

**HBF Response to the Inspector's Matters, Issues and Questions for the
Leeds Core Strategy Selective Review Examination**

Matter 3 - Amended Policy SP6 (housing requirement)

Issue - whether the methodology for calculating the Objectively Assessed Need and the resultant housing requirement set out in Policy SP6 is sound?

Note - Four policy alternatives have been scored within the SA:

- i) Low housing requirement at 42,384 (referred to as "the CLG consultation figure")*
- ii) Mid-range housing requirement 51,952*
- iii) Mid-range housing requirement 55,648*
- iv) High housing requirement at 60,528 ("SHMA 2017 High Growth Scenario")*

Questions:

CSSR Housing Requirement

(Note: the Council consider the housing requirement figure should be expressed as "at least" 3,247 dwellings)

1. Is the housing requirement justified and supported by clear and robust reasoning?

a. Is LCCs decision not to include any headship rate adjustment in the housing requirement justified?

2.1 The HBF does not consider that LCC decision not to include any headship rate adjustment in the housing requirement is justified.

2.2 The MHCLG Technical Consultation on updates to the PPG highlights the issues with household projections, stating that household projections are constrained by housing supply. If new, additional homes are not supplied, then households cannot form as there would be nowhere for them to live. This means that household growth cannot exceed the number of additional homes which are supplied.

2.3 As set out in our previous responses, the HBF have concerns about the level of housing delivery within Leeds. Taking on board the quote from ONS within the Technical Consultation it evident that 'if fewer homes are built then fewer households are able to form'. The HBF consider that Leeds should make an adjustment to the headship rate to ensure that sufficient homes are delivered to allow for all people, but particularly young adults, are able to form their own households. The application of an adjustment is supported and is considered consistent with the former PPG (ID 2a-015), and in line with current Government strategy, which continues to seek to increase homeownership, particularly for the younger adult age group, with schemes such as Help to Buy and changes to stamp duty to support them. It would also in line with the Local Plan Expert Group (LPEG) recommendations to Government which identified that an increase to headship rates should be applied to an age cohort of 25 to 44.

b. Does a windfall allowance of 500 dwelling per annum remain justified?

2.4 Paragraph 4.6.5 of the Submission Draft Plan states that '*there is no evidence to change the allowance of 500 dwellings per annum set out in the original Core Strategy*'. However, whilst the document states that there has been continuous monitoring of windfalls since the 1980s, this evidence is not provided within the plan.

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

- 2.5 Whilst the HBF does not necessarily disagree that there has been historic development from windfall sites. The HBF considers that historic trends may not always be an accurate reflection of windfall delivery in the future, as it would be expected that the delivery of homes from this source would reduce over future years as sites allocated in the SAP are brought forward.

**HBF Response to the Inspector's Matters, Issues and Questions for the
Leeds Core Strategy Selective Review Examination**

Matter 5 - Amended Policy H5 (affordable housing)

Issue – whether the changes to Policy H5 are sound?

Questions:

1. Is Policy H5 justified by the evidence?

a. Is an increase in the amount of affordable housing required for housing developments in the City Centre (Zone 4) and Inner Area (Zone 3) justified?

1.1 The HBF do not consider that Policy H5 is justified by the evidence. We do not consider that an increase in the amount of affordable housing required for housing developments in the City Centre (Zone 4) and the Inner Area (Zone 3) is justified. Paragraphs 13.3 to 13.8 of the Economic Viability Study Update 2018 highlight the issues with the cumulative impacts of the policies proposed, with paragraphs 13.4 onwards particularly considering brownfield sites, which are considered to be mostly likely found within the City Centre and Inner Area.

1.2 In relation to Policy H5 the Viability Study considers four options, with Option 1 applying a 5% requirement in Zones 3 and 4, Option 2 applying a 10% requirement in Zones 3 and 4. The HBF are concerned to note that the Study states that *'the cumulative impact of Option 2 in association with the other policy suggestions is excessive. The results indicate that compromises in other policy requirements will need to be made if H5 – Option 2 is to be progressed'*. These concerns are also reinforced by Table 39 and 43 which also highlight the viability issues of the cumulative impact of the policies proposed, particularly in relation to Option 2. However, it is not clear from the evidence what the exact impacts of the CSSR policy would be, as this proposes a 7% requirement, which does not appear to have been tested in the Viability Study.

b. Is the proportion of affordable housing required in Policy H5 in all HMCAs realistic and achievable having regard to the Economic Viability Assessment?

