

Question 14: Optional Standards

50103

Consultee

Title

First Name Melanie

Surname Atwell

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50103-30 I) and iii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50103-31 No

50039

Consultee

Title

First Name Hilary

Surname Bailey

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50039-31 (ii) would be my priority

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50007

Consultee

Title

First Name Serena

Surname Bailey

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50007-33 I am not informed enough on this issue to offer valuable feedback.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50007-34 I am not informed enough on this issue to offer valuable feedback.

50046

Consultee

Title

First Name Bryan

Surname Baker

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50046-34 Yes, interior of houses should be of good size. Yes to ii) and iii) also.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50046-35 Yes, a heavy impact. Too small homes has impact on health.

Question 14: Optional Standards

50081

Consultee		Agent	
Title	Mr	Title	
First Name	Martin	Name	
Surname	Baker	Surname	
Position		Position	
Organisation	Wildlife Trust for Bedfordshire, Cambr	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50081-15 Yes. Fenland is in the driest part of England and the highest water efficiency standards should become the default for all new developments. The problem is the national enhanced standard of 110 litres per person per day is simply not good enough and should be nearer 80 litres pppd. It is also crazy if Fenland DC are only allowed to adopt one of the 3 optional standards, when there might be justifiable reasons for all three?

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50111

Consultee		Agent	
Title		Title	
First Name	Kris	Name	
Surname	Baxter	Surname	
Position		Position	
Organisation	Studio 11 Architecture	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50111-29 No, they are policies that should be national policies brought forward through the Building Regulations not locally through the Local Plan.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50059

Consultee		Agent	
Title	Mr	Title	
First Name	Mark	Name	
Surname	Behrendt	Surname	
Position	Planning Manager	Position	
Organisation	Home Builders Federation	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50059-9 If the Council are to adopt these standards it must provide the necessary justification as set out in PPG to show that they are both needed and that they would not compromise the viability of development. In considering viability of these standards the Council must assess the cumulative impact of all its policies in the local plan. The increasing policy burdens in local plans on development need to be properly tested if the Council is to be certain that the deliverability of the local plan is not undermined and that development that is compliant with the local plan can be assumed to be viable.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50117

Consultee		Agent	
Title		Title	Mr
First Name	Sharon, Patricia Joyce and Melanie	Name	Richard
Surname	Bester, Whittlesey and Curl - C/O NYC	Surname	Mowat
Position		Position	
Organisation		Organisation	Johnson Mowat

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50117-27 Dealt with via building regulations. Internal space standards should be a guide for development but not a requirement.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50117-28 Additional requirements add costs to development and may make some developments unviable, especially on brownfield sites or conversions.

Question 14: Optional Standards

50086

Consultee

Title Mr

First Name Lee

Surname Bevens

Position

Organisation L Bevens Associates Architects Ltd

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50086-33 Yes. All new housing in the district should be designed to national described space standards (last one was March 2015) A percentage of larger scale development should meet lifetime homes standard.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50086-34 No. However minimum space standards would not affect the viability of the scheme. They would improve the overall development and make them more marketable

50122

Consultee

Title

First Name Robert

Surname Boddington

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50122-35 (i), (ii), (iii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50122-36 I have no evidence but the standards suggested must be a good thing.

Question 14: Optional Standards

50106

Consultee

Title Councillor

First Name Gavin

Surname Booth

Position

Organisation Parson Drove Parish Council

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50106-31 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50106-32 No

50029

Consultee

Title

First Name Ted

Surname Brand

Position

Organisation Brand Associates Architects

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50029-26 1) No ii) Yes iii) No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50029-27 No

Question 14: Optional Standards

50090

Consultee

Title

First Name Fiona

Surname Bryan

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50090-35 Minimum internal space standards

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50090-36 No

Question 14: Optional Standards

50060

Consultee

Title

First Name Nicole

Surname Burnett

Position Senior Planner

Organisation Gladman

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50060-14 Question 14 relates to the introduction of optional standards for:

- Internal space standards of new homes;
- Water efficiency of new homes; and
- Access standards to new homes.

