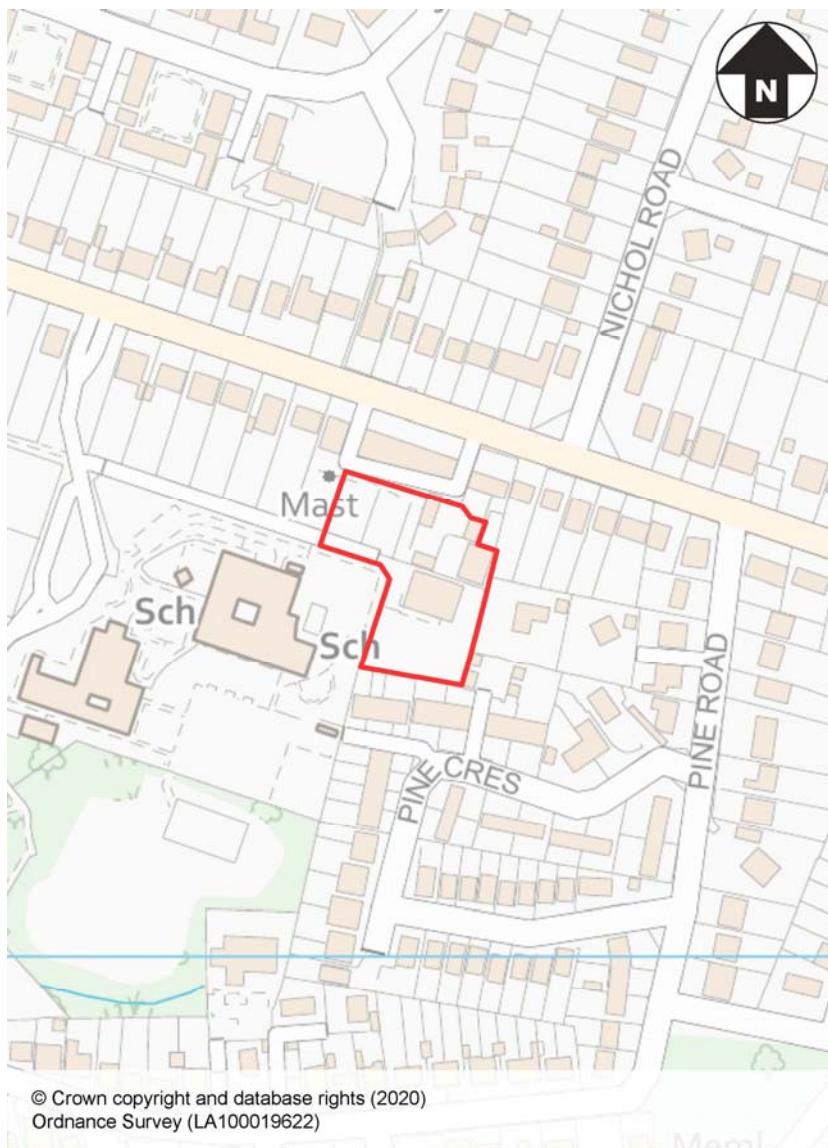


Matter 7

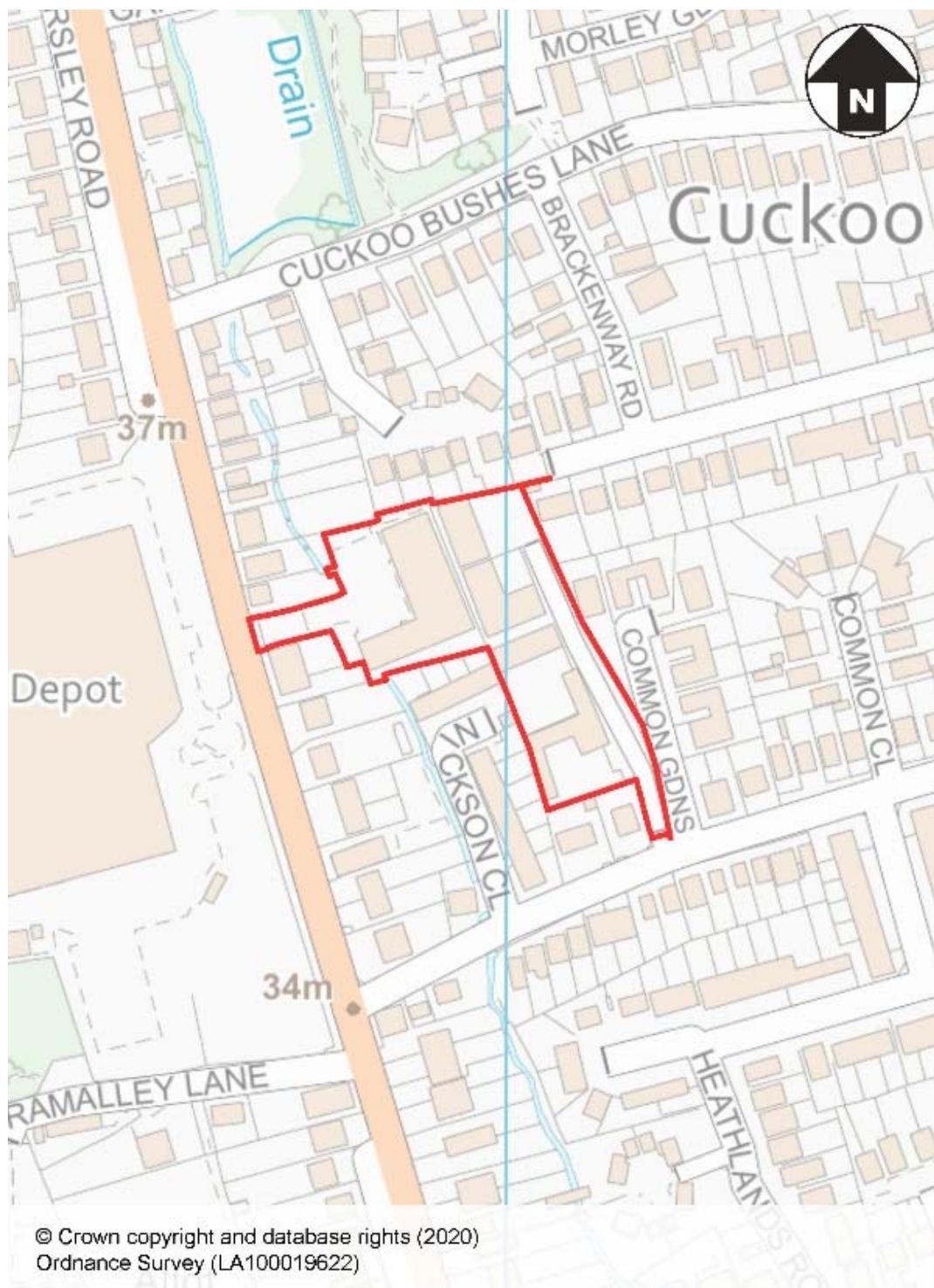
Action 7.1 Delete policy DM24 and include any outstanding sites as separate site allocations

- ensure new site allocations worded / presented consistently (e.g. with maps)
- delete cross references to policy DM24 through the plan (e.g. at para. 5.176)

1. In response to the Inspector's action 7.1 it is proposed to delete Policy DM24 of the Plan (MM51) as the vast majority of the sites previously referenced in the policy are now already permitted or underway and captured elsewhere in the housing trajectory.
2. The Council also proposes to delete DM25 for the same reason (MM53). Of the approximately 50 sites previously identified in these two policies there are now only 3 (from DM25) which need to be included in the local plan:
 - Land to the rear of 75-99 Hiltingbury Road (formerly DM25 b.) – new policy CF2 (MM92)



- Land at Common Road Industrial Estate (formerly DM25 c.) – new policy CF1 (MM87)



- Land at Toynbee Road (formerly DM25 d.) – new policy E2 (MM93)



3. The new policy numbers will be confirmed once the policy deletions and additions are confirmed. The modifications connected with this action are the deletions of:

- the whole section 'Permitted Residential development' - paragraphs 5.119 and 5.120 and the two policies DM24 and DM25 themselves MM51-53;

- text in each area chapter of the local plan which refers to other sites in that area which were identified in policy DM24 (or, in some cases DM25): paras 6.1.13; 6.1.29; 6.2.75; 6.3.14; 6.4.17; 6.4.69; 6.5.15; 6.5.50; and 6.5.75 MM52;
- further references to Policy DM24 in paragraph 5.176 (MM52);
- reference to DM25 in the monitoring framework in Appendix C of the Local Plan (page 259 of the Submission Local Plan) in the grey box for Objective xiii of “A prosperous place” (MM123);
- references to both DM24 and DM25 from the “List of proposed policies” on page 261 of the Submission Local Plan.

