

Policy Compliance Statement

Land at Ageas Bowl, West End, Southampton

Boyer

Policy DM26 – Creating a Mix of Housing

Policy DM26 sets out that schemes should generally consist of a range of unit sizes and to determine the appropriate mix of unit sizes the applicant should have regard to robust local evidence of need.

The 2014 South Hampshire Strategic Housing Market Assessment (SHMA) details that the highest level of need, across tenures within the Borough, is for two and three bedroom properties.

The dwelling mix is contained in the table below, which provides a comparison with the overall SHMA mix:

Unit Size	SHMA Proportion	Scheme Proposals
1 bedroom properties	5-10%	7%
2 bedroom properties	30-35%	47%
3 bedroom properties	40-45%	35%
4 bedroom properties	15-20%	11%

The scheme will provide a total of 185 dwellings, including apartments, terraces, detached, and semi-detached homes. For reference, the proposed dwelling mix is presented in more detail the below table:

Dwelling Size	Number	Percentage of Mix
1 Bed Apartment	14	7%
2 Bed Apartment	68	37%
2 Bedroom House	18	10%
3 Bedroom House	64	35%
4 Bedroom House	21	11%
Total	185	100%

The proposed new development provides a mix of new housing including both apartments and houses, broadly in accordance with the preferred SHMA. The proposed 2 bedroom properties include houses which would provide appropriate accommodation for families which would mean that the majority of the proposed accommodation would be family housing even though there is a slight shortfall in 3 and 4 bedroom houses (when compared to the preferred SHMA mix).

Overall, it is considered that the proposed housing mix is in accordance with Policy DM26 and locally assessed need, having regard to the site's location and context.

Policy DM29 – Dwellings with Higher Access Standards

Policy DM29 seeks to meet the needs for accessible housing including properties suitable for wheelchair users, by requiring that 100% of dwellings should meet at least Part M4(1) standard and 80% should meet Part M4(2) standard in line with building regulations. The policy continues by stating that for major schemes, at least 2 dwellings or 7% of all market housing should meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings and at least 1 dwelling or 8% of all affordable housing meeting Part M4(3)(2)(b) should meet the standard for wheelchair accessible dwellings.

The table set out in Appendix A shows how the proposals will be accessible in accordance with these policy objectives.

DM30 - Internal space standards for new residential development

Policy DM30 sets out that dwellings will be required to meet the nationally described minimum space standards. Proposals should also be accompanied by a table setting out the gross internal floorspace, the extent of built-in storage, the number of twin/double bedrooms with their minimum room widths, and the minimum floor to ceiling height for at least 75% of the Gross Internal Area for every dwelling.

The data sheet provided in Appendix B sets out that all the proposed residential units meet the nationally described space standards, as well as providing the information required to fully accord with Policy DM30.

Quality Places SPD

All new homes would be provided with external amenity space in the form of gardens and all new apartments will be provided with balconies or private terraces, which is considered an appropriate form of amenity, in line with Policy DM1.

In addition, the SPD states that a table showing compliance of each plot with the need to provide a private amenity space of at least 60% of the floor space should be provided. However, the SPD also states that where a proposed dwelling in an urban area is within 100m of a public open space, the 60% requirement may be reduced.

Information contained within Appendix B details that the majority of the proposed dwellings will meet this 60% requirement. The dwellings that do not meet this requirement are all within a 100m distance from the public open space proposed on the site, and therefore will align with the guidance set out within the SPD.

APPENDIX A – Accessibility Compliance

CA5 - Dwellings - Accessibility Compliance

House Type	Total GIA	Quantities	Category 1: Vistable dwellings	Category 2: Accessible & adaptable dwellings	Category 3: Wheelchair user dwellings
			M4 (1)	M4 (2)	M4 (3)
HT A 3B5P	97.8	23			
HT B 2B4P	73	18			
HT C 4B6P	140	3			
HT D 3B5P	98.5	10			
HT E 3B4P	102.3	9			
HT E+ 3B4P	102.3	18			
HT F- 4B7P	138.4	8			
HT F 4B8P	133.9	10			
HT F+ 3B6P	110.8	4			

CA4 - Care Home - Accessibility Compliance

Accom. Type	Total NIA	Quantities	M4 (1)	M4 (2)	M4 (3)
En-suite + Bedrooms (@ circa 20sq.m)	380	19			
En-suite + Bedrooms (@ circa 24sq.m)	120	5			
En-suite + Bedrooms (@ circa 26sq.m)	78	3			
En-suite + Bedrooms (@ circa 20sq.m)	380	19			
En-suite + Bedrooms (@ circa 24sq.m)	120	5			
En-suite + Bedrooms (@ circa 26sq.m)	78	3			
En-suite + Bedrooms (@ circa 20sq.m)	180	9			
En-suite + Bedrooms (@ circa 24sq.m)	144	6			
En-suite + Bedrooms (@ circa 26sq.m)	156	2			

