

**AP3.20** – WDC to provide additional evidence to support the approach to internal space and optional technical standards contained in Policies DM40 and D41.

### **DM40 Internal Space Standards**

The government produced internal space standards in 2015 as part of its Standards Review in doing so it is clear that the Government supports them and they are justified in principle and on this basis the Council has opted to adopt the government standards. The Government has set out that in order for local authorities to use the standards they need to be included in local plan.

The Council has tested the application of these standards in terms of the potential burdens that they may place on development (in line with para 173 and 174 of the 2012 NPPF) in the Whole Plan Viability Assessment (VIA1) in association with a number of other requirements including affordable housing requirements and shown that they are deliverable. In light of the increasing reduction in the size of residential properties and on the basis that they are deliverable and do not place undue burdens on new development the Council has included a policy to secure apply these standards to all new development.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

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	

### **DM41 – Optional Technical Standards for Building Regulations Approval**

Related to the internal space standards above the Council has identified a need to apply optional technical standards for water efficiency and accessibility. In relation to water efficiency the District has been identified as being an area of water stress by Thames Water in response to consultation on the draft plan and reiterated in the regulation 19 response<sup>1</sup> submitted to the Council.

<sup>1</sup> <https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Regulation-19-Local-Plan-representations/WDLP19-0907-Thames-Water.pdf>

Thames Water supports the requirement in DM41 for all new dwellings to achieve the higher water efficiency standard as set out in the appendix to Building Regulations Approved Document Part G which as identified in paragraph 6.201 requires a standard of 110 litres per person per day.

In relation to the accessibility standards under part M of Building Regulations as stated in the plan these are justified by evidence within the Bucks HEDNA (paragraphs 8.61 and 8.62) included below:

- 8.63 *The demographic projections from the HEDNA (Chapter 3) show that the Buckinghamshire population is likely to increase by between 63,600 and 75,100 persons over the 20-year period 2013-33. The number of people aged 65 or over is projected to increase by around 53,000 persons, around three-quarters of the overall growth. This includes an extra 18,000 persons aged 85 or over, around a quarter of the total increase. Most of these older people will already live in the area and many will not move from their current homes; but those that do move home are likely to need accessible housing. **Given this context, the evidence supports the need for all dwellings (including Older People's housing) to meet Category 2 requirements, providing that this does not compromise viability.** This approach has been adopted in Local Plans elsewhere.*
- 8.62 *The CLG guide to available disability data<sup>65</sup> (referenced by PPG) shows that currently around 1-in-30 households in England (3.3%) have at least one wheelchair user, although the rate is notably higher for households living in affordable housing (7.1%). It is also important to recognise that these proportions are likely to increase over the period to 2033 in the context of the larger numbers of older people projected to be living in the area. **The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements.** This recognises the changing demographics of the area and also provides an element of choice for households that need wheelchair user dwellings now as well as those households considering how their needs may change in future.*

In line with para 174 of the NPPF (2012) this requirement was also included the Whole Plan Viability Assessment (VIA1) in association with a number of other requirements and demonstrated to not have a negative impact on viability.