building	5	1%	3	0.3%	-40%

The type of statistics and data sets somewhat vary between 2011 and 2021, however some comparisons can be made.:-

\*The number of total households has increased from 933 to 1,046 which signifies a 12% increase.

\*The most notable changes are that detached houses or bungalows have increased by 24%.

\* Most dwellings in Coldean are semi-detached and the number of these types of dwelling have increased from 507 to 532, although this is a decrease from 54% to 50.9% of the total housing stock.

\*The greatest percentage increase are purpose built blocks of flats or tenement which increased by 38%.

\*There has been a decrease in the number of flats, maisonettes or apartment which are part of a converted or shared house (including bed sites) from 31 to 24 (23% decrease) and a decrease in the number of flats, maisonettes or apartments in a commercial building from 5 to 3 (40% decrease).

It is clear that there were 113 extra dwellings in Coldean between 2011 and 2021, housing 178 extra people, based on the ONS data. The trend is less than 2 people per dwelling but it does depend on age and mix of the Coldean population.

### **Housing Needs Assessment**

As part of our Neighbourhood Plan the Committee consulted with AECOM on Housing Needs in Coldean and also with our Planning Consultant, in conjunction with the Locality Housing Needs Toolkit. The AECOM approach, and indeed the Toolkit approach were both considered quite complex and the Forum adopted a simpler methodology for assessing Housing and Development Needs. Essentially, Housing Needs in an area are based on a projection of numbers of residents expected in the Planning period, their ageing and demographic and any special housing needs, as compared with number and types of dwellings, and the space available. In general this Plan does not envisage a significant ordinary resident population growth, after integrating residents on the Bluebell Heights Development.

### **Policies**

\*The Council has recently confirmed end of 2023) that there will be a greater focus on developers seeking to carry out large scale developments **to evidence public consultation** and ensure they carry out a 'Planning Performance Agreement'. This Plan endorses a fully consultation approach by the Council before there is any future large scale development in the Area.

\*The Forum encourages the splitting of dwellings in the Area into smaller units ie one house into two flats. Whilst this is usually within a 'permitted development' category and does not require any Planning permission, in Coldean the limited parking space means that in this Plan we request the Council to implement an additional parking requirement or proviso into 'permitted developments' within Coldean. The requisite number of parking spaces must be maintained for the size of each unit, as detailed in the Traffic Management plan (See Section 7 policies). Thus, if an internal garage or other off-site parking space is absorbed into a new building or rebuilding of an existing dwelling, it must be replaced by a suitable off road parking space at the same dwelling site.

## **4.2 Houses of Multiple Occupation (HMOs)**

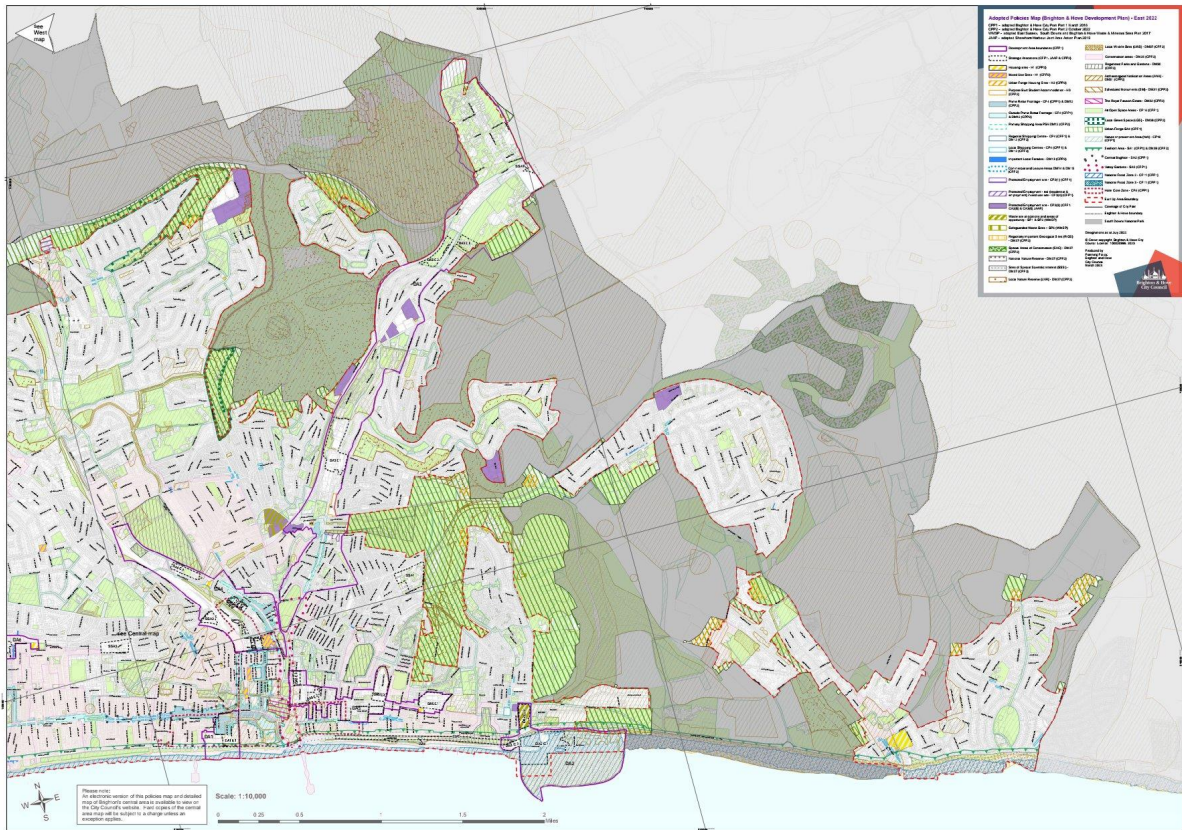
**(There is a separate consultation on this part of the Plan in view of its importance in the Coldean Area)**