With regards to all of these optional standards, the LPA will need clear and robust evidence to justify their inclusion and will need to undertake viability testing in relation to any specific requirements which the FLP seeks to impose.

The Written Ministerial Statement (WMS) dated 25th March 2015 confirms that “the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG”.

Furthermore, with particular reference to the nationally described space standard the PPG (ID: 56-020-20150327) confirms “where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies”. If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the NPPG including need, viability and impact on affordability.

With regards to water efficiency standards, again the Council will need to demonstrate through robust evidence that Fenland is an area suffering water stress which may then warrant a policy response over and above the Building Regulations.

Paragraph ID 56-0155-20150327 of the PPG outlines that it will be for local planning authorities to demonstrate a clear need for higher water efficiency standards. The PPG states:

“It will be for a local planning authority to establish a clear need based on:

- Existing sources of evidence.
- Consultations with the local water and sewerage company, the Environment Agency and catchment partnerships.
- Consideration of the impact on viability and housing supply of such a requirement.”

With regards to the provision of accessible and adaptable homes, Gladman again refer to the PPG which provides additional guidance on the use of these optional standards. The Council, would need to ensure that any such policy in the FLP is in line with the guidance and that the justification and specific details of the policy take account of the various factors that the PPG refers to:

“Based on their housing needs assessment and other available dataset it will be for the local planning authority to set out how they intend to approach demonstrating the need for Requirement M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings), of the Buildings Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:

- The likely future need for housing for older and disabled people (including wheelchair user dwellings).
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).

Question 14: Optional Standards

- The accessibility and adaptability of existing housing stock.
- How needs vary across different housing tenures.
- The overall impact on viability.” (ID 56-007-20150327)

In order to be able to include specific requirements in relation to M4(2) and M4(3) the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to these requirements within the viability study. The provision of M4(3) wheelchair user dwellings is far more onerous in terms of size requirement therefore it is crucial that the implications of any proposed policy requirement have been properly considered.

Furthermore, with regards to M4(3) Gladman refer again to the PPG which states:

“Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.

Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.” (ID 56-009020150327)

This clearly demonstrates that M4(3) should only be applied to affordable homes or homes which the LPA is responsible for allocating.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50083

Consultee

Title

First Name

Andrew

Surname

Burrell

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50083-29

all three as the current minimum space is not adequate for a normal family, water needs to be conserved and full disabled access for all new buildings is a must.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50070

Consultee

Title

First Name C

Surname Burrell

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50070-21 Local Plan should include all 3 of the above. New housing should recognise the negative impact on mental health caused by small rooms, low ceiling height and small windows restricting access to natural light. Climate change is a real issue and any new building needs to have water/energy saving measures as standard.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50070-22 No.

50022

Consultee

Title Mr

First Name Adrian

Surname Cannard

Position

Organisation Cambridgeshire & Peterborough Com

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50022-21 By ensuring the building stock is flexible, efficient and accessibility helps to respond to pressures on the environment and the impact of an ageing population. The Combined Authority has no comment at this stage on the three measures proposed, but would welcome evidence work being undertaken on them.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50027

Consultee

Title

First Name

Surname Cannon Kirk

Position

Organisation

Agent

Title

Name Andrew

Surname Hodgson

Position

Organisation Pegasus Group

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50027-34 These should be introduced if schemes can remain viable following the imposition of these standards

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50027-35 None

50066

Consultee

Title

First Name James

Surname Carney

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50066-32 i) - sometimes housing built in recent years described as, say, 'two bedrooms' in reality means one proper size bedroom and the other bedroom being merely more than a box room therefore not a fully functional second bedroom. ii) Why not? Anything to help save resources in general is a good thing and would help the householder keep their utility bills lower. iii) Probably a bit harder to justify unless you are building home(s) specifically designed for wheelchair access for instance. A good example of universal usage could be for wet rooms with plenty of space between the toilet and other bathroom features to allow any necessary adaptations.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50066-33 No

Question 14: Optional Standards

50004

Consultee

Title

First Name Matthew

Surname Carpenter

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50004-19 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50004-20 I think you need to be careful asking this question of the general public!