1.3 For Zone 1 and Zone 2 the affordable housing requirement contained within the original Core Strategy (Option 1) have been retained (35% and 15% respectively).

1.4 However, it is evident from the Economic Viability Study Update 2018 that Zone 2 has viability issues, with paragraph 13.3 stating 'there are still problems in Zone 2a'. These viability issues are then further compounded by the policies proposed in the CSSR. If there are known issues with viability in Zone 2 it is queried why this has not been addressed by the Council within their consideration of the policies to be applied. The HBF would suggest that consideration should have been given to the reduction of the affordable housing requirements in these areas.

1.5 The HBF continue to consider that the Council should be mindful that it is unrealistic to negotiate every site on a one by one basis because the base-line

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

aspiration of a policy or combination of policies is set too high as this will jeopardise future housing delivery.

2. Is a requirement for affordable housing provision as part of 'Build to Rent' schemes consistent with national policy?

- 2.1 The National Planning Policy Framework states that affordable housing on build to rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for build to rent. The NPPF 2018 does however exempt build to rent properties from the 10% affordable home ownership requirement.
- 2.2 PPG (ID: 60-002) suggests that *'20% is generally a suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any build to rent scheme. If local authorities wish to set a different proportion they should justify this using the evidence emerging from their local housing need assessment, and set the policy out in their local plan. Similarly, the guidance on viability permits developers, in exception, the opportunity to make a case seeking to differ from this benchmark'*.

Matter 6 - New Policy H9 (Housing Standards for Minimum Space Standards)

Issue – whether the inclusion of minimum space standards is a sound approach?

The Council measured the size of a selection of dwellings that had been permitted between 2012–2016 to compare against the Nationally Described Space Standards (NDSS). The SA stipulates that the initial findings demonstrate that for Leeds as a whole 56% of dwellings meet the NDSS and 44% fall below. A geographical variation is identified.

Questions:

1. Is the inclusion of minimum space standards consistent with national policy?

- 1.1 Paragraph 50 of the NPPF (2012) states that local planning authorities should identify the size of housing that is required in particular locations, reflecting local demand. Therefore, there is potential for the inclusion of minimum standards to be appropriate, where the Council can show that it is required in particular locations and reflects local demand.
- 1.2 The PPG (ID 56-018) states that where a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard (NDSS). Therefore, the HBF do not necessarily consider that it is necessary for the Policy to set out a standard, instead it may have been more appropriate to have just made reference to the NDSS.
- 1.3 The PPG (ID 56-020) goes on to state that where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Again, this suggests that the inclusion of minimum space standards may be consistent with national policy where it can be justified. The HBF are concerned that at present the Council cannot provide this justification.

2. Are the minimum space standards justified?

- 2.1 PPG (ID 56-020) identifies the type of evidence required to introduce such a policy. It states that *'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:*
 - **Need** – *evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.*
 - **Viability** – *the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.*
 - **Timing** – *there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'.*

**HBF Response to the Inspector's Matters, Issues and Questions for the
Leeds Core Strategy Selective Review Examination**

- 2.2 The Council will need robust justifiable evidence to introduce any of the optional housing standards, based on the criteria set out above. The HBF do not consider that from the evidence provided that the minimum space standards are justified.
- 2.3 The HBF note that this policy does not appear to include a transition period as set out in the PPG. If this policy is to be retained in the CSSR the HBF would support the inclusion of an appropriate transition period, giving consideration to the lead in times for residential from land negotiations to development.

a. Do they address a clearly evidenced need?

