

part 6
development
mix





6 DEVELOPMENT MIX

6.1 Variety and Choice of House Type.

6.1.1 The type and affordability of new housing should respond to the local housing needs in terms of variety, choice, size, tenure and cost.

6.1.2 A neighbourhood that provides variety and choice for residents of different ages and economic status, with different lifestyles and levels of independence will create a more robust community. This will lead to a better balance of demand for community services and facilities such as schools, leisure and health facilities. Developments that promote gated communities, zoning of uses or enclaves will not be acceptable. Refer to Southampton City Council's *Housing Strategy* and *Housing Needs Assessment* for further details.

6.1.3 Developers should fully integrate private housing with mixed tenure and special needs housing, by evenly distributing and mixing house types and providing equitable standards of design and construction.

6.1.4 Full integration of different housing types and housing needs greatly improves the quality of community, engendering a greater sense of belonging and respect for all.

6.1.5 The benefits of a mix of housing types:

- Residents can move to a smaller or larger home without needing to leave the neighbourhood;
- It offers more variety and choice, encouraging vitality and diversity, and therefore creating attractive and desirable neighbourhoods;
- It encourages a strong community to develop by providing a diverse socio-economic base;
- It enables several generations of families to be able to live close to each other;
- It enables several generations of families to live in the same building, e.g. by use of an annex for grandparents;
- It enables community self-help, such as arrangements for childcare, help with shopping etc;
- People come and go throughout the day, providing community surveillance and reducing opportunities for antisocial behaviour and crime.

development mix



A commercial use is integrated into the ground floor of this housing in Basingstoke



A Tesco Metro store, in the ground floor of an apartment block, serves an expanding residential community at Ocean Village, Southampton



Here at Chapel, Southampton, more than 37% of the dwellings are affordable homes. They have been ‘pepper-potted’ throughout the site in small groups of between two and four dwellings, but more importantly they are identical in their external appearance, making them indistinguishable from the homes for private sale

6.2 Integration of Mixed Uses

- 6.2.1 Shortfalls in community services and facilities in the surrounding area of the development site may need to be addressed in new development as part of a Section 106 agreement.**
- 6.2.2 Detailed analysis of the surrounding area of the development site is vital. This will identify the existing services and facilities, how successful they are, and therefore how sustainable and how well connected they are. In addition, consultation with the local community will help to ensure that proposals reflect their needs and will encourage them to take a stake in decisions about their neighbourhood.
- 6.2.3 Where appropriate, the development will provide a complementary and integrated mix of uses that will allow the community to establish, grow and/or sustain itself.**
- 6.2.4 Uses such as a convenience store, crèche, restaurants, takeaways, open space, play space, health, spiritual, education, community and leisure facilities provided within development, or within close proximity could be appropriate. This is providing that they add vitality by enhancing the range and quality of facilities already available and do not damage the vitality of existing district centres or local neighbourhood shopping centres (known as the sequential approach). It should be noted that some uses will not be acceptable such as restaurants, cafes, bars, takeaways and some types of leisure establishments. The provision of good quality well connected facilities will also encourage walking and reduce dependency on the car.
- 6.2.5 Improvements to existing facilities, or combining several facilities in one complex on site, may be more appropriate and a more efficient use of resources than providing duplicated facilities on site.**
- 6.2.6 Consideration should be given to combining several facilities or uses in one complex, such as library, health and community facilities. It may also be more practical to secure improvements to the quality of an existing open space or play area close to a site rather than seeking additional provision on the site itself.

- 6.2.7 Space for future facilities should be considered.**
- 6.2.8** If certain facilities are not currently sustainable, consideration should be given to the long term development of the community and suitable space identified for facilities to be provided when they can be sustained. For example, a neighbourhood may not currently support a health care facility but further development may create sufficient demand so consideration should be given to suitable locations for the facility in the future.
- 6.2.9 Minimize opportunities for conflict between uses.**
- 6.2.10** Care must be taken at all stages of the planning and design process to ensure that the mix of uses and mix of housing do not give rise to potential conflicts between the uses and the lifestyles of different groups. Integrating uses and providing opportunities for overlooking and street activity throughout the day will improve natural surveillance and therefore may help to reduce or prevent antisocial behaviour or crime. Noisy activities should be located away from residents who may be particularly sensitive to noise; and bedrooms located away from noise sources.



*Left above and below: Two new mixed use developments in the Old Town on Southampton's High Street include commercial uses on the ground floor to help enliven the street
Developers: Linden Homes
Architects: John Thompson Architects
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