50110

Consultee

Title

First Name Steve

Surname Count

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50110-26 All three. Makes sense.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50110-27 No evidence but any extra cost threatens viability. However ultimate impact is not on house price but land cost.

Question 14: Optional Standards

50124

Consultee

Title

First Name Charlotte

Surname Dew

Position

Organisation Larkfleet Homes

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50124-30 Larkfleet homes recognise the importance of providing high-quality and well-designed properties. However, Larkfleet Homes believe optional standards should be considered on a site-by-site viability basis. A policy requiring Larkfleet to go above the minimum standards would entail additional work and costings. This departs from the Government's intentions to improve the efficiency of the planning system and reduce the burden on house builders, as set out in the 2015 Ministerial Statement.

Prescribing space standards for homes can impact upon the affordability of such homes. It should be noted that Homes England take a flexible approach to applying the standards in respect of affordable homes and it is suggested that any policy relating to space standards, should be worded in such a way as to allow such flexibility when determining planning applications.

Many authorities have decided not to prescribe space standards for various reasons. Housing in this country is small compared to our European neighbours, but it is also more costly than most. Affordability is an issue. Insisting on space standards could exacerbate this problem. It is suggested that any policy requiring space standards, should be worded in such a way as to allow such flexibility when determining planning applications.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50124-31 Other local plans have been cautious of implementing space standards due to viability. Some implement it on all means of affordable housing only and others implement it just on affordable rented properties, in some cases only where grant is available to off-set the costs. Others have not prescribed any optional standards and left building regulations as the main requirement.

Please see Maxey Grounds viability representations made on behalf of Larkfleet Homes.

Question 14: Optional Standards

50121

Consultee

Title

First Name

Anne

Surname

Dew

Position

Development Planning Manager - East

Organisation

Persimmon Homes

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50121-31

i) No ii) No iii) No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50121-32

Internal Space Standards

Yes. Persimmon Homes experience of providing homes to national space standards is that space standards can increase build costs by 20% and this could result in house prices for starter family homes rising by 20%. There would also be direct implications for site yield and the effective use of land. Evidence shows on average a 6% reduction in site yield as a result of adopting national space standards. This will inevitably reduce the output of sites and undermine allocations and housing trajectories.

Viability of housing developments within Fenland is already a big issue, resulting in developments not coming forward. The introduction of such standards would further impact on this.

Access Standards to new Homes Persimmon Homes experience has been that providing accessible standard homes does increase build costs, reduces site yields and the effective use of land.

Question 14: Optional Standards

50009

Consultee

Title

First Name Lesley

Surname Dorling

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50009-32 Yes to all three. We need to make big changes to ensure a future for all.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50010

Consultee

Title

First Name Eamonn

Surname Dorling

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50010-35 We need to use water better. Currently we allow surplus water to flow out to sea. If we valued it more everyone would use it better and reduce energy and other resources feeding ourselves and living.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50010-36 We need to use water better. Currently we allow surplus water to flow out to sea. If we valued it more everyone would use it better and reduce energy and other resources feeding ourselves and living.

Question 14: Optional Standards

50018

Consultee

Title Councillor

First Name James

Surname Downes

Position

Organisation Leverington Parish Council

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50018-35 i) Yes minimum room sizes, ii) and iii) Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50018-36 Large number of small cramped houses has an impact on health. Thus standard minimum of plot size.

50127

Consultee

Title

First Name Valerie

Surname Emmons

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50127-28 i) Yes – tiny houses can impact on mental and physical health and social behaviour. Houses tend to be crowded together, with little privacy.
ii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50100

Consultee

Title

First Name Susanah

Surname Farmer

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50100-34 Yes, as any such standards should benefit the community as a whole.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50100-35 No, but if I was a prospective resident and could see better standards that would be a good thing.

