



Specialist Housing Background Paper

September 2020

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1.0 Introduction

- 1.1 A series of background papers have been produced to accompany the Fareham Local Plan 2037. The background papers provide an understanding of the latest evidence, wider context and justifications for the proposed policy approach.
- 1.2 The planning system plays a critical part in addressing the specialist housing needs of the community. This Background Paper provides analysis of the requirements and demand for specialist housing needs in the Borough and provides justification for the policies set out in the Fareham Borough Council Local Plan 2037.
- 1.3 Providing new homes to address housing need is a critical part of any Local Plan. New homes are required to address population changes and the changing way in which people live. A key focus of the National Planning Policy Framework (NPPF) is that planning authorities should significantly boost the supply of housing to meet the local housing need of the area and keep a rolling supply of housing land available for development.
- 1.4 Local housing need should be determined by using the standard method set out in national planning guidance. Using this method, the housing requirement for Fareham currently stands at a minimum of 514 dwellings per annum (dpa). However, in August 2020, the Government released a consultation on a new standard methodology which affords councils the option of using either a percentage of the Borough's existing housing stock as the calculation's starting point or the most up-to-date household projections, whichever is the higher, before an affordability uplift is applied. The Council therefore considers it appropriate for this Publication Local Plan to plan for a scale of growth based on the proposed new methodology, and not one based on out-of-date household projections. This reduces the housing need figure to 403 dpa, based on a base date of 2021.
- 1.5 Paragraph 61 of the NPPF requires local planning authorities to take account of the housing needed for different groups in the community, including the size, type and tenure of that housing. The framework states that such need should be assessed and reflected in planning policies, and includes but is not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.
- 1.6 Published in July 2019, the updated National Planning Policy Guidance includes a chapter focused on Housing Needs of Different Groups. This guidance states that whilst the standard method for assessing local housing need identifies an overall minimum average annual housing need figure, it does not break this down into the housing need of individual groups. This includes the groups listed in paragraph 61 of the NPPF.
- 1.7 This background paper provides information on the housing requirement in relation to specialist housing needs for:
 - Housing for Older People;
 - Housing for People with Disabilities;
 - Student Housing;
 - Housing for Service Families; and,
 - Appropriate internal Space Standards for new homes.

- 1.8 The assessment of need for [gypsies and travellers](#) and [self and custom build](#) can be found in separate background papers in the Local Plan evidence base. Typology and tenure are considered as part of the general approach to housing need. The Council's approach to affordable housing need in relation to the Council's housing requirement over the plan period is set out in the Housing Policies Chapter of the Publication Local Plan.
- 1.9 The Council's Housing Evidence Overview Report published in 2017 has been actively reviewed and it is considered that the information published in the report is out of date. Therefore, the Report is superseded, and this Background Paper reflects the latest available information in respect of specialist housing need in the Borough as of September 2020.

2.0 Housing for Older People

- 2.1 The need to provide housing for older people is growing increasingly more critical. Nationally, people are living longer lives and the proportion of older people in the population is increasing. Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.
- 2.2 As part of its drive to significantly boost the supply of housing, the government introduced specific guidance within the National Planning Policy Guidance (PPG) for Housing for Older and Disabled People, to ensure that an understanding of how ageing population affects housing need is considered from the early stages of plan-making through to decision making. This paper considers the following types of specialist accommodation:
- **Sheltered accommodation** (also referred to as supported housing) is self-contained accommodation specifically designed and managed for older people (minimum age of 55 years) who require no or a low level of support. Usually means having your own flat or bungalow in a block, or on a small estate. Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/ telecare system.
 - **Enhanced sheltered accommodation** provides residents with the independence of having their own front door whilst also having access to additional on-site support services. Most developments will have a scheme manager and an alarm system in the property, there may also be some personal care and home help services that can be arranged by the management.
 - **Extra care accommodation** (also referred to as assisted living, close care, or continuing care housing) is self-contained residential accommodation and associated facilities, designed and managed to meet the needs and aspirations of older people (minimum age of 55 years), and which provides 24-hour access to emergency support. A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional services which can be purchased if required.
 - **Residential nursing care accommodation** (including end of life/ hospice care and dementia care home accommodation) should be considered as C2 (Residential Institutions) as it provides non-self-contained residential accommodation for people who require additional personal or nursing care. Rooms may be private or shared and may provide an en-suite bathroom. Communal facilities are likely to include a dining room and residents' lounge, with meals and personal services routinely provided to all residents. Personal or nursing care is a critical part of the accommodation package at residential/nursing care accommodation.

National Planning Policy Context

- 2.3 For plan-making purposes, strategic policy-making authorities are required to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people. The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible

and adaptable general needs housing to specialist housing with high levels of care and support. It is important that the age profile of the population is considered and that the need for specialist accommodation for older people is broken down by tenure and types (e.g. sheltered housing, extra care). The PPG advises that the information of this type can be obtained from several online toolkits provided by the sector, for example SHOP@¹.

- 2.4 The NPPF requires plan-making authorities to assess and reflect in policy the needs of different groups. The PPG requires plan making authorities to set clear policies to address those needs. It provides two options for doing. Firstly, by setting out how the plan will consider proposals for the different types of housing that these groups are likely to require. Second, to provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the period.
- 2.5 The National Planning Policy Guidance sets out the factors that decision makers should consider when assessing planning applications for specialist housing. Location and viability are the two essential considerations for specialist housing for older people. Local planning authorities can encourage development of more affordable models and make use of products like shared ownership. It states that where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.

Current Population of Older People and Future Changes

- 2.6 According to the 2011 Census, the population of Fareham residents aged over 65 (traditional retirement age) was a higher proportion than both the England (16.3%) and South East (17.2%) at 22,776 or 20.4% of the total borough population.
- 2.7 The 2018 subnational population projections produced by the Office for National Statistics (ONS), show that over 65's made up 23.9% of the Fareham population in 2020, compared to 18.5% for England and 19.7% for the South East. The data shows that Fareham's ageing population isn't just increasing in line with the national trend, but the proportion of over 65s is consistently higher than regional and national levels.

Table 1: Population aged 65 and over projected to 2037

| | 2020 | | | 2037 | | |
|-----------------------------|------------|------------|---------|------------|------------|---------|
| | England | South East | Fareham | England | South East | Fareham |
| Total population | 56,678,470 | 9,235,982 | 117,070 | 60,571,681 | 9,774,466 | 122,027 |
| Population aged 65 and over | 10,505,333 | 1,819,102 | 27,976 | 14,190,801 | 2,462,751 | 36,424 |
| Proportion aged 65 and over | 18.5% | 19.7% | 23.9% | 23.4% | 25.1% | 29.8% |

Source: 2018-based subnational population projections for local authorities and higher administrative areas in England

- 2.8 It is still true to say that the overwhelming majority of residents aged 65 and over within the borough own their homes outright. Only a relatively small proportion rent in the

¹ www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/

private rented sector or live in social rented accommodation. Based on the 2011 census data and data from the Elderly Accommodation Counsel (EAC) for the same year, only 8.5% of people aged 65+ lived in some form of specialist accommodation. Whilst it is difficult to obtain exact up to date figures, based on a projected 2020 population for over 65's at 27,976 and 2,300 units of accommodation quoted by the EAC, the figure remains at around 8% of the over 65 population living in specialist accommodation.

- 2.9 Table 2 shows that across all forms of housing private ownership remains high. However, the table also shows that of all population aged over 65, it is the 85+ group which has the highest proportion of renting. The 2011 census data shows that it is the 85 and over cohort that is predicted to grow most rapidly, at over double the rates of other cohorts between 65 and 85. The table reinforces the conclusion that it is 85+ cohort which has the highest level of alternatives to traditional home ownership, with the highest levels of rents and lowest level of ownership. Therefore, the predicted growth in 85+ highlights the likely increase in need in alternative forms of accommodation, including specialist, in the future.