APPENDIX B – SPACE STANDARDS AND AMENITY STANDARDS FOR DWELLINGS

CA5 - Dwellings - Private Amenity & National Space Standards

Private Amenity

House Type	Plot No.	Total GIA Sq.m	Private Amenity	Amenity % (Target 60%)	Amenity + or -
HT A 3B5P	1	97.8	100.5	103%	(+) 43%
HT A 3B5P	2	97.8	118	121%	(+) 61%
HT A 3B5P	3	97.8	115	118%	(+) 58%
HT A 3B5P	4	97.8	120.7	123%	(+) 63%
HT A 3B5P	5	97.8	120.7	123%	(+) 63%
HT A 3B5P	6	97.8	120.7	123%	(+) 63%
HT A 3B5P	7	97.8	120.7	123%	(+) 63%
HT A 3B5P	8	97.8	119	122%	(+) 62%
HT A 3B5P	9	97.8	126.5	129%	(+) 69%
HT A 3B5P	10	97.8	76	78%	(+) 18%
HT A 3B5P	11	97.8	95.2	97%	(+) 37%
HT A 3B5P	12	97.8	88.6	91%	(+) 31%
HT A 3B5P	13	97.8	135.2	138%	(+) 78%
HT A 3B5P	14	97.8	126	129%	(+) 69%
HT A 3B5P	15	97.8	109.5	112%	(+) 52%
HT A 3B5P	16	97.8	109	111%	(+) 51%
HT A 3B5P	17	97.8	109	111%	(+) 51%
HT A 3B5P	18	97.8	90.9	93%	(+) 33%
HT A 3B5P	19	97.8	113.7	116%	(+) 56%
HT A 3B5P	20	97.8	154.3	158%	(+) 98%
HT A 3B5P	21	97.8	114.7	117%	(+) 57%
HT A 3B5P	22	97.8	80.8	83%	(+) 23%
HT A 3B5P	23	97.8	106.7	109%	(+) 49%
HT B 2B4P	24	73	52	71%	(+) 11%
HT B 2B4P	25	73	79	108%	(+) 48%
HT B 2B4P	26	73	79	108%	(+) 48%
HT B 2B4P	27	73	56.3	77%	(+) 17%
HT B 2B4P	28	73	49.5	68%	(+) 8%
HT B 2B4P	29	73	91.4	125%	(+) 65%
HT B 2B4P	30	73	106.5	146%	(+) 86%
HT B 2B4P	31	73	63.7	87%	(+) 27%
HT B 2B4P	32	73	32.6	45%	(-) 15%
HT B 2B4P	33	73	86	118%	(+) 58%
HT B 2B4P	34	73	87.7	120%	(+) 60%
HT B 2B4P	35	73	90.5	124%	(+) 64%
HT B 2B4P	36	73	78.1	107%	(+) 47%
HT B 2B4P	37	73	108.8	149%	(+) 89%
HT B 2B4P	38	73	108.2	148%	(+) 88%
HT B 2B4P	39	73	108.5	149%	(+) 89%
HT B 2B4P	40	73	97.2	133%	(+) 73%

(within 100m of POS)