Action 7.2 Policy DM26 – housing mix

- include a reference to considering the nature of the site in informing the appropriate housing mix

4. In order to ensure that the mix of housing addresses context and character, MM54 proposes adding reference to ‘considering the context and character of the site’ to bullet point a.

Action 7.3 Subject to further consideration by the Inspector - Policy DM31 – mobility standards

- express the 80% figure as a target rather than a requirement, to allow some flexibility regarding site characteristics
- M4(3) – include within the policy the reference to the higher standard only being required for housing which is allocated (i.e. affordable housing)
- paragraph 5.36 – delete reference to the London Plan

Note – Inspector also considering relationship of affordable housing study to objectively assessed need, which may affect the 80% figure)

5. Modifications are proposed to policy DM31 and supporting text to address the Inspector’s concerns about the mobility standards. The modifications proposed to the policy text MM58 clarify that the policy applies to new-build development and the detailed part M4(3) requirements for market and affordable housing. It extends the requirement for specialist housing for older people to also cover specialist housing for adults with disabilities.
6. The supporting text in paragraph 5.134 includes details on schemes that may not be able to meet the higher access standards and where exceptions may be considered.
7. A modification is proposed to the supporting text in paragraph 5.136 to remove reference to the London Plan; MM59.

- Action 7.4 Subject to further consideration by the Inspector - Regarding HOU13:
- section 6, provide an update as to whether the other plans are now adopted, and the outcome regarding the policy (excluding the London Plan)
 - provide more up to date evidence on whether or not development in the Borough is currently meeting the standards

8. Section 6 in the Accessible Housing and Internal Space background paper (June 2018, HOU013) provides examples of accessibility standards in other local authorities. These are updated below:

Colchester

Text from Accessible housing and internal space background paper (HOU13):

- 6.3 The Publication Draft stage of the Colchester Borough Local Plan 2017–2033 <https://beta.colchester.gov.uk/info/category/?id=emerging-local-plan> has '*identified a baseline standard of a minimum of 10% of market housing and 95% of affordable housing to meet Building Regulations 2015 Part M4 (2) accessible and adaptable standards and 5% affordable homes to be Part M4 (3)(2)(b) -wheelchair user standards.*'

Update in September 2020:

9. The Colchester Borough Publication Draft plan was submitted to Government in October 2017. It includes the text above in paragraph 15.53. Policy DM12: Housing Standards requires development to have regard to various criteria including these Part M4 standards.
10. Initial hearing sessions were held in January 2018 and the examination was paused in December 2018 for further work to take place on the evidence base. Further Local Plan hearing sessions were subsequently held 14-30 January 2020.
11. The Council is currently consulting on main modifications to the plan until 9th October 2020. No changes are proposed to policy DM12 or paragraph 15.53.
12. The emerging Local Plan is available at
<https://cbccrmdata.blob.core.windows.net/noteattachment/Colchester%20Local%20Plan%20SDCBC-001-1-2.pdf>

Reading

Text from Accessible housing and internal space background paper (HOU13):

- 6.4 The pre-submission draft of the Reading Borough Local Plan November 2017 http://www.reading.gov.uk/media/8053/Pre-Submission-Local-PlanNovember-2017/pdf/Pre-Submission_Local_Plan_November_2017.pdf
- 6.5 Policy H5 requires that:
- New build housing should be built to the following standards:*
- e. *All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3) (see below).*
- f. *On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.*

Update in September 2020:

13. The Reading Borough Local Plan was adopted in November 2019.
14. Policy H5 sets out standards for new housing. There are minor changes since the pre-submission version of the policy (differences underlined and crossed through) and it now states that:
- 'New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:*
- e. *All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations ~~where it is viable~~, unless it is built in line with M4(3) (see below).*
- f. *On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.*
15. The Local Plan is available at
https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf

Bristol

Text from Accessible housing and internal space background paper (HOU13):

6.6 Bristol City Council Local Plan Review - Consultation (February 2018)
<https://www.bristol.gov.uk/documents/20182/34536/Bristol+Local+Plan+Review/09f23dba-9a9f-e387-8fc3-9637bca23125>

6.7 Proposal ULH 9: Accessible Homes states:

Para 4.5.3 The aim for all new development should be that new homes are accessible and adaptable. It is therefore proposed that current policy DM2 which expects all homes within older persons' schemes to achieve the 'accessible and adaptable dwellings' standard (applied through Building Regulations optional requirement M4(2)) should be widened to all homes.

