HOUSING STANDARDS

POLICY HS.1: HOUSING LAYOUT AND AMENITY

ALL PROPOSALS FOR RESIDENTIAL DEVELOPMENT SHOULD SAFEGUARD THE RESIDENTIAL AMENITIES OF OCCUPIERS AND OCCUPIERS OF NEARBY PROPERTIES IN TERMS OF:

(i) THE MAINTENANCE OF ADEQUATE DAYLIGHT AND SUNLIGHT;
(ii) THE PROTECTION OF PRIVACY;
(iii) A SAFE LAYOUT AND ACCESS FOR ALL USERS;
(iv) AVOIDANCE OF NOISE, VIBRATION AND OTHER FORMS OF POLLUTION. PROVISION OF ADEQUATE PRIVATE OR COMMUNAL AMENITY AREA TO SERVE THE NEEDS OF THE PARTICULAR OCCUPANTS.

Justification

3.86 This policy relates to all layout and amenity requirements of residential development, including alterations and extensions. Guidance on the appearance and design of residential developments is set out in Policies BE.15, BE.16 and BE.22.

3.87 All residential developments and amenity space should receive adequate daylight and sunlight, and the daylight and sunlight available to adjoining properties should be adequately protected. Residential properties should also be protected from loss of privacy and from visual intrusion.

3.88 Proposals for residential developments also need to have regard to a safe layout and access arrangements suitable for all users: Policy BE.22 should be referred to for detailed requirements.

3.89 Residential developments should be planned to minimise the impact of noise, vibration and other forms of pollution. Proposals for residential development should be referred to Policy PE.3 and Supplementary Planning Guidance Notes for New Residential Development; Residential Extensions, Alterations and Conversions; and Minimising Pollution. Research undertaken by the former LPAC in the Sustainable Residential Quality Study 1998, showed the potential to increase quality and housing potential through a ‘design led’ approach to development of housing sites. The principles of the design led approach can be used to encourage creative residential design, higher quality environment, and more efficient use of urban land without compromising the intentions set out in these standards.

3.90 The Council will seek a minimum garden area of 50 square metres as a single useable plot for all new houses and 10 square metres in the case of flats per habitable room. For flats amenity space may be communal but should form a consolidated area. Provision of amenity space and gardens must be set within the context of ensuring that inefficient use of land is avoided. Therefore in situations where the standards can not be achieved e.g. high density housing developments the Council will seek to work jointly in agreement with developers to provide an upgrade to nearby off site amenity space which will be available to the general public.
POLICY HS.2: SUSTAINABLE HOUSING

THE COUNCIL WILL PROMOTE SUSTAINABLE HOUSING DEVELOPMENT WITHIN THE BOROUGH, AND WILL REQUIRE DEVELOPMENT TO HAVE REGARD TO THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT.

Justification

3.91 The Council's UDP strategy sets out the Council's broad aims, objectives and targets for achieving sustainable development (see tables 1.1 & 1.2). The Council recognises the importance of promoting sustainable patterns of development. Housing development can provide opportunities to achieve more sustainable urban environments (see policy ST.1).

3.92 The need for additional new dwellings over the plan period will put increasing pressure on urban areas to meet the demand for housing as the PPG3 (March 2000) target is for 60% of new housing to be built on previously developed land by 2008. It will become increasingly more important to ensure that sustainable development principles are used in housing developments, to limit the impact that increased housing densities will have on the environment. This policy is consistent with PPG3 (March 2000) which promotes sustainable residential environments.

3.93 Sustainability covers a large range of issues such as energy efficiency, water conservation, land use, transport, pollution, materials, and waste management. The Council's SPG on Sustainable Development gives guidance on the type of features to be considered. Other policies in the plan that provide relevant advice include BE.25, PE.12 and PE.13.

3.94 Larger housing development sites (those over 15 units) should in particular include sustainability features as economies gained from combining sustainable heating, power or water systems for example, can make these features more viable when provided on a larger site.

EMPLOYMENT

POLICY E.1: GENERAL EMPLOYMENT POLICY

DEVELOPMENTS WILL BE EXPECTED TO MEET THE UDP EMPLOYMENT STRATEGY WHICH IS DIRECTED AT INCREASING AND IMPROVING EMPLOYMENT FLOORSPACE ACROSS THE BOROUGH IN THE FOLLOWING WAYS:

(i) ALLOCATION OF LAND FOR CLASS B1, B2 AND B8 USES, AS IDENTIFIED IN SCHEDULE 1.

(ii) REDEVELOPMENT OF VACANT AND UNDERUSED EXISTING EMPLOYMENT LAND AND FLOORSPACE FOR CLASS B1, B2 AND B8 USES.

(iii) RETENTION OF EXISTING EMPLOYMENT LAND AND FLOORSPACE.