Table 2: Proportion of population aged 65 and over by age and tenure

| | People aged 65-74 | People aged 75-84 | People aged 85+ |
|------------------------------------|-------------------|-------------------|-----------------|
| Owned | 89.92% | 89.40% | 84.20% |
| Rented from council | 5.37% | 6.28% | 9.08% |
| Other social rented | 1.39% | 1.55% | 2.13% |
| Private rented or living rent free | 3.33% | 2.77% | 4.59% |

Source: Projecting Older People Population Information System (POPPI) using 2011 Census

Older Persons Housing Need

- 2.10 The 'More Choice; Greater Voice'² report commissioned by the government from the Housing Learning and Improvement Network (Housing LIN), summarises the status of the specialist housing market at the national level:
- Most older people will live until the very end of their lives in mainstream housing and their homes may require adaptations;
 - Increasing proportions of older people are home owners and reluctant to transfer into rented housing and see the value of their equity eroded;
 - Most specialist accommodation is sheltered housing, though many of these schemes are old and lack the expected space standards;
 - The average age of people entering specialist accommodation has increased which is often linked to higher support needs and building designs of existing sheltered housing schemes are not always suitable to address these needs;
 - Newer models of specialist housing (e.g. Extra-care) are emerging to support higher levels of dependency and an active old age;
 - Residential care provided by local authorities is often in old and outdated buildings with an institutional setting. Whilst private residential care is often financially precarious for the provider.
- 2.11 These trends represent the position in Fareham to a certain extent. The general quality of the stock of sheltered housing within the borough is good, but there is certainly room for improvement at several sites. The Council's proposed Sheltered Housing Strategy Action Plan (identified within the Affordable Housing Strategy for 2020/21³) will aim to deliver

² https://www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Reports/MCGVdocument.pdf

³ http://www.fareham.gov.uk/PDF/housing/AHS_2019.pdf

more Sheltered Housing properties for older people and, where required, aim to improve and update existing facilities.

- 2.12 The emerging Extra Care model of provision is not one that the borough council currently promotes due to the costs as well as the complexities involved with support networks. However, the Hampshire County Council Adult Health and Care Strategy aims to double the quantity of Extra Care housing provided for older persons in response to the demands created by an ageing population. The council is implementing this strategy by the development of its own land, working in partnership with other local authorities, registered providers, developers and landowners and securing provision through section 106 agreements on large market led sites
- 2.13 The Housing LIN Strategic Housing for Older People (SHOP@) tool kit provides forecasts for specialist housing for older people. The model assumes certain rates of provision of each type of specialist accommodation per 1,000 people in the 75+ age group: 125 places per 1,000 population for Sheltered Housing; 20 for Enhanced Sheltered; 25 for Extra Care, 65 for Residential Care and 45 for Nursing Care.
- 2.14 The ratios assume adequate provision of home care and primary health care to people in their own homes. These 'norms' are described in the report as 'somewhat arbitrary' and may need to be adapted as newer forms of accommodation are developed and mature. It is also relevant that the although SHOP@ forecasts expect continued demand for sheltered housing, this demand is expected to shift towards leasehold rather than rented, reflecting the expectations and resources of the current and future generations of older people as set out previously.
- 2.15 Table 3 shows the projected 'need' for Fareham Borough based on the SHOP@ ratios. The projections assume an increase in the over 75 population of 5,414 over the period 2020 to 2037 sourced from the ONS projections:

Table 3: SHOP@ based Forecasts for Specialist Accommodation in Fareham

| | Ratio per 1,000 pop | Current Demand (2020) Units | Estimated Supply (2016) Units* | Future Demand (2037) Units |
|---------------------------------------|------------------------|-----------------------------------|--------------------------------------|----------------------------------|
| Sheltered | 125 | 1,725 | 1,463 | 2,417 |
| Enhanced Sheltered | 20 | 276 | 46 | 387 |
| Housing with Care (Extra Care) | 25 | 345 | 0 | 483 |
| Residential Care | 65 | 897 | 366 | 1,257 |
| Nursing Care | 45 | 621 | 434 | 870 |
| | | 3,864 | 2,309 | 5,414 |

Source: Derived from 2018 based Subnational Population Projections and Housing LIN. Figures may not sum due to rounding.

*Supply figures derived from Elderly Accommodation Counsel published statistics

- 2.16 The EAC database of specialist accommodation provides information on existing specialist housing schemes for older people within Fareham. The data lists a total of 2,309 units/beds in specialist accommodation as of 2016. It also shows that most of the existing provision in Fareham is either in the form of sheltered housing or care homes. Since the EAC data was produced an additional 62 Sheltered, 20 Care Homes, 121 Residential Care and 86 Extra-care units have been permitted. These have been considered in Table 4 as *estimated* supply 2020 to allow a prediction of net demand up to 2037.

Table 4: Net Future Need for Specialist Accommodation in Fareham

| | Gross Demand 2020 | Gross Demand 2037 | Estimated Supply 2020* | Net Demand 2037** |
|---------------------------------------|--------------------------|--------------------------|-------------------------------|--------------------------|
| Sheltered | 1,725 | 2,417 | 1,525 | 954 |
| Enhanced Sheltered | 276 | 387 | 46 | 341 |
| Housing with Care (Extra Care) | 345 | 483 | 86 | 483 |
| Residential Care | 897 | 1,257 | 487 | 891 |
| Nursing Care | 621 | 870 | 434 | 436 |
| | 3,864 | 5,414 | 2,578 | 3,105 |

Source: Derived from 2018 Subnational Population Projections and Housing LIN. Figures may not sum due to rounding.

*EAC data plus permitted schemes

**Based on existing trends and does not consider any strategy to reduce reliance on residential or nursing care or to step up care provided in own home setting.

- 2.17 Table 4 shows that there is a demand of 3,105 units of specialist accommodation required in the borough up until 2037. This consists of 1,327 sheltered and enhanced sheltered units and care places (predominant two thirds residential and one third nursing). The methodology also predicts a need of 483 Extra-care places.
- 2.18 However, the EAC stress that some caution should be exercised when interpreting this data given it is based on historic trends for this type of specialist accommodation. Their 'More Choice, Greater Voice' report suggests that a greater proportion of specialist housing will be provided as extra-care units in the future, with a general move away from sheltered housing. The report identifies several trends that they expect will continue to evolve in the future:
- The demand for rented conventional sheltered housing is likely to decline;
 - The suitability of the older stock for letting will become increasingly problematic;
 - The potential for leasehold retirement housing will continue to grow;
 - Some existing schemes will lend themselves to refurbishment and remodelling to provide enhanced sheltered housing to support rising levels of frailty;
 - Some of this enhanced sheltered housing should be offered for sale alongside that for rent;
 - There is a need for an increasing proportion of extra care housing, but its viability depends on a stronger strategic relationship between health, housing and social care agencies;
 - Extra care housing should be provided for sale and rent;
 - There is a need for housing-based models of accommodation and care for people with dementia;
 - The proposed design and use of extra care housing should mitigate the demand for an increase in residential care provision and may allow some measure of re-provision;
 - Housing-based models for dementia care will provide an alternative to nursing home-based strategies for meeting the needs of those living with moderate to severe dementia;
 - The needs to adequately support those who are self-funding their accommodation and care needs are those whose care is provided informally, by family members and friends.
- 2.19 The report also suggests that some of these forms of accommodation may cater for the same people to some extent, with extra care accommodation delaying moves into

residential care, enabling older people to live independently for longer. This would suggest a greater need for Extra care, offsetting some of that requirement for traditional residential care home style facilities.

The Requirement for Housing for Older People in Fareham

- 2.20 Table 4 sets out a requirement for an expansion in all forms of specialist accommodation over the Plan period. As set out previously, there are several considerations that these figures do not take account, including any Borough or County strategy to reduce the reliance on residential or nursing care or to step up the care provided in own homes.
- 2.21 Like many other sectors of society, older people want quality, contemporary, flexible accommodation and have a wide range of needs, expectations, interests, aspirations, financial and cultural differences. They value their autonomy and want ownership, belonging and a home with a sense of identity and privacy. Similarly, they have identified practical needs like space for equipment and hobbies, communal facilities, religious worship, help with domestic tasks and support to interact with the wider community. With a changing and evolving housing market and products, older people may be accommodated well within new mainstream housing which meets improved accessibility standards, reducing the need to move into specialist accommodation.
- 2.22 The overall requirement for specialist housing in the future is therefore uncertain and dependent on the location, design and accessibility of mainstream housing as well as local and national policies to provide care in an older person's own home. It is more appropriate to take from this analysis, that there is a shortfall of 'housing with care' – accommodation which allows older people to live independently with access to care and support – rather than a shortfall of any specific model.
- 2.23 Given the anticipated change in trends and acceptable levels of uncertainty that the numbers and calculations exhibit, the evidence concludes that the Local Plan should set out the approach to dealing with such applications where they are brought forward. The policy should be supportive of such applications, particularly where proposed as an integral part of large development sites, where they align with other policies of the Plan and are suitable in terms of local accessibility and sustainability. Proposals should be supported where they will contribute to diversifying the range of products available on the market, particularly around new forms of extra-care provision.