- 2.4 Need is generally defined as '*requiring something because it is essential or very important rather than just desirable*'. The HBF do not consider that Leeds Council have demonstrated that there is an actual 'need' for the introduction of the NDSS, rather than just a desire.
- 2.5 Responses to concerns raised by homebuilders seem to suggest that the justification for the policy is a desire to improve the quality of housing for the residents of Leeds who deserve high quality homes. However, there is no evidence or justification that confirms that introducing the NDSS will improve the quality of housing or that these will improve the living environment for the residents of Leeds. The HBF consider that additional space does not necessarily equal improvements in quality. The HBF also have concerns that the introduction of the NDSS could lead to people purchasing homes with a smaller number of bedrooms, but larger in size due to the NDSS, which could therefore have the potential to increase issues with overcrowding and potentially lead to a reduction in quality of the living environment.
- 2.6 It is noted that the Dwellings Size Measurement Exercise Background Paper (Feb 2018) considered 683 dwellings (representing 2,417 dwellings) over a four-year period (01/01/2012 to 31/03/16), this is less than 20% of the dwellings built over this period. The sample used identified that 38% of dwellings completed were smaller than the National Described Space Standards (NDSS), it suggests that this provides strong evidence that the policy is necessary. It is not clear how this was concluded. There is no evidence that the properties have not sold, or that those living within these properties consider that they do not meet their needs. It is also noted that the NDSS was only introduced in March 2015, and presumably the vast majority of these dwellings will have received planning permission prior to the standard being a consideration for most homebuilders.
- 2.7 The HBF consider that just collating evidence of the size of dwellings completed does not in itself identify need as set in the PPG or local demand as set out in the NPPF. It would be expected that the evidence would include market indicators such as quality of life impacts or reduced sales in areas where the standards are not currently being met. There is no evidence provided that the size of the homes being completed are considered inappropriate by those purchasing them or that these homes are struggling to be sold in comparison to homes that do meet the standards.
- 2.8 The HBF in partnership with NHBC undertake a Customer Satisfaction Survey annually to determine the star rating to be given to individual home builders. This is an independently verified survey and regularly demonstrates that new home buyers would

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

buy a new build home again and would recommend their homes builder to a friend. The results of the 2016/17, the most up to date information available, asked how satisfied or dissatisfied the buyer was with the internal design of their new home, 92% of those who responded were either fairly satisfied (28%) or very satisfied (64%). This does not appear to suggest there are significant number of new home buyers looking for different layouts or home sizes to that currently being provided.

- 2.9 In terms of choice some developers will provide entry level two, three and four bedroom properties which may not meet the optional nationally described space standards but are required to ensure that those on lower incomes can afford a property which has their required number of bedrooms. The industry knows its customers and what they want, our members would not sell homes below the enhanced standard size if they did not appeal to the market. It needs to be recognised that customers have different budgets and aspirations, and generally that is based on the number of bedrooms provided not the floorspace of the building. The HBF is concerned that the requirements of this policy may reduced choice and affordability and could in turn impact on delivery of homes.

b. Has the impact of Policy H9 on viability been considered?

- 2.10 The Economic Viability Study Update 2018 considers the viability of the policies within the CSSR including Policy H9.
- 2.11 It continues to be evident that there are issues within viability within zone 2, which are further compounded by the requirements of Policy H9. It also evident that due to the additional costs for apartment schemes that land values within Zone 4 are impacted by the proposed policy. This highlights the importance of the transition period as well as consideration of viability.
- 2.12 Whilst the Viability Study identifies minimal costs associated with the introduction of the NDSS the cumulative impacts of the policies are still an area of concern for the HBF.

3. Will Policy H9 be effective?

- 3.1 The HBF do not consider Policy H9 to be effective. The HBF consider that standards can, in some instances, have a negative impact upon viability, increase affordability issues and reduce customer choice. This could lead to a reduction in housing delivery, and potentially reduce the quality of life for the residents of Leeds.
- 3.2 In terms of choice some developers will provide entry level two, three and four-bedroom properties which may not meet the optional nationally described space standards but are required to ensure that those on lower incomes can afford a property which has their required number of bedrooms. The industry knows its customers and what they want, our members would not sell homes below the enhanced standard size if they did not appeal to the market.
- 3.3 The HBF does not consider that this policy is required, it is considered that local needs can be met without the introduction of the nationally described space standards.

**HBF Response to the Inspector's Matters, Issues and Questions for the
Leeds Core Strategy Selective Review Examination**

3.4 HBF propose that the policy is modified as follows:

- The policy should be deleted.
- If, the Council do not delete this policy, the HBF advise that: an appropriate evidence is provided to demonstrate need; information is provided to ensure there will not be any impacts on affordability; and that an appropriate transitional period is provided to allow for the standards to be factored into any future land acquisitions.

Matter 7 - New Policy H10 (accessibility standards for new housing)

Issue – whether the inclusion of accessibility standards is a sound approach?

