

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



- 5.131 In order to limit the urbanising effect of development in the countryside, the development of new housing is not permitted except in very limited circumstances. Permission for rural workers dwellings is granted exceptionally, on the basis of identified needs relating to an enterprise that can only take place in a rural area, and that supports or is related to management of the countryside. It is essential that these dwellings are and remain modest in scale to limit their impact on the countryside, and that so far as possible, they remain available for rural workers. The minimum size of a rural worker's dwelling is larger than that indicated for a normal 4-bed dwelling as set out in policy DM30 because the needs of rural workers can include office accommodation and storage for specialised equipment and clothing.

Affordable housing

Policy DM28, Delivering affordable housing

1. **The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:**
 - a. **35% affordable housing will be required as part of new housing developments, where the proposal comprises:**
 - i. **sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or**
 - ii. **a maximum combined gross floorspace of more than 1,000 sq.m; unless**
 - iii. **it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.**
 - b. **Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;**
 - c. **The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;**
 - d. **Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout;**
 - e. **The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;**
 - f. **Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.**
- 5.132 There is a considerable need for affordable housing in the Borough, as demonstrated in the Affordable Housing Market Assessments (ORS 2017 & 2020). This policy seeks to ensure that new residential development includes provision for affordable housing and this provision meets the identified needs in the Borough.
- 5.133 Affordable dwellings should normally be provided on the development site, and be integrated with the rest of the development. A mixture of tenures should include rented and shared ownership. The number of dwellings required

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.