50114

Consultee

Title

First Name

Surname Foster Property Developments Ltd

Position

Organisation

Agent

Title

Name Matt

Surname Hare

Position

Organisation Carter Jonas LLP

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50114-19 Development plan requirements for accessibility can have profound viability impacts if not managed sensitively. The recently adopted City of Cambridge Development Plan requires all new housing to have step free-access which in practice necessitates the provision of lifts for even small flatted residential schemes of 2 stories or more. This requirement has given rise to viability issues for small residential schemes.

Question 14: Optional Standards

50101

Consultee

Title

First Name Roger

Surname George

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50101-35 3 - yes, Fenland appears to have a high proportion of aged and people with illnesses or disabilities that limit movement. All rooms should be accessible to stretchers on trolleys!

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50101-36 The number of developments that do not provide sufficient parking, garden, space, accessible rooms all across the region is too high.

50061

Consultee

Title

First Name Dave

Surname Gibbs

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50061-22 They all make sense, but are they simply adding to the cost of developing in Fenland?

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50032

Consultee		Agent	
Title	Mr	Title	
First Name	Iain	Name	
Surname	Green	Surname	
Position	Senior Public Health Officer	Position	
Organisation	Cambridgeshire County Council (Publi	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50032-35 Quantitative analysis noted the importance of adequate space in providing personal privacy, reducing depression, anxiety and stress, giving children room to play and a good night's sleep. The cramming of different activities (studying, socialising, and relaxing) into limited space may adversely affect family life, creating a difficult dynamic which may play a part in the breakdown of relationships. Poor housing encompassing a lack of private study space for children is associated with underachievement. There is strong evidence that children with better quality homes gain a greater number of GCSEs, "A" levels and degrees and therefore have greater earning power. Studies have linked this with an increase in antisocial behaviour. Children especially, teenagers deprived of adequate space at home may be disruptive and aggressive. In addition, low space standards contribute to poor health and low educational attainment that can express itself in incidences of antisocial behaviour.

The case for space concludes that adequate space enables: 1. Socialisation both with other family members and with guests (and having the privacy to do so). 2. Having more storage space. 3. Having more space for solitary activities and good circulation spaces which can also act as storage. 4. Spaces for outdoor items such as prams, umbrellas and shoes. 5. Relaxation, engaging in private study within bedrooms. 6. Reorganisation of rooms internally, if need be, by making openings or converting pitched roofs. 7. Working from home (eg to improve life-work balance). 7. Having more space in the kitchen so that children can play under the supervision of their parents; more space for waste and recycling bins. 8. Improves day light and ventilation. Large floor spaces allows long term utility of a house, creating the so called life time home, such adaptability delivers long-term accessibility as well as long-term sustainability as adequate space in dwellings will allow residents to adapt space to their changing needs over the life course: homes will become future proof. It is important to create minimal space standards, similar to the London housing minimal space standards, which is based upon the Park Morris standard. Housing that is of a reasonable size and is affordable to heat is associated with positive health outcomes. Improved warmth and energy efficiency measures, which are often part of wider rehousing and retrofitting programmes, can lead to improvements in health. Reports indicate that increased usable indoor space as a result of improvements in thermal comfort and affordable warmth can have many benefits for householders, which may lead to improved physical and mental health. Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships, therefore Public Health would support such a policy on minimum space standards.

We believe it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population.

