

## Chapter 5, Policy C3

Name	Representor Number	CH5PC3Q3: Response	CH5PC3Q4: Representor's Suggested Changes	MBC Response	MBC Suggested Modifications or Proposed Changes
Carl Powell	231	compliant	no change required	Support noted	
Colin Love	173	<p>This is an excellent Policy - even more so if it can also require ABOVE the national space standard. The present standard still results in little more than small boxes and, as far as I understand, falls short of even the mid 20th century Parker Morris standards.</p> <p>See:</p> <p><a href="https://www.theguardian.com/commentisfree/2014/jan/07/live-shoeboxes-housing-standards-minimum-space">https://www.theguardian.com/commentisfree/2014/jan/07/live-shoeboxes-housing-standards-minimum-space</a></p>		Support noted	None.
Dilys Shepherd	264	Bottesford does not need 4 and 5 bedroom homes to satisfy its housing needs. Some of these homes may go to people moving up from smaller homes within the Parish but the majority are for people coming from Lincs and Notts.		The housing mix table in the Local Plan is based on evidence from the Melton Borough Council Housing Needs Study (2015). This shows only a small % of need for 4+ bedroom properties in Bottesford.	None
Guy Longley, Pegasus Group on behalf of Davidsons Development	395	The National Planning Practice Guidance (NPPG) confirms that where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. The Council has not provided any justification for including a policy in the plan against the criteria set out in the NPPG including need, viability and impact on affordability. The Council needs to provide a local assessment evidencing the specific case for Melton which justifies the policy requirement.	Policy C3 should be deleted unless the Council can provide specific local evidence the need for the policy.	This is an aspirational policy and not a requirement.	None
Purnima Wilkinson, EMH Group	428	<p>Using the national space standards (NSS) will have an impact on the viability of schemes going forward as not only will the units cost more to build but we will achieve lower densities on land due to the larger units. The build cost assumption used is £1200m2 which is a conservative estimate as most schemes are coming in above this level and especially in rural locations or brownfield sites requiring remediation/clearance.</p> <p>We are proposing to use HQI floor areas and will provide the same internal storage, kitchen layout and furniture schedule requirements as before under HQI. If MBC does adopt the wording (in the Draft Local Plan), how will it implement this policy and approach affordable housing developments from a planning perspective ?</p>		Comments noted. This is an aspirational policy and not a requirement.	In Policy C3 on National Space Standards to market housing only and for the Housing Quality Indicators standards to apply for all affordable housing.

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R H B Ranns	242	<p>At the 13 December 2016 Croxton Kerrial Parish Council presentation of the Melton Local Plan there was 100% support for making National Minimum internal space standards compulsory. Not doing so will result in all the affordable allocation on a site being built below the standard. Minimum National space standards should be required. (Not justified)</p> <p>Not insisting on minimum standards is also contrary to the strategic objective 1 on page 20.</p> <p>Also not consistent with Policy C9 d healthy homes "decent internal and external space"</p>	<p>Policy C3</p> <p>Delete</p> <p>Replace with</p> <p>Residential developments will be required to meet the National Space Standards in all dwellings up to and including 3 bedrooms.</p>	The National Space Standards cannot be made compulsory on all developments as they will make some unviable.	None
Ricahrd Simon, Clerk to BPNP Steering Group	429	Supported		Support noted	None
Richard Simon	266	Supported		Support noted	None
Robert Galij BA (Hons) BTP MRTPI, Planning Director - Barratt David Wilson Homes North Midlands	430	Concern is expressed over the evidence base - in Local Plan terms - for the application of the proposed space standard and its impact on housing delivery. Issues surrounding need, affordability and viability have to be factored in and it is unclear whether they have been in the Borough council's approach.	The requirement for this Policy and its 'blanket' application across the Borough has not been justified. Policy C3 - National Space Standards and Smaller Dwellings should be deleted.	Issues surrounding need, affordability and viability have been factored in already. The Melton Borough Housing Needs Study (August 2016) and the Local Plan and Community Infrastructure Levy (CIL) Viability Study, 2016 have been used as the evidence base for this policy.	None
Robert Ian Lockey	170	There is a considerable need for low cost housing; this should not be prejudiced by excessive housing design requirements which can only increase construction costs.	Give priority to low cost over high specification designs.	Comments noted. This is an aspirational policy and not a requirement.	None

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Susan E Green	109	<p>Policy C3 and Policy C9 refer to 50% of dwellings meeting nationally described space standards subject to viability. The NPPG (ID: 56-020) confirms</p> <p>“where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies”. If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the NPPG including need, viability and impact on affordability.</p> <p>At this time the Council has not provided sufficient evidence to justify adoption of the nationally described space standard. The Council’s evidence is generic rather than specific. If it had been the Government’s intention that such generic arguments justified adoption of the higher optional standards for adaptable / accessible dwellings and / or the nationally described space standard then the logical solution would have been to incorporate the standards as mandatory via the Building Regulations which the Government has not done. Therefore it is incumbent on the Council to provide a local assessment evidencing the specific case for Melton which justifies these policy requirements.</p>		<p>This representation uses information from the 'Emerging Options (Draft Plan)' as it mentions '50% of dwellings meeting nationally described space standards subject to viability' - this is not in the Pre-Submission version.</p> <p>Issues surrounding need, affordability and viability have been factored in already. The Melton Borough Housing Needs Study (August 2016) and the Local Plan and Community Infrastructure Levy (CIL) Viability Study, 2016 have been used as the evidence base for this policy.</p>	None

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Susan Love	172	I would hope that the national space standards would be applied universally. It would be bad to plan to leave behind a legacy of cramped housing.	National space standards should be applied universally.	The National Space Standards cannot be applied universally on all developments as they will make some unviable.	None
Tata Steel (UK) Ltd	436	We support the wording of this policy and consider it is the right approach not to make the National Space Standards a requirement for development. Whilst we understand that it can be seen as attractive in principle to provide minimum sizes for first time buyers and young families, we have seen the application of these standards have a significant and detrimental impact on the viability of development. The requirement to produce and negotiate a viability appraisal is also time consuming and adds significant cost to the process, which is ultimately deducted from any planning obligations that might come forward.	No	Comments noted	None
Richard Crosthwaite (Gladman Developments)	443	Gladman are concerned that policy C3 is not supported by sufficient evidence to justify the introduction of these standards. In order to be in line with the PPG (ID: 56-020), clear evidence is required to test the need, viability and impact on affordability that the introduction of these standards would have.		Issues surrounding need, affordability and viability have been factored in already. The Melton Borough Housing Needs Study (August 2016) and the Local Plan and Community Infrastructure Levy (CIL) Viability Study, 2016 have been used as the evidence base for this policy.	None