Facilitating the Provision of Older Peoples Housing

- 2.24 Location is of considerable importance in the development of older persons and specialist housing and can mean the difference between a scheme and its residents being part of an external community or remaining segregated and isolated. In some areas there is a tendency to perceive specialist housing for older people as not needing to be in densely populated areas. However, where a scheme is located may influence the degree of community involvement; it may limit its attractiveness to staff to work in if it is inaccessible, and it may discourage relatives or friends from visiting as well as impacting on connections to an active social life for residents.
- 2.25 According to the SHOP@ Resource Pack⁴, there are several key locational factors to consider when planning for Older People's Housing. Applications within the borough will be expected to have considered these factors:

⁴ <https://www.housinglin.org.uk/assets/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Accessibility:

- It is easy to walk on and off the scheme?
- Are the surrounding areas wheelchair accessible?

Local services:

- Is there level access to community facilities, including shops, leisure facilities, health centres etc?
- Is there access to local transportation services?

Social inclusion:

- Is the scheme likely to attract local people?
- Is its location likely to facilitate continued contact with friends?
- Will residents be able to access local activities they had engaged in prior to moving?

Community Integration:

- Does the proposed scheme link with other older people services?
- Will residents be able to access these services?
- Will people living nearby be able to access services within the scheme?

Safety:

- Is this an area that will be attractive to older people in terms of feeling safe?
- How will the design of the scheme combat any perceived risks?

- 2.26 Hampshire County Council has published a useful 'Site Suitability Analysis Tool'⁵ specifically for Extra Care developments so that developers are aware of how such schemes will be assessed in terms of location. The tool looks at a location's position relative to several key local facilities which are important to older people when looking to move to a facility and then adjusts the scores to ensure that those criteria considered more important by potential users are given a higher consideration. When considering sites for older people's housing, particularly Extra Care, due consideration must be given to any topographical difference between the site and the town centre, to ensure that mobility and access to local facilities is not impaired.

Sheltered Housing Allocations

- 2.27 Based on the recommended ratios provided by the Elderly Accommodation Counsel, the greatest demand for future specialist provision within the Borough will be Sheltered Housing⁶. Provision for sheltered housing within the Borough is managed through the Council's Housing Register. Applicants for sheltered housing represent approximately 14% of those waiting for any type of housing. However, sheltered housing schemes are bespoke and need to be delivered in blocks or groups (often with a Sheltered Housing Officer based on site). Applicants must be aged over 55 to be eligible for sheltered housing, and the projections show that the number of applicants will increase by 16% from 2020 to 2037. The greatest increases in demand for units in the borough are expected to be witnessed in Portchester and Fareham South as shown in the following table.

⁵ <http://documents.hants.gov.uk/adultservices/extra-care/ProjectExtraCareSiteSuitabilityAnalysisTool.xls>

⁶ Also referred to as supported housing) is self-contained accommodation specifically designed and managed for older people (minimum age of 55 years) who require no or a low level of support. Usually means having your own flat or bungalow in a block, or on a small estate. Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/ telecare system.

Table 5: Fareham Borough Council Housing Waiting List Applicants

| Location | Sheltered Applicants | | All Applicants Over 55 | |
|----------------------|----------------------|------|------------------------|------|
| | 2020 | 2037 | 2020 | 2037 |
| Fareham North | 54 | 63 | 99 | 115 |
| Fareham South | 50 | 58 | 92 | 106 |
| Fareham West | 26 | 30 | 48 | 55 |
| Portchester | 44 | 51 | 81 | 94 |
| Stubbington | 22 | 26 | 40 | 47 |
| Titchfield | 9 | 10 | 17 | 19 |
| Total | 205 | 238 | 376 | 436 |

Source: Fareham Borough Council Housing 2020

- 2.28 The precise amount and type of specialist and older person accommodation required within the borough will depend on a range of factors including choices of individual people and households. However, to facilitate the delivery of older person's accommodation the council has already identified two sites as being suitable for this type of development. The Fareham Local Plan 2037 has allocated two schemes for sheltered housing at Assheton Court (HA44) and at Cams Alders (HA42) to meet the demand for Housing Register applicants within the Fareham South ward and Portchester. The site at Assheton Court is identified for new sheltered housing provision. The site at Cams Alders is identified for new sheltered housing provision and further general affordable housing provision.

3.0 Housing for People with Disabilities

National Planning Policy Context

- 3.1 The National Planning Policy Guidance states that plan-making authorities should set clear policies to address the needs of groups with needs such as disabled people. These policies can set out how the plan-making authority will consider proposals for different types of housing that these groups are likely to require. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives.
- 3.2 The national trend is for more and more elderly and disabled residents to stay in their own home, rather than live in a residential institution or retirement homes. For many vulnerable older people, having the chance to avoid residential care and live in specially designed housing as tenants or owner-occupiers is an important element in retaining independence and dignity in older age. Many such individuals can be cared for in their own homes, particularly with the development of assistive technology (telecare and telemedicine), use of appropriate aids or adaptations to the dwelling, and new models of housing related care and/or support services.
- 3.3 The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.

Optional Technical Standards – Accessible and Adaptable Housing

- 3.4 The National Planning Practice Guidance specifically addresses the issue of accessible and adaptable housing. This form of housing enables people to live more independently, whilst also saving on health and social costs in the future. The guidance states that is better to build accessible housing from the outset rather than make adaptations at a later stage.
- 3.5 Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet needs of occupants who use wheelchairs or allow for adaptations to meet such needs.
- 3.6 Paragraph 009 of the guidance states that where an identified need exists, plans are expected to make use of the *Optional Technical Housing Standards*⁷ to help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:
- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement).

⁷ <https://www.gov.uk/government/publications/building-regulations-guide-to-available-disability-data>

- M4(2) Category 2: Accessible and adaptable dwellings.
- M4(3) Category 3: Wheelchair user dwellings.

- 3.7 Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.

Identifying a need: current Population with Long Term Health Problem or Disability (LTHPD)

- 3.8 It is important to consider the number of people with specific illnesses or disabilities and their housing requirements. Evidence on levels of health problems and disability within the population support the need for accessible and adaptable accommodation.
- 3.9 According to the 2011 Census, there were 17,340 people living in the Borough with a long-term health problem or disability (LTHPD). This equated to 16% of the population. This figure provides a close indication for the current need for housing which is accessible or adaptable. Whilst the largest number, almost 14,000 people, live in the owner-occupied sector, the social rented sector is home to a disproportionate number of people with long term health problems or disabilities (26% of all people living within the social rented sector are living with a LTHPD).

Table 6: People with Long Term Health Problem or Disability

| Disability | All Tenures | Owned or Shared Ownership | Social Rented | Private rented or living rent free |
|--|---------------|---------------------------|---------------|------------------------------------|
| People with Long Term Health Problem or Disability | 17,340 | 13,990 | 2,210 | 1,140 |
| <i>Day-to-day activities limited a lot</i> | <i>6,740</i> | <i>5,170</i> | <i>1,080</i> | <i>490</i> |
| <i>Day-to-day activities limited a little</i> | <i>10,600</i> | <i>8,820</i> | <i>1,130</i> | <i>650</i> |

Source: Census 2011

- 3.10 Amongst the older population (65+) there are 9,870 people with a LTHPD. This represents 45% of all people over the age of 65. Those aged 65+ account for 57% of all people with a long-term health problem or disability.

