

Development Management Plan Regulation 19 Consultation Fact Sheet

Housing standards

This note covers:

- Water efficiency standards
- Number of bedrooms
- Internal space standards
- Housing for older people and accessible housing
- Housing tenure mix
- Non-traveller mobile homes and caravans

DMP objective	DMP Policy Approach	Document Ref
Objective SC2: To ensure an appropriate mix of housing types and sizes, offering a good standard of living to future occupants	DES4 – Housing mix	Theme 2, Section 1 Pages 33-40
	DES5 – Delivering high quality homes	
	DES6 – Affordable Housing	
	DES7 – Specialist Accommodation	

Context

The Core Strategy sets a housing target for the borough of 460 homes per year. Building new homes helps to ensure that local residents and workers are able to find places to live.

It is important that the right types of homes are built, to provide choice and flexibility for those wanting to live in the borough. Providing the right range of homes encourages more balanced communities, helps avoid areas of social exclusion and can enable people to remain within the communities of which they are a part as they progress through life.

It is also important that new homes are built to a high standard, and provide residents with comfortable living conditions and enough space to accommodate the practicalities of day-to-day living. With an ageing population in the borough, homes must also offer accessible, flexible and adaptable living spaces, so as to enable older residents to live independently for longer.

Development Management Plan (DMP) policy starting point

The starting point for the policy approach to housing mix and standards is:

- [National planning policy](#), which requires local authorities to plan for the delivery of a wide choice of high quality homes reflecting local demand and those groups in the community with specific needs (such as older people, people with disabilities and people wishing to build their own homes).
- [National planning practice guidance](#), which sets out a series of technical standards which local authorities can apply to new homes in their area.
- The Council's adopted [Core Strategy](#) which sets the overall requirement for at least 6,900 new homes in the borough between 2012 and 2027, encourages provision of an appropriate mix of housing – including housing for the elderly – and sets out the Council's approach to securing affordable housing.

- The [Housing Standards Justification](#) explains why the Council should set standards about internal space, accessibility and water efficiency. The [Housing Mix paper](#) details how the Council plans to deliver the appropriate type, size and tenure of housing to meet the needs of the local community. The [Older People Accommodation Review](#) considers future needs for different types of specialist accommodation for older people in the borough. The [Non-Traveller Mobile Homes and Caravans](#) paper explains the approach taken for the provision of mobile homes and caravans.

Summary of policy approach

Housing mix: New housing developments should provide an appropriate mix of housing, reflecting local need and demand and the character of the surrounding area. All sites should provide a proportion of smaller (1 and 2 bedroom) properties, and larger sites should provide a proportion of larger (3 and 4 bedroom) properties as well.

Delivering high quality homes: New homes should meet the national internal space standards and make provision for private and communal outdoor amenity space. New homes should also achieve higher levels of water efficiency.

Accessible and adaptable homes: All new housing developments should provide a proportion of homes which are accessible to those who are less mobile. On larger housing developments, some homes should also be designed to be adaptable for wheelchair users.

Housing for older people: The Council will generally support high quality, well designed proposals for older person's accommodation in areas that are easily accessible to shops, public transport, community facilities and services. The loss of existing care homes will be resisted unless alternative provision is provided locally or evidence is provided that there is no longer a need for the facilities. Housing for the elderly will also be sought as part of the larger urban extensions.

Affordable housing: All new housing developments should provide a contribution towards affordable housing. Sites of 11 units or more will be required to provide 30% of dwellings on site as affordable units and sites of less than 11 units will be required to provide a financial contribution broadly equivalent to 20%. The Sustainable Urban Extensions will be required to provide 35% of units as affordable.

Frequently asked questions

Why do we need to provide more homes? The Government requires local authorities to plan for more housing. We need to build new homes in the borough because people are more often living in smaller households or on their own. A shortage of homes in the borough is likely to mean that house prices will continue to rise beyond the reach of many, making it increasingly difficult for those who work locally to find homes and for younger first-time buyers to stay in the borough.

Are retirement villages being proposed? No stand-alone retirement villages are being proposed – priority will be given to locating housing for older people in existing towns, in close proximity to shops and services, and as part of any future urban extensions.

Why aren't all new homes required to be suitable or adaptable for those who are less mobile? Making homes accessible or adaptable can be expensive. Requiring a proportion of units to be accessible/adaptable strikes a balance between the needs of less mobile residents, the cost implications for developers, and the potential impact on the price of homes.

I would like to build my own home; can the Council provide a site for me? If you would like to build your own home, you can apply to be added to our [self and custom build register](#). Registration

does not guarantee that a suitable plot will become available, but will help the Council to plan to meet the demand for self/custom build plots and share details of plots which do become available.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit www.reigate-banstead.gov.uk/DMP where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.