Question 14: Optional Standards

50032-36	<p>14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?</p> <p>Public Health have not researched the evidence on whether the introduction of such standards would affect the viability of housing schemes.</p>
----------	--

50078

Consultee		Agent	
Title		Title	
First Name	M J	Name	
Surname	Hawkins	Surname	
Position		Position	
Organisation		Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50078-7 A lot of very small houses seem to be created in the modern era. Houses with larger rooms would be desirable but it comes down to what the market will support.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50077

Consultee		Agent	
Title		Title	
First Name	M J	Name	
Surname	Hawkins	Surname	
Position		Position	
Organisation		Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50077-6 The size of many new houses is an issue. Other aspects should follow national standards,

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50012

Consultee

Title Mrs
First Name M Sadie
Surname Heritage
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50012-31 I think grey water could be used to flush the toilets

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50128

Consultee

Title
First Name Stephen
Surname Hodson
Position
Organisation Hodsons

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50128-30 i), ii), iii) - all

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50128-31 Yes, as estate agent for 40 years modern spec houses have progressively become smaller with little storage space.

Question 14: Optional Standards

50112

Consultee

Title Cllr
First Name Samantha
Surname Hoy
Position
Organisation FDC/WTC

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50112-32 no

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50003

Consultee

Title Ms
First Name Ruth
Surname Hufton
Position
Organisation Doddington Parish Council

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50003-33 Options I and ii only.

It will stop developers putting too many houses onto sites, give space and allow areas of relaxation to be incorporated.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50003-34 Reducing water usage helps reduce demand on the sewage network

Question 14: Optional Standards

50056

Consultee		Agent	
Title	Ms	Title	
First Name	Shanna	Name	
Surname	Jackson	Surname	
Position	Chartered Town Planner	Position	
Organisation	Swann Edwards Architecture Limited	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50056-31 Would question how enforceable standards higher than the Building Regulations since the project would be signed off as complete by Building Control who would not be required to enforce the enhanced standards.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50056-32 No

50069

Consultee		Agent	
Title	Mr	Title	
First Name	Simon	Name	
Surname	King	Surname	
Position		Position	
Organisation		Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50069-29 Yes to all of the above

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50069-30 No

Question 14: Optional Standards

50079

Consultee

Title Mr
First Name Peter
Surname Lankfer
Position
Organisation

Agent

Title Mr
Name Tom
Surname Nellist
Position
Organisation Trundley Design

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50079-34 Yes I and ii

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50079-35 No

50095

Consultee

Title
First Name Barrie
Surname Luck
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50095-33 2 because we need to reduce the amount of all resources that we use, inc water. & 3 because we are ageing, as a population, which creates a need for better access and it's easier to design it in, rather than retrofit.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50095-34 no

Question 14: Optional Standards

50089

Consultee

Title

First Name Karen

Surname Luck

Position

Organisation Romain

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50089-31 All. The population is ageing: future proofing for adaptability gives best value for money spent.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50074

Consultee

Title

First Name Geoffrey Mathias

Surname Mathias

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50074-29 ALL OF THE ABOVE BECAUSE IT WILL LEAD TO BETTER HOUSES BEING BUILT

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50074-30 NO

Question 14: Optional Standards

50073

Consultee

Title Mr
First Name John
Surname Maxey
Position
Organisation Maxey Grounds

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50073-35 Yes to all - part of the correct national way of improving sustainability and increasing suitability of homes for an aging population, but limit to most effective measures

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50073-36 Most are relatively low cost measures

50129

Consultee

Title Mrs
First Name J
Surname Melton
Position
Organisation Chatteris Town Council

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50129-32 i) Yes, ii) No, iii) Encourage but not require.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50126

Consultee

Title

First Name Alan

Surname Melton

Position

Organisation Manea Parish Council

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50126-35 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50126-36 No: if designed properly.

Question 14: Optional Standards

50028

Consultee

Title Mr
First Name Graham
Surname Moore
Position Planning Officer
Organisation Middle Level Commissioners

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50028-5 14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

ii) Water efficiency of new homes

Given that your Council's area is within one of the driest areas in the country and is "stressed" during periods of drought it is considered essential that water efficiency incorporating a range of water saving devices is included in the design of not just new homes but any development that utilises potable water.