Table 7: Older People (65+) with Long Term Health Problem or Disability

| Disability | All Tenures | Owned or Shared Ownership | Social Rented | Private rented or living rent free |
|--|--------------|---------------------------|---------------|------------------------------------|
| All People aged 65+ | 21,900 | 19,870 | 1,380 | 650 |
| People with Long Term Health Problem or Disability | 9,870 | 8,590 | 910 | 370 |
| <i>Day-to-day activities limited a lot</i> | <i>4,150</i> | <i>3,470</i> | <i>480</i> | <i>200</i> |
| <i>Day-to-day activities limited a little</i> | <i>5,720</i> | <i>5,120</i> | <i>430</i> | <i>170</i> |

Source: Census 2011

- 3.11 The data in table 7 shows that 66% of those aged over 65 living in the social rented sector have a LTHPD. Whilst the social rented sector has a disproportionate number of older people with a disability, there are significant proportions of older people living with disabilities in both the owner occupied and private rented sectors. Table 8 shows the number of people living in the Borough in Bad or very bad health. These people are a subset of those with a LTHPD. Not all the larger group will describe themselves as in

'bad health' even though they have a LTHPD. The smaller number of people in bad health may have more urgent demand for adaptations to their properties to help them manage their conditions. Although the largest number of those in bad health (3,060) live in the owner occupier sector, they make up just 3% of home owners. The social rented sector has a higher proportion of people in bad or very bad health (9% of people).

Table 8: People in Bad or very Bad Health, by Tenure 2011

| | Owned | Social rented | Private Rented | All tenures |
|--------------|-------|---------------|----------------|-------------|
| Fareham | 3,060 | 760 | 340 | 4,150 |
| Fareham % | 3% | 9% | 3% | 4% |
| South East % | 3% | 10% | 3% | 4% |

Source: Census 2011

- 3.12 Another indicator of the level of poor health or disability within the population is provided by the number of people claiming the new Personal Independence Payment (PIP) which replaced the Disability Living Allowance in 2013. PIP can be claimed if you have a long term health issue or disability and have either had daily difficulties living with or getting around (or both) for 3 months and expect these difficulties to continue for 9 months. As of November 2015, 3,394 people in Fareham claimed DLA which equated to around 3% of the working age population (age 16-64), and 5% of the older population (over 65's). For April 2020, the number of people claiming the new PIP in the Borough was 2,387. Not all people living in poor health or with disabilities will claim this, or be eligible to claim it, but it gives an indication of the level of relatively serious health problems or disability within the population.
- 3.13 It is possible to estimate specific demand for accessible and adapted homes within Fareham from those on the waiting list and in need of affordable housing. Information from the Housing Register suggests that as of July 2020 approximately 90 households on the register have a disability that may have an impact on their housing needs. This equates to around 10% of all households on the list. This figure only provides an indication of the scale of disability amongst those seeking affordable housing since some households may not report their disability. Conversely, in some cases, the disability may not require any specific adaptations to the home.
- [The requirement for Accessible and Adaptable Dwellings/Wheelchairs user Dwellings in Fareham](#)
- 3.14 The census data reveals a strong correlation between age and long-term health problems or disability, with some 45% of all people over the age of 65, and 57% of all people with a long-term health problem or disability, being over the age of 65. Furthermore, some 16% of the resident population of the borough have a long-term health problem or disability.
- 3.15 Given the dramatic growth in the older population and the higher levels of disability and health problems amongst older people there is likely to be an increased requirement for specialist accommodation options moving forward. The Council recognises that adaptable and wheelchair accessible homes are an important function of the housing market as they reduce the demand for specialist housing by allowing residents to remain in their own home for longer.
- 3.16 The data therefore suggests that there is a case for building up a stock of accessible and adaptable homes over the longer term – in line with Category 2 of Building Regulations. The size of the older population (focusing on 75+ population in 2037)

suggests that, in the longer term, around 16% (19,790) of the population will be in this age group and so a similar proportion of the housing stock should be capable of housing older people who are likely to have accessibility needs. Similarly, 16% of people in Fareham have a long-term health problem or disability and would benefit from properties which are accessible and adaptable over the Local Plan period.

- 3.17 It is considered that the provision of adaptable dwellings will make a valuable contribution towards meeting the future needs of the elderly or those with disabilities, enabling them to stay in their own home if desired. As a result, there needs to be an increase in the overall percentage of new homes built over the plan period that will be required to meet adaptable and accessible standards. Ensuring 15% of all new dwellings to be category 2 standard (broadly in line with the projected size of the 75+ population at the end of Plan period) would gradually change the adaptability of the housing stock over time and may allow the development of a sub-market for this form of housing.
- 3.18 Whilst the housing needs of wheelchair users in the Borough over the remainder of the plan period are less clearly defined in the Council's evidence base due to the statistical information available at the time, the English Housing Survey 2011 to 2012 household report⁸ shows that 3.3% of the sample population in England are households with one or more wheelchair users. It is necessary therefore to require that housing schemes provide a proportion of dwellings to Building Regulations Requirement M4(3): Category 3 – Wheelchair User Dwellings. There is evidence of need for a small number of wheelchair accessible properties (Category 3) within the affordable housing sector. The current waiting list and Disabled Facilities Grant applications⁹ suggests that around 5% of all affordable homes should meet this standard to maintain supply over time based
- 3.19 In the market sector, given the relatively small need for Category 3 - Wheelchair user properties developers are unlikely to want to build them speculatively. The key barrier in this sector is the impact on build costs and therefore viability, therefore a 2% requirement (in line with national wheelchair usage) on larger sites (over 100 dwellings) should be provided as Category 3 properties. The Council's viability assessment has shown this proportion to be viable in market dwellings tested on a number of different types of sites across the Borough.

⁸ As referenced in 'Guide to available disability data' (DCLG, March 2015)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/416475/150323_Guide_to_disability_data___final_web_version.pdf

⁹ Provided by Councils and housing associations to adapt properties for individuals with health and/or mobility needs who are owner occupiers, or renting from a private landlord, housing association or Council.

4.0 Student Housing

National Planning Policy Context

- 4.1 Paragraph 61 of the National Planning Policy Framework, in requiring the housing needed for different groups in the community to be assessed and reflected, includes students.
- 4.2 The guidance states that strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings. Encouraging more dedicated student accommodation may provide low cost housing that takes the pressure off the private rented sector and increases the overall housing stock. Local Planning Authorities are required to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their areas.

Student Numbers in Fareham

- 4.3 There is one higher educational facility located in the borough. Warsash Maritime Academy (Warsash Campus, Southampton Solent University) is in the south west of the borough on the banks of the River Hamble where it meets Southampton Water. Information provided by the Admissions and Enrolment Officer at Southampton Solent University suggests that approximately 5,000 students per year study at the campus. There is no longer any resident accommodation at the campus, with cadets studying at the campus offered accommodation at the main University campus in Southampton.
- 4.4 Communication with Southampton Solent University highlights that those professionals on short courses, or training/studying only at the Warsash campus source private accommodation close by. Private rented accommodation is registered through the SASSH (Southampton Accreditation Scheme for Student Housing), a scheme run in partnership between the University of Southampton, Solent University and Southampton City Council, to ensure that all students have access to a supply of high quality, safe accommodation. Students live in a variety of types of accommodation. They may live at home with parents, in purpose built communal halls of residence (these are based at Solent University main campus in Southampton), or in 'other' establishments such as private houses in the community. Some students also do distance learning, placement years or are part-time or postgraduate students either renting or homeowners.

The requirement for Student Housing in Fareham

- 4.5 Given that the census 2011 data shows that there were only 131 communal student households and that Warsash Maritime Academy (Southampton Solent University) has an effective private accommodation register, student housing is not considered to be a significant issue in the borough and therefore does not require a specific policy.

5.0 Service Families

National Planning Policy Context

- 5.1 Paragraph 61 of the National Planning Policy Framework, in requiring the housing needed for different groups in the community to be assessed and reflected, includes Service Families. There is no specific guidance contained within the PPG that relates to service families, but it is sensible to take the same approach to this need, as to others.
- 5.2 The Government also published new guidance for Local Planning Authorities in June 2020 entitled 'Improving access to social housing for member of the Armed Forces'¹⁰. The guidance provides information on allocating social housing for the Armed Forces and seeks to ensure an understanding of the Armed Forces so housing needs are considered appropriately.

