

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



will be rounded up to the nearest whole number for fractions of half or more and rounded down for less than half. When considering the impact of viability on the provision of affordable housing, the Council will consider whether there is potential for a larger viable development (meeting the policies elsewhere in this plan) to be developed on the site. In exceptional circumstances, contributions in the form of finance or serviced land may be acceptable for provision off-site.

- 5.134 The development of residential institutions can involve the provision of dwelling units capable of being occupied as normal independent dwellings. In such cases the developer will be expected to provide affordable dwellings in accordance with the above policy and revised Supplementary Planning Documents.

Residential standards

Policy DM29, Dwellings with higher access standards

1. **The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):**
 - a. 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including
 - b. a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)

For major new-build development of 40 residential units and above, b. should include:

 - i. at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;
 - ii. at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings; and
2. **100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).**

- 5.135 There is a lack of housing suitable for people with mobility issues and for wheelchair users across the country including in Eastleigh Borough. In order to deliver more suitable housing in the Borough, the Council is applying higher Building Regulations access standards as justified in the background paper. This will require a proportion of new development to be designed to allow adaptation of dwellings to meet changing needs of occupants over time, Part M4(2), or to be either easily adaptable or suitable on completion for disabled people including wheelchair users, Part M4(3). The proposed approach sets a target of 80% of properties to meet the Part M4(2) standards. For developments of 40 dwellings or more, part of this provision should be at the higher Part M4(3) access standard. This requirement applies to all tenures. In accordance with the Planning Practice Guidance, for affordable and social housing where the local authority is responsible for allocating or nominating a person to live in the dwelling, homes are required to meet the wheelchair accessible dwelling standard M4(3)(2)(b). Homes meeting this standard are suitable for wheelchair users on completion. Other new homes are required to meet the wheelchair adaptable standard M4(3)(2)(a). These homes can be easily adapted so they are suitable for a wheelchair user to live in in the future. Policy DM29 sets a target for 80% of dwellings on each site to meet higher access standards. Part M4(2) and M4(3) standards both require step free access. For some schemes with flats above the ground floor, the inclusion of a lift to provide suitable access may make the scheme unviable. There may also be site specific reasons why a scheme cannot achieve step free access across the whole site. Where this can be demonstrated to the satisfaction of the Borough Council, the lower access standards in Part M4(1) would apply to these units and parts of the site.