Para 4.5.4 Current policies DM2 and DM4 expect 2% of new homes in larger schemes and 20% of new homes in older persons schemes to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (applied through Building Regulations optional requirement M4(3)). It is proposed that these proportions are increased to enable more new homes to be available for wheelchair users. It is proposed that: 10% of new homes in larger schemes should be wheelchair accessible or, easily adaptable for residents who are wheelchair users. 50% of new homes in specialist older persons' housing schemes should be wheelchair accessible or, easily adaptable for residents who are wheelchair users.

Update in September 2020:

16. The Bristol Local Plan Review Draft Policies and Development Allocations plan was published for consultation March-May 2019. Draft Policy H9: Accessible Homes takes forward the proposals in ULH 9 as follows:

'To ensure new homes are accessible to all, residential development should include:

- At least 10% of new build housing in proposals of 50 dwellings or more designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings).*
- All new build housing designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users'.*

17. In addition policy H8: Older peoples' and other specialist needs housing states:

'All older people's and other specialist needs housing should aim to meet the following criteria:

- *At least 50% of dwellings designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings); and*
 - *All dwellings designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) except for those dwellings that are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.'*
18. The Local Plan Review is available at
<https://www.bristol.gov.uk/documents/20182/34536/Local+Plan+Review+-+Draft+Policies+and+Development+Allocations+-+Web.pdf/2077eef6-c9ae-3582-e921-b5d846762645>

Internal Space Standards

19. Table 1 provides information on the overall size of selected residential dwellings in the borough. These dwellings include flats and houses with 1-5 bedrooms. They are private dwellings on large sites and do not include affordable housing.
20. The table shows that the vast majority of the dwellings completed in 2017/18 and 2018/19 met the space standards for the number of bedrooms (assessed against standards for 1 storey dwellings for flats and 2 storey dwellings for houses). The table also shows the number of persons that the dwellings are suitable for, in accordance with the national space standards¹.
21. For the largest houses assessed (5 bedrooms), their size far exceeded the standard. For dwellings with fewer bedrooms, the sizes were often exactly on the standard or met the suitable standard for the lowest possible number of people. For example three bedroom houses were large enough for 4 persons only; containing one double bedroom and two single bedrooms. Where space standards were not met, dwellings were marginally below the lowest standard.
22. The applications for these dwellings were submitted from 2014 onwards. Therefore they would have been informed by the emerging standards in the 2011-2029 plan policy based on English Partnership standards (which were similar standards for many of the dwellings but did not differentiate by the number of persons). Later applications and decisions would have been informed by the emerging Local Plan 2016-2036 policy based on the national space standards from March 2015.

¹ Technical Housing Standards – nationally described space standard (March 2015)

Table 1 Internal space in recent developments in the borough

APPREF	Address	Town	Proposal	Dwelling type	Beds	Dwelling size (GIA)	Suitable for:
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	Flat	1-bed	47-68	1 and 2 persons (39-50 sqm)
17/79892	Land at parcels 2a, 2b (Part), 3b And 4a Chestnut Avenue/Stoneham Lane	Eastleigh	Details - erection of 560 dwellings	Flat	1-bed	50	2 persons (50 sqm)
15/77726	Woodside Avenue allotments, Woodside Avenue	Eastleigh	Details - erection of 94 dwellings	Flat	1-bed	50, 51	2 persons (50 sqm)
15/77247	Moorgreen Hospital, Botley Road	West End	Redevelop site with 121 dwellings	Flat	1-bed	59	2 persons (50 sqm)
15/77726	Woodside Avenue allotments, Woodside Avenue	Eastleigh	Details - erection of 94 dwellings	Flat	2-bed	61, 62	3 persons (61 sqm)
15/77247	Moorgreen Hospital, Botley Road	West End	Redevelop site with 121 dwellings	Flat	2-bed	66-81	3 and 4 persons (61-70 sqm)
17/79892	Land at parcels 2a, 2b (Part), 3b And 4a Chestnut Avenue/Stoneham Lane	Eastleigh	Details - erection of 560 dwellings	Flat	2-bed	61-70	3-4 persons (61-70 sqm)
14/74873	Former Premier Foods Bakery Site, Toynbee Road	Eastleigh	Redevelop site with 120 dwellings	Flat	2-bed	66-75	3 and 4 persons (61-70 sqm)
15/76830	Land West of Hamble Lane	Bursledon	Details - erection of 150 dwellings	Flat	2-bed	67-73	3 and 4 persons (61-70 sqm)
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	Flat	2-bed	68-83	3 and 4 persons (61-70 sqm)
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	House	2-bed	77	3 persons (70 sqm)
15/76830	Land West of Hamble Lane	Bursledon	Details - erection of 150 dwellings	House	2-bed	77-82	3 and 4 persons (70-79 sqm)
15/77507	Land West Of North Of Breach Lane And Church Road	Bishopstoke	Details - residential development of 85 dwellings	House	2-bed	79	4 persons (79 sqm)
15/77726	Woodside Avenue Allotments Woodside Avenue	Eastleigh	Details - erection of 94 dwellings	House	2-bed	79	4 persons (79 sqm)
17/79892	Land at parcels 2a, 2b (Part), 3b And 4a Chestnut Avenue/Stoneham Lane	Eastleigh	Details - erection of 560 dwellings	House	2-bed	80	4 persons (79 sqm)
15/77329	Dog Kennel Farm, Telegraph Road	West End	Erection of 14 dwellings	House	3-bed	91-93	4 and 5 persons (84-93 sqm)
17/79892	Land At Parcels 2a, 2b (Part), 3b And 4a Chestnut Avenue/Stoneham Lane	Eastleigh	Details - erection of 560 dwellings	House	3-bed	83-108	4-6 persons (84-102 sqm)