In terms of fixtures and fittings, issues such as total water neutrality are not going to be achieved until all 'old' fixtures and fittings are totally replaced by 'sustainable' fittings.

Comment - It is also considered that a change of thinking is required to ensure that potable water is provided "at source" rather than being abstracted and pumped several miles to where it is used. It is understood that this is currently being reviewed by AWSL and will presumably be discussed during the preparation of the emerging Water Cycle Strategy (WCS).

See also the additional relevant items discussed elsewhere in this response

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50015

Consultee

Title Mr
First Name Geoff
Surname Newham
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50015-34 All seem eminently sensible.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50015-35 No

Question 14: Optional Standards

50037

Consultee		Agent	
Title		Title	
First Name	Stewart	Name	
Surname	Patience	Surname	
Position	Spatial Planning Manager	Position	
Organisation	Anglian Water Services Ltd	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes**
- ii) Water efficiency of new homes**
- iii) Access standards to new homes**

50037-8 Anglian Water is supportive of the inclusion of the optional higher water efficiency standard in the Fenland Local Plan Review. The need for which is demonstrated in a joint advice note produced by Anglian Water and the Environment Agency (copy attached). However the existing housing standards are in the process of being reviewed as part of a Defra consultation relating to personal water consumption.

Further details of this consultation (which closed on 11 October) is available to view at the following address:

<https://consult.defra.gov.uk/water/measures-to-reduce-personal-water-use/>

As such we would ask that consideration be given to reflecting the outcome of this review as part of the Local Plan Review.

More generally it would be helpful if the Local Plan Review could encourage the use of water re-use measures particularly as part of residential developments including but not limited to water recycling, rainwater harvesting and stormwater harvesting. Anglian Water actively promotes the inclusion of such measures as part of our Green Water programme and currently provides financial incentives for developments which meet a standard of 100 litres/per person/per day at the time of connection.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50037-9 We consider that the inclusion of the optional higher water efficiency standard would not make the Local Plan or individual development proposals unviable.

Question 14: Optional Standards

50040

Consultee

Title Mrs
First Name J
Surname Richardson
Position
Organisation Benwick Parish Council

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50040-34 Yes to all 3 optional standards. All homes should be designed to minimise waste, recycle more and all all citizens to use and contribute to their community.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50040-35 No

50082

Consultee

Title
First Name Bryan
Surname Rose
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50082-35 A one fit approach nationally is ridiculous, every area is different, with individual requirements. any plan must be able to set standards to meet the local needs.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50082-36 There is none, developments must be to the highest standards not to cost, especially if that cost is the dictated by develops.

Question 14: Optional Standards

50094

Consultee

Title

First Name Gerald

Surname Seabrook

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50094-21 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50043

Consultee

Title

First Name Tim

Surname Slater

Position

Organisation Peter Humphrey Associates

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50043-18 No -the national standards are adequate.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 14: Optional Standards

50026

Consultee

Title Mr
First Name Jonathan
Surname Stone
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50026-35 i) and ii) The CCG has no views on this. iii)The CCG believes it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50026-36 The CCG does not have any evidence of this

50085

Consultee

Title Mr
First Name Robert
Surname Taylor
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50085-34 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50085-35 No

Question 14: Optional Standards

50088

Consultee

Title

First Name Richard

Surname Tester

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes

ii) Water efficiency of new homes

iii) Access standards to new homes

50088-35 Yes...all 3. A minimum interior space is essential and anything to assist people with getting in and out of their houses must be an advantage to everyone. Water is likely to be a scarce commodity in the future so, providing it doesn't reduce the standards of cleanliness, it must be of advantage both economically and environmentally.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50088-36 No; only a feeling that developers are making smaller and smaller homes that aren't suitable for the families they are built for.

