

# ITEM NO: A05 Appendix 1

## Draft Family Housing SPD. Cabinet 29 June 2009

**Consultation statement prepared in accordance with Regulation 18 (4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended June 2008.**

<b>Organisation and main issues raised</b>	<b>Officers response – how the issues have been addressed in the SPD</b>
<p><b>South East England Regional Assembly (SEERA)</b>            Welcomes the preparation of the SPD, which is in line with regional housing policies.</p>	<p>Welcome the support. No change required to SPD.</p>
<p><b>Southampton Federation of Residents Association</b></p> <ul style="list-style-type: none"> <li>• Welcomes the preparation of the SPD.</li> <li>• Suggests returning Houses in Multiple Occupation to family homes</li> </ul>	<ul style="list-style-type: none"> <li>• Welcome the support. No change required to SPD.</li> <li>• This SPD is concerned with influencing new development. The emerging Core Strategy includes a policy concerning Houses in Multiple Occupation. No change required to SPD.</li> </ul>
<p><b>Orchard Homes &amp; Developments</b>            Policy seeks to distort the housing market, and should be set aside. Threshold of 15 units is too low. Family homes on smaller sites will be difficult to develop</p>	<p>.            This SPD clarifies the application of an existing Policy in the Local Plan Review (H12). It is not possible for the SPD to change such a policy. No change required to SPD.</p>
<p><b>Barratt Homes</b></p> <ul style="list-style-type: none"> <li>• Developers have lost the appetite to develop high rise flatted schemes for financial reasons. Land value aspirations will be affected by a reduction in density / numbers.</li> <li>• Family housing should be allowed on some defunct employment land</li> <li>• Well designed family homes do not require the garden sizes identified in 2.3.1 if there is sufficient Public Open Space provision.</li> </ul>	<ul style="list-style-type: none"> <li>• All proposals will be assessed on a site – by site basis taking into account the established character and density of the area and the viability of the scheme. This is a statement more appropriately addressed to the Core Strategy. No change required to the SPD.</li> <li>• It is important to retain a balance across all land uses in order to create successful communities that provide homes, jobs and other services and facilities. This is a statement more appropriately addressed to the Core Strategy. No change required to the SPD</li> <li>• Family homes require private amenity open space where children can play safely. The garden sizes are included in the adopted Residential Design Guide SPD which was the subject of public consultation. No change required to the SPD</li> </ul>

Organisation and main issues raised	Officers response – how the issues have been addressed in the SPD
<p><b>The Planning Bureau (McCarthy and Stone)</b></p> <ul style="list-style-type: none"> <li>• Why have the needs of older person's accommodation not been given the same attention as family housing?</li> <li>• SPD should exempt specialist forms of older person's accommodation from providing family accommodation. Question how you can mix family accommodation within a specialist development of sheltered accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>• This is not a matter for this SPD. No change required. The emerging Core Strategy recognises that the city's population is ageing and encourages the improvement of, and increase in, the provision of homes for senior citizens and disabled people of all ages.</li> <li>• Policy H12 and the supporting text provide sufficient flexibility for the nature of the proposed development to be taken into account in assessing the proportion of family homes appropriate for a particular site. The clarification requested is included in the Policy in the emerging Core Strategy. <b>Proposed change</b> - For reasons of clarity include a new sentence at the end of para 2.2.5 of the SPD so that this paragraph reads (changes underlined): 2.2.5 The Local Planning Authority will assess all proposals on a site – by site basis taking into account the established character and density of the neighbourhood and the viability of the scheme. For all schemes with a residential element applicants will be encouraged to design their schemes to include as much family housing as is realistic. In areas of medium and low density development (as identified in Policy H8 of the Local Plan Review) provision in excess of 30% of new homes is considered to be appropriate. <u>This does not apply to specialist housing schemes entirely comprised of accommodation specifically for senior citizens, supported accommodation for people with disabilities and purpose built student accommodation.</u></li> </ul>
<p><b>Julian Jenkins</b> Would like the policy not to apply to less than 15 dwellings</p>	<p>.</p> <p>This SPD provides additional guidance to Policy H12 in the Local Plan Review. This policy clearly applies to residential developments of 15 units or more. No change to SPD required.</p>