APPREF	Address	Town	Proposal	Dwelling type	Beds	Dwelling size (GIA)	Suitable for:
14/74873	Former Premier Foods Bakery Site, Toynbee Road	Eastleigh	Redevelop site with 120 dwellings	House	3-bed	87-117	4-6 persons (84-102 sqm)
14/74873	Former Premier Foods Bakery Site, Toynbee Road	Eastleigh	Redevelop site with 120 dwellings	House	3-bed	87-117	4-6 persons (84-102 sqm)
15/77507	Land West Of North Of Breach Lane And Church Road	Bishopstoke	Details - residential development of 85 dwellings	House	3-bed	93	5 persons (93 sqm)
15/77247	Moorgreen Hospital, Botley Road	West End	Redevelop site with 121 dwellings	House	3-bed	96	5 persons (93 sqm)
15/77726	Woodside Avenue Allotments Woodside Avenue	Eastleigh	Details - erection of 94 dwellings	House	3-bed	94-110	5 and 6 persons (93-102 sqm)
15/76830	Land West of Hamble Lane	Bursledon	Details - erection of 150 dwellings	House	3-bed	94-115	5 and 6 persons (93-102 sqm)
15/76606	Land at phase 2 Pylands Lane	Bursledon	Details - erection of 61 dwellings	House	3-bed	96-116	5 and 6 persons (93-102 sqm)
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	House	3-bed	96-117	5 and 6 persons (93-102 sqm)
15/76830	Land West Of Hamble Lane	Bursledon	Details - erection of 150 dwellings	House	4-bed	107-114	6 persons (106 sqm)
15/77247	Moorgreen Hospital, Botley Road	West End	Redevelop site with 121 dwellings	House	4-bed	110-116	6-7 persons (106-115 sqm)
15/77507	Land West Of North Of Breach Lane And Church Road	Bishopstoke	Details - residential development of 85 dwellings	House	4-bed	111, 125	6-8 persons (106-124 sqm)
15/76606	Land at phase 2 Pylands Lane	Bursledon	Details - erection of 61 dwellings	House	4-bed	111-148	6-8 persons (106-124 sqm)
14/74873	Former Premier Foods Bakery Site, Toynbee Road	Eastleigh	Redevelop site with 120 dwellings	House	4-bed	111-158	6-8 persons (106-124 sqm)
17/79892	Land at parcels 2a, 2b (Part), 3b And 4a Chestnut Avenue/Stoneham Lane	Eastleigh	Details - erection of 560 dwellings	House	4-bed	115-135	6-8 persons (106-130 sqm)
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	House	4-bed	115-129	7 and 8 persons (115-124 sqm)
14/75595	Land at phase 1 Pylands Lane	Bursledon	Details - erection of 189 dwellings	House	5-bed	150-167	8 persons (128 sqm)
15/76606	Land at phase 2 Pylands Lane	Bursledon	Details - erection of 61 dwellings	House	5-bed	174-241	8 persons (128 sqm)
15/77329	Dog Kennel Farm, Telegraph Road	West End	Erection of 14 dwellings	House	5-bed	188	8 persons (128 sqm)