Service Families in Fareham

- 5.3 According to the Solent Armed Forces Covenant Needs Assessment¹¹, members of the Armed Forces community are reported to have poor understanding of the realities of civilian life and perceive themselves to experience much disadvantage in relation to housing. Locally 52% of serving personnel and their families identified housing as a stressful situation they had to deal with. However, according to the MOD's 2017 annual population survey¹² 75% of the veteran population in Great Britain own their house outright/being brought with a mortgage/loan and 24% Rent/Part rent their property.
- 5.4 HMS Collingwood is the Royal Navy's largest training establishment. It is the headquarters of the Maritime Warfare School and Surface Stream. As of April 2019, there are 1,800 personnel permanently based on the site, military and civilian.

Table 9: Personnel by Local Authority Area

| Fareham – HMS Collingwood | Military | | | Civilian | | | |
|---------------------------------|-------------|---------|----------------|------------|--------------------|------------|------------------|
| | Total | Offices | Other Ranks | Total | Non- industrial | Industrial | Trading Funds |
| | 1690 | 360 | 1340 | 110 | 110 | - | - |

Source: Defence Statistics 1 April 2019

- 5.5 There are two main types of Service accommodation – Single Living Accommodation (SLA) and Service Family Accommodation (SFA). 78% of regular service personnel live in one or the other of this service accommodation during the working week. HMS Collingwood is identified within the Needs Assessment as a location of both SLA and SFA.
- 5.6 Within the Solent there are multiple SFA sites, capable of accommodating 4,269 people (including spouses, civil partners and dependents). In March 2018 the occupancy rate for SFA in the Solent stood at 87%. This is close to capacity, given Ministry of Defence policy is to keep 10% of Service Accommodation vacant, or 'void', to facilitate moves in and out of each area, support short notice requirements and allow for upgrades to take

¹⁰ <https://www.gov.uk/government/publications/improving-access-to-social-housing-for-members-of-the-armed-forces/improving-access-to-social-housing-for-members-of-the-armed-forces>

¹¹ https://www.southampton.gov.uk/images/solent-armed-forces-covenant-needs-assessment_tcm63-403076.pdf

¹² <https://www.gov.uk/government/statistics/annual-population-survey-uk-armed-forces-veterans-residing-in-great-britain-2017>

place. Service accommodation is only located close to military bases. Table 10 below sets out the levels of SFA in the surrounding area.

Table 10: Service Family Accommodation (SFA) in the Solent Area

| Area | Number of SFA property's | Capacity to house (adults and children) |
|--------------|--------------------------|---|
| Portsmouth | 714 | 1942 |
| Gosport | 900 | 2324 |
| Total | 1614 | 4266 |

Source: Solent Armed Forces Covenant Needs Assessment

The requirement for Service Personnel Housing in Fareham

- 5.7 All trainees at HMS Collingwood are accommodated in six or eight-man messes whilst studying at the base. Communication with the Armed Forces Covenant Manager for Portsmouth, Southampton, Gosport and Isle of Wight has highlighted the difficulty in obtaining information relating to the housing needs of serving personnel at the establishment. The Service Family Accommodation availability and occupancy rate in Gosport, suggests there is sufficient accommodation for those requiring it in the vicinity (given HMS Collingwood is considered part of the Gosport 'estate'). Therefore, given the small numbers of service personnel at the base, likely to be living in the borough, housing is not considered to be a significant issue and therefore does not require a specific policy.

6.0 High Quality New Homes - Space Standards

- 6.1 The provision of sufficient living space within new homes is an important element of good housing design and a pre-requisite for basic living. Potential residents of new homes should be provided with sufficient space for basic daily activities and needs. Space standards help to mitigate impacts from overcrowding, particularly relating to mental health (reducing depression) giving children room to play within the home and helping to ensure a good night's sleep¹³ Space should be provided for the furniture people need, to store personal possessions, to prepare food conveniently or to socialise with friends and family. If homes are to have a long life, they must offer functional and adaptable spaces that meet the needs of families, children, older people and disabled residents.
- 6.2 The RIBA 2011 report 'The Case for Space: the size of England's new homes'¹⁴ demonstrates how seemingly small increases in floor area can have big impacts in lifestyle terms. For example, it highlights that 4m² is the equivalent of a single bed, a bedside table and a dressing table with a stool. It is the space that allows you to work at home at the computer in the day and have an extra sofa when you've got friends round in the evening. 8 metre squared is the equivalent of a single bedroom and the furniture you'd expect to fit comfortably within it. The report goes on to highlight how substandard space in homes can have adverse social impacts. It refers to a review of existing research which suggests that the space in homes can affect the educational outcomes of children, public health costs, individual wellbeing and interpersonal interactions and relationships.

National Planning Policy Context

- 6.3 Chapter 12 of the NPPF: Achieving well-designed places, states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. The Framework states that policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.
- 6.4 The National Planning Policy Guidance (PPG) allows local planning authorities to have the option to set additional technical requirements as set out in the technical housing standards – nationally described space standard (2015)¹⁵. These standards exceed the minimum standards required by Building Regulations for room size. The guidance requires local planning authorities to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. This background paper provides the justification for including the requirements in the Local Plan.
- 6.5 Finally, the guidance states that the impact of adopting the space standards should be considered as part of a plan's viability assessment, with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted. The viability assessment of the Local Plan will show where this has been considered.

The Requirement for Space Standards in Fareham

- 6.6 To investigate whether there is a need for internal space standards in the Borough, the Council undertook a review of planning permissions which were granted from 2018 to 2020, and a review

¹³ [Council's Health Background Paper \(2020\).](#)

¹⁴ <https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf>

¹⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

of a selection of planning applications that were submitted in 2020 (Appendix 1). These sites represent a number of different housebuilders in both urban and rural locations across the Borough. Applications were only assessed where information on the Gross Internal Area (GIA) of the different house types was readily available.

- 6.7 There has not been a Local Plan policy requiring space standards to date, meaning developers have not been required to deliver policy compliant dwellings. With that said, the table at Appendix 1 shows the results of research undertaken by the council that highlights that whilst most dwellings appear to be consistent with the 2015 'Technical housing standards – nationally described space standard', there are common discrepancies when it comes to 3rd and 4th bedroom sizes, particularly on larger sites. This can be clearly seen in the final example in Appendix 1, an application for 38 dwellings, where several of the plots have 3rd and 4th bedrooms that would not meet the requirements set out in the technical standards. The council is keen to ensure that all dwellings provide sufficient living space, and this applies to larger dwellings as it does to 1 and 2-bedroom units. Introducing a policy will guarantee that the predominantly good standards that are being delivered today, will continue ensuring a good stock of homes of all sizes.
- 6.8 The Council considers it to be essential in the interests of the quality of life and social well-being of its residents that all new dwellings in the borough are provided to the Housing Optional Technical Standards: internal space standards (Table 11) as a minimum. This will also ensure that the provision of a good supply of good quality, mid-sized family housing is maintained, which is an important part of the housing market, encouraging the market churn that allows families to continue to move within the property ladder. This churn allows for smaller properties to be brought back to market thereby increasing the offer to first time buyers etc. It is therefore just as important to ensure that all types and sizes of houses are built to a high standard of amenity, including the internal space standards set out in the guidance.

Table 11: Housing Optional Technical Standards Internal Space Standards – Minimum gross internal floor areas and storage (m2)

| Number of bedrooms (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|------------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39(37*) | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |

| | | | | | |
|--|----|-----|-----|-----|--|
| | 8p | 125 | 132 | 138 | |
|--|----|-----|-----|-----|--|

Source: Technical housing standards – nationally described space standard

6.9 The standard requires that:

- a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 11 above
- b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g) any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Transitional Period

- 6.10 The PPG outlines that there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions. There are no notable viability impacts anticipated from the introduction of a Nationally Described Space Standard and most permitted/emerging schemes within the last two years have sought to meet the national standards of their own accord, it is not proposed to allow for a transitional period before adoption of a new policy on space standards but rather seek to adopt and implement the policy alongside the other policies within the Local Plan.