Question 14: Optional Standards

50034

Consultee		Agent	
Title		Title	
First Name	Katie	Name	
Surname	Thornley	Surname	
Position	Senior Finance Manager	Position	
Organisation	Cambridgeshire and Peterborough Sus	Organisation	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50034-33 Poor housing encompassing a lack of private study space for children is associated with underachievement. There is strong evidence that children with better quality homes gain a greater number of GCSEs, "A" levels and degrees and therefore have greater earning power. Studies have linked this with an increase in antisocial behaviour. Children especially, teenagers deprived of adequate space at home may be disruptive and aggressive. In addition, low space standards contribute to poor health and low educational attainment that can express itself in incidences of antisocial behaviour.

The case for space concludes that adequate space enables: Socialisation both with other family members and with guests (and having the privacy to do so). Having more storage space. Having more space for solitary activities and good circulation spaces which can also act as storage. Spaces for outdoor items such as prams, umbrellas and shoes. Relaxation, engaging in private study within bedrooms. Reorganisation of rooms internally, if need be, by making openings or converting pitched roofs. Working from home (eg to improve life-work balance). Having more space in the kitchen so that children can play under the supervision of their parents; more space for waste and recycling bins. Improves day light and ventilation. Large floor spaces allows long term utility of a house, creating the so called life time home, such adaptability delivers long-term accessibility as well as long-term sustainability as adequate space in dwellings will allow residents to adapt space to their changing needs over the life course: homes will become future proof.

It is important to create minimal space standards, similar to the London housing minimal space standards, which is based upon the Park Morris standard. Housing that is of a reasonable size and is affordable to heat is associated with positive health outcomes. Improved warmth and energy efficiency measures, which are often part of wider rehousing and retrofitting programmes, can lead to improvements in health. Reports indicate that increased usable indoor space as a result of improvements in thermal comfort and affordable warmth can have many benefits for householders, which may lead to improved physical and mental health. Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships, therefore Public Health would support such a policy on minimum space standards.

We believe it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population.

https://www.alzheimers.org.uk/sites/default/files/201805/0318_Alzheimer%27s%20Society_Housing%20Charter_Updated_March2018.pdf

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50034-34 We do not know of any evidence.

Question 14: Optional Standards

50084

Consultee

Title

First Name

Surname Triman Developments (UK) Limited an

Position

Organisation

Agent

Title

Name

Surname

Position

Organisation

Mr

Simon

Machen

Barmach Ltd

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50084-33 i) no ii) yes iii) no

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50084-34 All include additional cost.

50030

Consultee

Title

First Name Kate

Surname Waller

Position

Organisation Elm Parish Council

Agent

Title

Name

Surname

Position

Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50030-34 The Council supports the inclusion of these standards in the Local Plan to improve living conditions for families, protect the environment and give people with access requirements the opportunity to return to or remain in their local area close to their support network of family and friends.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50030-35 The Council does not believe the introduction of the above standards would significantly affect the viability of housing schemes.

Question 14: Optional Standards

50024

Consultee

Title Mr
First Name Lawrence
Surname Weetman
Position Chairman
Organisation Chatteris Past, Present & Future

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50024-34 Our organisation's remit says that we "Encourage high standards in the management and development of the built and natural environment in the Chatteris area" and we would always champion high-quality developments, but we think it is suitable to decide these matters on a case-by-case basis.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50001

Consultee

Title
First Name Alan
Surname Wheeldon
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50001-34 Yes, garages are too small. People cannot get their cars in them. They should be made wider. Just one or two bricks wider would make difference.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50001-35 No the extra space and materials required for this small adjustment would have minimal impact.

Question 14: Optional Standards

50107

Consultee

Title Mr
First Name Ray
Surname Whitwell
Position
Organisation

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50107-33 No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50107-34 No

50047

Consultee

Title
First Name Geoff
Surname Wilkinson
Position
Organisation Wisbech St Mary Parish Council

Agent

Title
Name
Surname
Position
Organisation

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

- i) Internal Space standards of new homes
- ii) Water efficiency of new homes
- iii) Access standards to new homes

50047-25 Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50047-26 No