## **4.4 Redevelopment and infill in the Built-Up Area**

The main potential for additional development within Coldean itself is infill sites, for example those areas currently occupied by lock-up garages, ie Rusper Road and behind the Park Road shops, also in Hawkhurst Road. Developing these areas with additional housing may also be considered to be a way of improving detrimental sites within Coldean. The topography of the area may adversely affect the financial feasibility of constructing buildings in the already built-up area.

We attach the the Map of the settlement Area for Brighton & Hove with an inset for the Coldean area. No planning permissions can be obtained for any new buildings outside the settlement area. WE do not expect the Council to mend the Settlement area during the Neighbourhood Plan period.

Figure Settlement Ara Map for Brighton & Hove, including Coldean Area (bottom right)



## Policy

The main Development policy for the Coldean area is to demolish and rebuild, or refurbish and improve, existing dwellings and housing stock. New dwellings will only be built in infill sites or where it improves detrimental sites. We do not forecast much population growth in the area during the Plan period.

### 4.5 Homes for older people

The demographic shift towards an older population (see Our population statistics) prompts the need for specialist housing with additional care for older people. This is a nationwide issue, as well as an issue in Coldean.

There are currently 54 units of specialist accommodation for older individuals in the ONS study, in Coldean, with around 90% available for social rent for those in financial need. However, there may be a gap in the market for older people who do not qualify for social rented provision.

Estimating the future need for specialist housing involves population projections, disability rates, and the current housing tenure of the 60+ age group. Two estimation methods using a Housing Needs Toolkit result in a range of 11 to 20 specialist accommodation units required by 2030 and 20 to 36 by 2037. These estimates assume that today's older households are

adequately accommodated but may need to be exceeded if found otherwise. From the ONS data for Our Population in Coldean, there were 470 people aged 60 or over in 2011 in the Census and 507 in the 2021 Census, an increase of 37 elderly.

The breakdown of care and tenure within specialist housing shows the greatest need (67%-70%) for market specialist housing, with extra-care and sheltered housing having a similar demand. Making new housing more accessible and adaptable can help meet some of this need.

Location and cost-effectiveness are vital factors for providing specialist housing for older people. Coldean is considered a suitable location, and partnering with specialist developers is recommended to introduce more housing options for older individuals.

Regarding care homes, it's estimated that by 2030, there might be a need for an additional 3 care home beds in Coldean or 5 by 2037 due to the expected increase in the older population. Some of this need could potentially be met by more care-intensive independent housing options.

### **Policies - to meet or exceed national standards**

To address the needs of older individuals, focusing on the standards of accessibility and adaptability in new developments is crucial. This Plan therefore sets targets for new housing to meet national standards for accessibility and adaptability, ensuring that 10% of affordable homes and 5% of market homes on sites with 10+ dwellings are suitable for mobility or wheelchair standard units (Category M4(3)).