Appendix 1 - Space Standards Evidence

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|---|-----------------------------|---|---|---|
| 01/18 | Demolish existing garage and outbuilding, sever land and erect a chalet bungalow with parking | 20/06/2018 | 140.5SQM2 | Bedroom 1 meets standards for double bed, but bedrooms 2 & 3 only meet the standards for single bedroom | x 4 people, 3 bedroom minimum space standard is 84SQM- Yes |
| 02/18 | Erection of two detached 4-bed dwellings | 21/06/2018 | Plot 1 = 153.48SQM2 Plot 2 = 154.86SQM2 | Plot 1 - Bedroom 1 meets standards for double bed, bedroom 2 & 3 meets the standards for a single bedroom and bedroom 4 does not meet the national space standards the total floor area for bedroom 4 = 6.6sqm2 Plot 2 - Bedroom 1 & 2 meets the standards for a double bedroom, bedroom 3 & 4 meets the standards for a single room. | Plot 1 - No, Plot 2 - Yes |
| 03/18 | Change of use from a hairdressing unit to a single 1 bedroom residential dwelling | 26/07/2018 | Total gross new floorspace = 51.5 sqm | X1 double room does not meet the minimum space standards bedroom is 10.76 sqm and is suitable for a single room for 1 person | Yes on the assumption only 1 person is living here as stated in the description of proposal |
| 04/18 | Change of use: conversion of an agricultural building to one single storey 4/5 bedroom residential dwelling | 30/07/2018 | 296.57SQM | Bedroom 1 meets standards for a double bed, bedroom 2, 3 & 4 meets standards for doubles also | Yes |
| 05/18 | Erection of Detached 4-Bed Bungalow to Rear of Existing Dwelling | 08/08/2018 | 120.13SQM | Bedroom 1 meets standards for a double bed, bedroom 2 meets standards for another double, bedroom 3 and 4 meets the standards for a single bedroom | Yes |
| 06/18 | Erection of Two Detached 3-Bed Dwellings & Car Port | 22/08/2018 | Plot 1 = 140.90 Plot 2 = 126SQM | Plot 1 - Bedroom 1 meet the standards for a double bed, bedroom 2 meets the standards for a single bed and bedroom 3 just meets the standard for a single room. Plot 2 - Bedroom 1 meets the standards for a double bed, bedroom 2 meets standards for another double. Bedroom 3 meets the standards for a single room. | Plot 1 - Yes, Plot 2 - Yes |

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|--|-----------------------------|---|---|---|
| 07/18 | Alterations in connection with the proposed change of use from former sports hall to form 6 no one & two bed flats | 22/08/2018 | APT 1- 73.62M2 (2 Bed) APT 2- 70.49M2 (2 Bed) APT 3- 91.98M2 (2 bed) APT 4- 84.23M2 (2 Bed) APT 5- 50.72M2 (1 bed) APT 6- 50.00M2 (1 bed) | Apt 1- Bedroom 1 meets the standards for a double bed & bedroom 2 the standards for a single bedroom. Apt 2- Bedroom 1 meets the standards for a double bed & bedroom 2 the standards for a single bed. Apt 3- Bedroom 1 & 2 meets the standards for double bedrooms. Apt 4- Bedroom 1 meets the standards for a double bed & bedroom 2 meets the standards for a single bedroom. Apt 5- Bedroom 1 meets the standards for a double bedroom. Apt 6- Bedroom 1 does not meet the standards for a double room but does meet the standards for a single bedroom. | Apt 1- Yes, Apt 2- Yes, Apt 3- Yes, Apt 4- Yes, Apt 5- Yes, Apt 6- only meets the standards for x 1 person to live in the apartment |
| 08/18 | Erection of detached two storey dwelling | 19/09/2018 | 687.5SQM | Bedroom 1, 2, 3, 4 & 5 meets the standards for double bedrooms. | Yes- Table of minimum floorspace reqts only goes up to 8people in 5 bedrooms. However the minimum for 8p is 134sqm therefore this is well in exceedance. |
| 09/18 | Residential development of 6no. Dwellings, associated landscaping, amenity areas | 11/10/2018 | Plots 1, 4 & 5- 183SQM, Plot 2- 193.8SQM, Plot 3- 170SQM | Plots 1, 4 & 5- Bedroom 1, 2 meets the standards for a double bedroom, bedroom 3 just meets the standards for a double bedroom. Bedroom 4 is the correct size for a single bed. Plot 2- Bedroom 1, 2, 3 meets the standards for a double bedroom, bedroom 4 & 5 meet the standards for a single bedroom. Plot 3- Bedroom 1, 2 meets the standards for a double bed, bedroom 3 & 4 meets the standards for a single bedroom. | Plots 1, 4 & 5- Yes Plot 2- Yes, Plot 3- Yes |
| 10/18 | Erection of Two Additional Detached 2-Bed Bungalows | 16/10/2018 | Plot 4- 100SQM Plot 5- 104SQM | Plot 4- Bedroom 1 & 2 meets the standards for a double bedroom. Plot 5- Bedroom 1 & 2 meet the standards for double bedrooms. | Plot 4- Yes, Plot 5- Yes |
| 11/18 | Erection of 1. no four bedroom detached house with parking to the rear | 19/10/2018 | Plot 2- 163.23 SQM Plot 1- replacement; 180.7471 (inc loft room) | Plot 2- Bedroom 1, 2 and bedroom 3 meet the standards for a double bedroom, Plot 1- Bedroom 1 & 2 meets the standards for a double bedroom and bedroom 3 meets the standards for a single bedroom.. | Plot 2- Yes, Plot 1- based on 4 bed property for 7 people; Yes |
| 12/18 | Conversion to dwelling and erection of single storey extension and detached garage | 23/10/2018 | App form states total gross is 144.7 sqm | Master suite bedroom 2 and bedroom 3 meet the standards for double bedrooms. | Yes |

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|--|-----------------------------|---|--|---|
| 13/18 | Four Detached Dwellings And Two Detached Garage/Car Ports | 16/11/2018 | House 1; 174.9SQM, House 2; 171.5SQM, House 3; 178SQM, House 4; 183SQM | House 1; bedroom 1 meets the standards for a double room, bedroom 2, 3 & 4 meet the standards for single rooms. House 2; bedroom 1 does not meet the standards for a double room only single, bedroom 2, 3 & 4 meets the standards for a single bedroom. House 3; bedroom 1, 2 & 3 meet the standards for double rooms. House 4; Bedroom 1, 2 & 3 meet the standards for double rooms. | House 1- Yes, House 2- No - no bedroom meets standard for double room, House 3; Yes, House 4; Yes |
| 14/18 | Two Storey Extension and Sub-division of Existing 3-Bed Dwelling to Form Two 2-Bed Flats | 16/11/2018 | Flat 1; GF- 61.7SQM, Flat 2 First floor; 67.6SMQ | Flat 1; Bedroom 1 meets the standards for a double room & bedroom 2 meets the standards for a single room. Flat 2; Bedroom 1 meets the standards for a double room & bedroom 2 meets the standards for a single room. | Flat 1- Yes, Flat 2- Yes |
| 15/18 | Conversion of Semi-detached house into 2 one-bed flats | 06/12/2018 | Flat 1 GF; 57.97 SQM, Flat 2 First floor; 40.89SQM | Flat 1 (GF flat); Bedroom 1 does not meet the standards for a double bedroom only a single room. Flat 2 (First floor); Bedroom 1 does not meet the standards for a double bedroom only a single. | Yes - on the assumption both flats are for x 1 person per flat otherwise they do not meet the space standards |
| 16/18 | Construction of 2no. Semi-detached 3 bed houses | 13/12/2018 | Plot 1 & 2- 107.44SQM | Plot 1- Bedroom 1 & 2 meets the standards for a double bed and bedroom 3 the standards for a single bed. Plot 2- Bedroom 1 & 2 meets the standards for double bedrooms and bedroom 3 meets the standards for a single bedroom. | Plot 1- Yes, Plot 2 - Yes |
| 01/19 | Subdivision of a single self-contained ground floor flat to form two self-contained flats. | 09/01/2019 | Flat 1 (2 beds)- 104.23SQM, Flat 2 (1 bed)- 112.7SQM These could be wrong as floor plans are very unclear | Unsure of the flat bedroom layout as the plans are very unclear but all 3 bedrooms meet the standards to be double bedrooms. | Flat 1 - Yes, Flat 2- Yes |
| 02/19 | Proposed change of use to residential and the erection of a 4 bedroom detached dwelling | 10/01/2019 | 367.23SQM | Bedroom 1, 2, 3 & 4 meet the standards for a double bedroom | Yes |
| 03/19 | New build two bedroom 1.5 storey dwelling house | 14/01/2019 | 136.15SQM | Master room meets the requirements for a double bedroom although I think the bedroom is in the eaves. Bedroom 2 located on the GF also meets the standards for a double bedroom. | Yes |
| 04/19 | Proposed erection of a detached three-bedroomed bungalow | 15/01/2019 | 153.61SQM | Bedroom 1, 2 and 3 meets the standards for a double bedroom. | Yes |
| 05/19 | Construction of 2 no dwellings | 22/01/2019 | Both plot 1 & 2 - 110.5SQM per dwelling | Both 1st bedrooms in both houses meet the standards for a double bedroom, both 2nd and 3rd bedrooms in both houses meet the standards for single rooms. | Both plot 1 & 2 - Yes |