HT B 2B4P	41	73	61.5	84%	(+) 24%	
HT C 4B6P	42	140	108	77%	(+) 17%	
HT C 4B6P	43	140	252	180%	(+) 120%	
HT C 4B6P	44	140	303.2	217%	(+) 157%	
HT D 3B5P	45	98.5	95	96%	(+) 36%	
HT D 3B5P	46	98.5	85	86%	(+) 26%	
HT D 3B5P	47	98.5	82	83%	(+) 23%	
HT D 3B5P	48	98.5	96.7	98%	(+) 38%	
HT D 3B5P	49	98.5	96.7	98%	(+) 38%	
HT D 3B5P	50	98.5	156.9	159%	(+) 99%	
HT D 3B5P	51	98.5	145.2	147%	(+) 87%	
HT D 3B5P	52	98.5	97	98%	(+) 38%	
HT D 3B5P	53	98.5	75.6	77%	(+) 17%	
HT D 3B5P	54	98.5	73.9	75%	(+) 15%	
HT E 3B4P	55	102.3	51.5	50%	(-) 10%	(within 100m of POS)
HT E 3B4P	56	102.3	51.5	50%	(-) 10%	(within 100m of POS)
HT E 3B4P	57	102.3	103.4	101%	(+) 41%	
HT E 3B4P	58	102.3	49.2	48%	(-) 12%	(within 100m of POS)
HT E 3B4P	59	102.3	49.2	48%	(-) 12%	(within 100m of POS)
HT E 3B4P	60	102.3	57	56%	(-) 4%	(within 100m of POS)
HT E 3B4P	61	102.3	57	56%	(-) 4%	(within 100m of POS)
HT E 3B4P	62	102.3	47	46%	(-) 14%	(within 100m of POS)
HT E 3B4P	63	102.3	47	46%	(-) 14%	(within 100m of POS)
HT E + 3B4P	64	102.3	53.5	52%	(-) 8%	(within 100m of POS)
HT E + 3B4P	65	102.3	53.5	52%	(-) 8%	(within 100m of POS)
HT E + 3B4P	66	102.3	82.5	81%	(+) 21%	
HT E + 3B4P	67	102.3	77	75%	(+) 15%	
HT E + 3B4P	68	102.3	62	61%	(+) 1%	
HT E + 3B4P	69	102.3	38	37%	(-) 22%	(within 100m of POS)
HT E + 3B4P	70	102.3	38	37%	(-) 22%	(within 100m of POS)
HT E + 3B4P	71	102.3	38	37%	(-) 22%	(within 100m of POS)
HT E + 3B4P	72	102.3	38	37%	(-) 22%	(within 100m of POS)
HT E + 3B4P	73	102.3	43	42%	(-) 18%	(within 100m of POS)
HT E + 3B4P	74	102.3	37.3	36%	(-) 24%	(within 100m of POS)
HT E + 3B4P	75	102.3	57	56%	(-) 4%	(within 100m of POS)
HT E + 3B4P	76	102.3	83	81%	(+) 21%	
HT E + 3B4P	77	102.3	102.8	100%	(+) 40%	
HT E + 3B4P	78	102.3	86.8	85%	(+) 25%	
HT E + 3B4P	79	102.3	41.7	41%	(-) 19%	(within 100m of POS)
HT E + 3B4P	80	102.3	102.8	100%	(+) 40%	
HT E + 3B4P	81	102.3	68.2	67%	(+) 7%	
HT F- 4B7P	82	138.4	115.4	83%	(+) 23%	
HT F- 4B7P	83	138.4	85.2	62%	(+) 2%	
HT F- 4B7P	84	138.4	91.4	66%	(+) 6%	
HT F- 4B7P	85	138.4	148.9	108%	(+) 48%	

HT F- 4B7P	86	138.4	174.2	126%	(+) 66%
HT F- 4B7P	87	138.4	90.6	65%	(+) 5%
HT F- 4B7P	88	138.4	99.9	72%	(+) 12%
HT F- 4B7P	89	138.4	75	54%	(-) 6%
HT F 4B8P	90	133.9	56.8	42%	(-) 18%
HT F 4B8P	91	133.9	92.5	69%	(+) 9%
HT F 4B8P	92	133.9	92.5	69%	(+) 9%
HT F 4B8P	93	133.9	92.5	69%	(+) 9%
HT F 4B8P	94	133.9	92.5	69%	(+) 9%
HT F 4B8P	95	133.9	92.5	69%	(+) 9%
HT F 4B8P	96	133.9	93.3	70%	(+) 10%
HT F 4B8P	97	133.9	93.3	70%	(+) 10%
HT F 4B8P	98	133.9	93.3	70%	(+) 10%
HT F 4B8P	99	133.9	198	148%	(+) 88%
HT F+ 3B6P	100	110.9	203.4	183%	(+) 123%
HT F+ 3B6P	101	110.9	102.5	92%	(+) 32%
HT F+ 3B6P	102	110.9	101.4	91%	(+) 31%
HT F+ 3B6P	103	110.9	66.4	60%	(+) 0%

(within 100m of POS)

(within 100m of POS)

Built-in Storage provision and NDSS standards

House Type	Built in storage	Quantity of Twin/Double rooms	Minimum room width of twin/double rooms	Minimum floor to ceiling height of 75% of GIA
HT A 3B5P	3.3 Sq.m	3	2.6 m	2.4 m
HT B 2B4P	2.6 Sq.m	2	2.7 m	2.4 m
HT C 4B6P	3.1 Sq.m	4	2.9 m	2.4 m
HT D 3B5P	2.9 Sqm	2	2.9 m	2.4 m
HT E 3B4P	3.4 Sq.m	1	2.9 m	2.4 m
HT E+ 3B4P	3.4 Sq.m	1	2.9 m	2.4 m
HT F- 4B7P	3.3 Sq.m	3	2.5 m	2.4 m
HT F 4B8P	3.6 Sq.m	4	2.5 m	2.4 m
HT F+ 3B6P	3.1 Sq.m	3	2.5 m	2.4 m

Public Outdoor Space (POS) provided across character area 5

9,990 Sq.m