

## **Appendix 2: Housing Standards DPD – Summary of Progress to date**

### **Evidence gathering**

#### **Nationally Described Space Standard**

Regarding need, an exercise to measure dwellings permitted and provides an evidence base for the standards. This exercise has been completed. In total 684 dwellings were measured (representing a total of 2417 dwellings because standard house-types are duplicated) on 50 separate schemes. Of these 1035 (43%) were smaller than the NDSS. Of the dwellings below standard, 849 (85%) were 5% or more below the standard and 550 (53%) were 10% or more below the standard. This provides strong evidence that a policy to apply the NDSS is necessary.

#### **Accessible housing**

Need – evidence of need for accessible dwellings for both M4(2) and M4(3). An initial assessment has been undertaken and demonstrates a need.

#### **Viability**

Financial appraisal of housing development taking account of whole plan cumulative viability. An initial assessment has been undertaken and considers the viability of the Housing Standards. Any viability work will need to consider the cumulative whole plan viability of not only the Housing Standards but also the of other Core Strategy policies including all that have an impact on viability.

Impact on housing land supply – an assessment is underway of the effect of applying housing standards on density and site capacities to include urban design analysis and consideration of Green space requirements.

#### **Consultation**

Consultation meetings have been held with some key stakeholders, including the Home Builders Federation (HBF). In addition Reg. 18 consultation has been held on the principle of the Housing Standards. As a result of this consultation which is on the principle of the Housing Standards initially before a draft document is prepared. The consultation was undertaken over a 6 week period, involving over 600 consultees. In total 33 responses were received, and these related largely to a lack of detail at this stage but with requests to be involved in the process as detail evolves. The comments were wide ranging with a general support for the DPD subject to appropriate testing and details. Also comments related to viability, design and accessibility, relationship with the SAP and site capacities/densities in terms of the impact.