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|--|-----------------------------|---|---|---|
| 06/19 | Erection of 1-bed end of terrace dwelling | 23/01/2019 | 72SQM | One bed property and bedroom 1 meets the standards for a double bedroom. | Yes |
| 07/19 | Erection of a 4 bedroom dwelling with a detached garage | 30/01/2019 | Just GF & FF= 340.98SQM have not inc the basement and second floor | Bedroom 1, 2 & 3 meet the standards for double bedrooms. | Yes |
| 08/19 | Erection of detached 2-bed dwelling | 04/02/2019 | GF proposed plans are not clear but total = 86.79SQM | Bedroom 1 & 2 meet the standards for a double bedroom | Yes |
| 10/19 | Replacement dwelling | 27/02/2019 | 1045.33SQM | Master bedroom, bedroom 1, bedroom 2, bedroom 3 and bedroom 5 all meet the standards to be double bedrooms. | Yes -Table of minimum floorspace requirements only goes up to 8people in 5 bedrooms. However, the minimum for 8p is 134sqm therefore this is well in exceedance. |
| 11/19 | Part 3, Class O Change of use from B1 Offices to five C3 Dwelling houses | 21/03/2019 | Plot 1 (1 bed)- 79.3SQM , Plot 2 (1 bed)- 74.3SQM, Plot 3 (1 bed)- 70.3SQM, Plot 4 (2 bed)- 61.0SQM, Plot 5 (-75.8SQM) | Plot 1- The bedroom meets the requirements for a double room, Plot 2- The bedroom meets the requirements for a double room, Plot 3- The bedroom meets the requirements for a double room, Plot 4- The first bedroom meets the requirements for a double room but the second room does not even meet the requirements for a single room. Plot 5- Both rooms meet the requirements for double rooms. | Plot 1- Yes, Plot 2- Yes, Plot 3- Yes, Plot 4- No, Plot 5- Yes |
| 12/19 | Change of use from B1 (Assumed) to C3 4 bedroom single dwelling with conversion of existing | 29/04/2019 | 254.4SQM | Bedroom 1, 2, 3 and 4 all meet the requirements for a double room. | Yes |
| 13/19 | Convert & extend existing annex buildings to form 2 additional 2 bed dwellings and provision of car port | 03/05/2019 | Unit 1; 126SQM, Unit 2; 132SQM | Unit 1- Bedroom 1 & Bedroom 2 meet the requirements for a double bedroom. Unit 2- Bedroom 1 & 2 meet the requirements for a double room. | Unit 1- Yes, Unit 2- Yes |

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|--|---|---|---|---|
| 14/19 | Construction of 38 dwellings with associated access from The Florins | Planning committee has resolved to grant permission | Plots 11, 12, 13 & 38; 148.96SQM Plot 3; 133.57SQM Plots 29-30; 83.96SQM Plots 36-37; 83.9SQM Plot 4; 160.5SQM Plot 18; 141.4SQM Plot 1; 123.3SQM Plots 5-10; 61SQM Plots 24-27; (Flat 1A & Flat 1B x1 bed flats)= 51.9SQM, 2 x 2 bed flats= 61.1SQM Plots 34 & 35; 97.2SQM Plot 2; 130.3SQM Plot 17; 145SQM Plot 28; 155.4SQM Plots 31-33; 70.2SQM Plots 19-21; 70.2SQM Plot 16; 139.09SQM Plots 22-23; 84.3SQM Plots 14 & 15; 155.4SQM | Plots 11, 12, 13 & 38- Bedroom 1 and 2 meet the requirements for double bedrooms, bedroom 3 meets the requirements for a single and bedroom 4 does not meet the standards for a single total area for bedroom 4 is = 6.5SQM. Plot 3- Bedroom 1, 2 & 4 meets the standards for a single room, bedroom 3 meets the standards for a double room. Plots 29-30; bedroom 1 meets the standards for a double room, bedroom 2 meets the standards for a single room, bedroom 3 does not meet the standards= 5.59SQM. Plots 36 & 37- Bedroom 1 meets the standards for a double room, bedroom 2 meets the standards for a single room but bedroom 3 does not= 5.61SQM. Plot 4- Bedroom 1 and bedroom 2 meets the standards for a double room, bedroom 3 & 4 meets the standards for a single room and bedroom 5 does not meet the standards at 7.17SQM. Plot 18- Bedroom 1 & bedroom 2 meets the standards for double rooms, bedroom 3 meets the standards for a single room and bedroom 4 does not meet the standards for a single room = 6.54SQM. Plot 1- Bedroom 1 does meet the standards for a double bedroom, Bedroom 2, 3 & 4 meets the standards for a single room. Plots 5-10; Bedroom 1 meets the standards for a double room, and bedroom 2 meets the standards for a single room. Plots 24-27; Both 1 bed flats meet the requirements for a double room, Both 2 bed flats - bedroom 1 meets the standards for a double room and bedroom 2 does not meet the standards for a single room. Plots 34 & 35; Bedroom 1 does not meet the standards for a double room, Bedroom 2 & 4 meets the standards for single rooms, bedroom 3 does not meet the standards for a single room. Plot 2- bedroom 1 meets the standards for a double room, bedroom 2, 3 and 4 meet the standards for a single room. Plot 17- bedroom 1, 2, 3 meet the standards for a double room and bedroom 4 meets the standards for a single room. Plot 28- Bedroom 1, 2, 3 & 4 meet the standards for double rooms. Plots 31-33; Bedroom 1 & 2 both meet the standards for a double bedroom. Plots 19-21; Bedroom 1 & 2 meet the standards for double rooms. Plot 16- Bedroom 1 & 2 meet the standards for a double room, bedroom 3 meets the standards for a single room and bedroom 4 does not meet the standards for a single room. Plots 22-23; Bedroom 1 meets the standards for a double room, bedroom 2 meets the standards for a single room and bedroom 3 does not meet the | Plots 11,12, 13 & 38- No, Plot 3- Yes, Plots 29-30 No, Plots 36-37- No, Plot 4- No, Plot 18- No, Plot 1- Yes, Plots 5-10- Yes, Plots 24-27; Flats 1A &1B both 1 bed flats - Yes, Both x2 bed flats - No, Plots 34-35- No, Plot 2- Yes, Plot 17- Yes, Plot 28- Yes, Plots 31-33 No (2 storey house should be a minimum floor space of 79SQM). Plots 19-21; No (2 storey house should be a minimum floor space of 79SQM), Plot 16- No, Plots 22-23- No, Plots 14-15- Yes. |

| Ref No. | Description of proposal | Date permission was granted | Gross internal floor space | Bedroom size | Does this property meet the national space standards? |
|---------|--|-----------------------------|--|---|---|
| | | | | standards for a single room. Plots 14-15 ; Bedroom 1, 2, 3 meets the standards for a double room and bedroom 4 meets the standards for a single room. | |
| 15/19 | Part 3, Class O Change of use from B1 Offices to five C3 Dwellinghouses | 22/05/2019 | Plot 1 (1 bed)- 58SQM, Plot 2 (1 bed)- 66SQM, Plot 3 (1 bed)- 78SQM, Plot 4 (1 bed)- 71SQM, Plot 5 (2 beds)- 94SQM, Plot 6 (2 beds)- 83SQM, Plot 7 (2 beds)- 75SQM | Plot 1,2, 3 and 4 meet the requirements for a double bedroom (to accommodate 2 people living here), Plots 5, 6 and 7 meet the requirements for 2 x double bedrooms (to accommodate 4 people living here) | Plots 1, 2, 3 and 4- Yes for double room up to 2 people, Plots 5,6 and 7- Yes for 2 x double rooms for up to 4 people |
| 01/20 | Development of 2 one bed houses, 7 two bed houses and 2 three bed houses | 15/04/2020 | Plot 1 (1 bed)- 61.14SQM, Plot 2 (1 bed)- 65.4SQM, Plots 3 & 4 (x3 beds)- 103.44SQM, Plots 5 & 6 (x2 beds)- 88.58SQM, Plot 7 (x2 bed)- 88.65SQM, Plot 8 (2 bed)- 88.3SQM, Plots 9 & 11 (plot 10 handed) (2 bed)- 79.54SQM | Plot 1, 2 meet the requirements for 1 x double bedroom. Plots 3 & 4 meet the requirements for 2 x double bedrooms and 1 x single bedroom, Plots 5,6, 7, 8, 9 & 11- meet the requirements for 2 x double bedrooms. | Yes all plots meet the requirements |

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|---------|--|-----------------------------|--|--|---|
| 02/20 | Development comprising 209 dwellings, access road from Peak Lane maintaining link to Oakcroft Lane | Not yet decided | House type 1 - 2 bed (59.27 SQM), House type 2 – 2 bed (70.6 SQM), House type 3 – 3 bed (85.28 SQM), House type 4 – 3 bed (86.58 SQM), House type 5 – 3 bed (86.58 SQM), House type 6 – 3 bed (90.23 SQM), House type 7 – 3 bed (92.8 SQM), House type 8 – 3 bed (110.27 SQM), House type 9 – 3 bed (113.34 SQM), House type 10 – 3 bed (113.53 SQM), House type 11 – 3 bed (111.66 SQM), House type 12 – 4 bed (140.5 SQM), House type 13 – 4 bed (150.78 SQM), House type 14 – 4 bed (171.22 SQM), House type 15 – 3 bed (81.19 SQM), House type 16 – 1 bed (46.17 SQM), House type 17 – 2 bed (56.95 SQM) | House type 1 - No- To meet the requirements for 3 people (1 x double room, 1 x single the GIA would need to be 70M2) Therefore this does not meet the national space standards as the GIA is only 59.27. Bedroom 1 is- 10.3SQM and is 3.90M wide. Bedroom 2 is- 9.63SQM. House type 2 - The GIA to house 3 people in a 2 bed must be 70SQM. In order to provide 2 bed spaces a double or twin room must have a floor area of 11.5SQM of which neither room do. House Type 3 - The GIA to house 4 people in a 3 bed must be 84SQM. Bedroom 1 meets the standards for a double and bedroom 2 meets the standard for single but bedroom 3/office do not meet the requirements so therefore it is does not meet the standards for a 3 bedroom house. House type 4 - No-The GIA to house 4 people in a 3storey 3 bed house must be 90. Bedroom 1 is in the loft space but does fit the standards for a double room so does bedroom 2 on floor 2. Bedroom 3 fits the requirements for a single room. The house does not fit the GIA standards. House type 5 - No- The GIA to house 4 people in a 3storey 3 bed house must be 90 SQM this is 86SQM. Bedroom 1 is in the loft space but does fit the standards for a double room so does bedroom 2 on the second floor and bedroom 3 for a single room but the house does not fit the GIA standards. House type 6 - The GIA for a 3 bed to house 4 people is- 90SQM. Bedroom 1 meets the standards for a double, bedroom 2 & 3 for singles. House type 7 - The GIA for a 3 bed to house 4 people is 90SQM. Bedroom 1 meets the standards for a double and bedroom 2 for a single but bedroom 3 does not meet the standards for a single. House type 8 - Yes the GIA for 3 bed 3 storey house to accommodate 5 people is 99SQM. Bedroom 1 (loft space) meets the standards for a double room and so does bedroom 3. Bedroom 2 meets the requirements for a single room. House type 9 - Yes the GIA for 3 bed 3 storey house to accommodate 5 people is 199SQM. Bedroom 1 (loft space) meets the standards for a double room and so does bedroom 2. Bedroom 3 meets the standards for a single room. House type 10 - Yes the GIA for 3 bed to accommodate 5 people is 93SQM. | House type 1 – No, House type 2 – No, House Type 3 – No, House type 4 – No, House type 5 – No, House type 6 – Yes, House type 7 – No, House type 8 – Yes, House type 9 – Yes, House type 10 – Yes, House type 11 – Yes, House type 12 – Yes, House type 13 – Yes, House type 14 – Yes, House type 15 – No, House type 16 – Yes, House type 17 – No. |

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|---------|-------------------------|-----------------------------|----------------------------|--|---|
| | | | | <p>Bedroom 1 & 2 meet the standards for a double and bedroom 3 for a single. House type 11 - Yes the GIA for 3 bed house to accommodate 4 people is 84SQM.</p> <p>Bedroom 1 meets the standards for a double and bedroom 2 and 3 meet the standards for a single room. House type 12 - Yes the GIA for 4 bed house to accommodate 6 people is 106SQM.</p> <p>Bedroom 1 & bedroom 3 meet the standards for a double room. Bedroom 2 and bedroom 4 meet the standards for single rooms. House type 13 - Yes the GIA for 4 bed house to accommodate 6 people is 106SQM.</p> <p>Bedroom 1 & bedroom 3 meet the standards for a double room. Bedroom 2 and bedroom 4 meet the standards for single rooms. House type 14 - Yes the GIA for 4 bed house to accommodate 7 people is 1115SQM. Bedrooms 1, 2 and 3 meet the requirements for double rooms and bedroom 4 meets the requirement for a single room. House type 15 - No the GIA for 3 bed house to accommodate 4 people is 84SQM.</p> <p>Although bedroom 1 meets the standards for a double room and bedroom 2 the standards for a single room the GIA is not big enough and bedroom 3 also does not meet the standards it should at least be 7.5SQM. House type 16 - Yes the GIA for a 1 bed flat to accommodate 1 person is 39SQM the bedroom also meets the standards for a double room for 1 person. House type 17 - No the GIA for a 2 bed flat to accommodate 3 people must be 61SQM.</p> | |

Appendix 2 - Comparison of Space Standards and Building Regulations Part M Standards

| | Nationally Described Space Standard | | Building Regulations M4 Category 2 and 3 Standards | |
|--|-------------------------------------|---|--|---|
| | Standard | Brief Summary | Standard | Brief Summary |
| Overall Internal Floor Area | ✓ | <ul style="list-style-type: none"> Minimum gross internal floor area and built-in storage area standards. Further specifications. | ✗ | Not applicable |
| Bedroom | ✓ | <ul style="list-style-type: none"> Standards for minimum bedroom floor area and width. | ✓ | <ul style="list-style-type: none"> Standards for clear access route and zone. |
| Bathroom/WC | ✗ | Not applicable | ✓ | <ul style="list-style-type: none"> WC required on the entrance storey. Each dwelling must have a bathroom that contains a WC, basin and bath that is located on the same floor as the main bedroom. Further detailed specifications. |
| Habitable Rooms (Living, Kitchen and Eating Areas) | ✗ | Not applicable | ✓ | <ul style="list-style-type: none"> Step free access between a living area, WC and main private entrance. Minimum standards for clear space between kitchen units and appliances. Further detailed specifications. |
| Parking | ✗ | Not applicable | ✓ | <ul style="list-style-type: none"> Standards for car parking spaces and drop-off points. |

| | Nationally Described Space Standard | | Building Regulations M4 Category 2 and 3 Standards | |
|--------|-------------------------------------|----------------|--|--|
| | | | | |
| Access | ✖ | Not applicable | ✓ | <ul style="list-style-type: none"> Standards for approach routes. |
| Other | ✖ | Not applicable | ✓ | <ul style="list-style-type: none"> Standards for circulation areas and internal doorways. Standards for communal: entrances, doors, lifts and stairs. Standards for private: entrances, external doors, stairs, changes of level within the dwelling. Standards for services and controls. Further detailed specifications. |