Questions:

1. Is the inclusion of accessibility standards for new housing consistent with national policy?

- 1.1 Paragraph 50 of the NPPF (2012) states that to *'create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community (such as . . . older people, people with disabilities . . .)'*. Therefore, the HBF considers that there is potential for the inclusion of accessibility standards for new housing to be considered consistent, where there is demographic evidence and where it is demonstrated that it is needed by older people or people with disabilities.
- 1.2 The PPG (ID 56-07) then goes on identify the type of evidence that is likely to be required to introduce a policy for accessible and adaptable homes, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability.
- 1.3 The HBF do not consider that Leeds Council have provided sufficient evidence or justification to ensure that the introduction of the accessibility standards is consistent with national policy.
- 1.4 The HBF also have concerns that the introduction of the accessibility standards could have an impact on the deliverability of new homes and could be contrary to the Government's objective of significantly boosting the supply of homes, as set out in the NPPF (2012 & 2018).

2. Are the accessibility standards justified by an identified need for such properties?

- 2.1 Policy H10 states that new build residential developments should include 30% of dwellings to M4(2) standards and 2% pf dwellings to M4(3) standards. Government recognised that it was not appropriate to apply Category 2 or 3 standards to all new homes as not all people who buy or move in to new homes need or wish to have such provision. Category 2 and 3 standards were therefore made 'optional' with the position being that the case for requiring such standards in future new homes should be made through the adoption of local plan policies that have properly assessed the level of requirement for these standards in the local area, also taking into account other relevant factors including the impact on project viability.
- 2.2 PPG (ID 56-07) identifies the type of evidence required to introduce a policy for accessible and adaptable homes, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. It is incumbent on the Council to provide a local assessment evidencing the specific case for Leeds which justifies the inclusion of optional higher standards for accessible and adaptable homes. Evidence of an ageing population or those with a disability as set out in the Accessible Housing Need Assessment 2018 document does not in itself justify

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

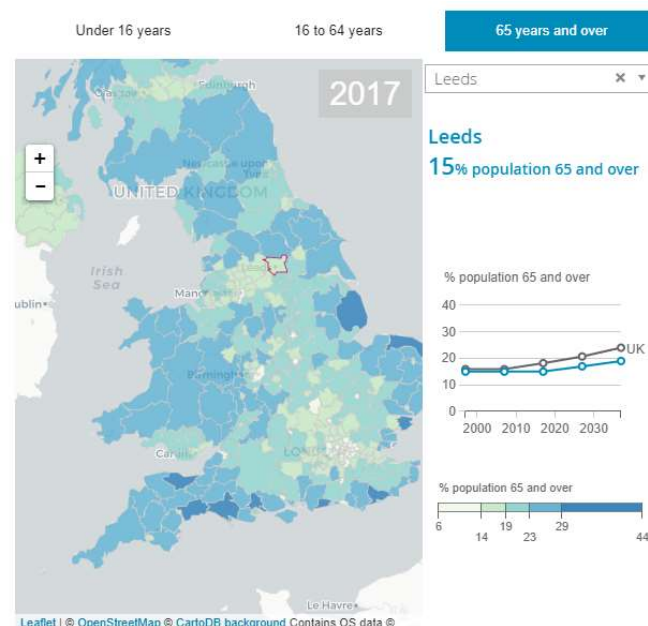
the requirements of this policy, without appropriate evidence the HBF would not support the introduction of this policy.

- 2.3 It must be remembered that all new homes will be built to part M4(1). According to Part M of the Building Regulations meeting M4(1) will ensure reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. As such these standards are likely to be suitable for the majority of people.
- 2.4 The Accessible Housing Need Assessment Background Paper (February 2018) provides the Council's evidence base for this policy alongside the SHMA (2017). It provides data on the likely levels of disability within Leeds and the number of households containing a person aged 65 or over.

Likely Future Need

- 2.5 The Background Paper identifies that there is a proportion of households:
- containing members with a disability (15.8%)
 - containing a person over 65 years (23.2%)
 - which need wheelchair adaptations (3.3%) (not mutually exclusive).
- 2.6 It is noted that the proportion of households containing a member with a disability, taken from the SHMA, is lower than the nationally derived figure for a household with a person with a long term illness or disability (29.8%). ONS¹ suggest that around 18.2% of the UK population were aged 65 years or over at mid-2017, compared with 15% in Leeds, with the UK population also ageing faster than can be seen in Leeds. It is also noted that the households requiring wheelchair adaptations is the same as the nationally derived figure in relation to wheelchair users (3.3%).

Figure 1: Percentage of the UK population aged 65 years and over by local authority



¹ ONS Overview of the UK Population: November 2018

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/overviewoftheukpopulation/november2018>

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

- 2.7 If the Government had considered that the national demography in relation to disability, ageing and wheelchair use was sufficient to require the adoption of the accessible & adaptable homes standards then the logical solution would have been to incorporate the M4(2) as mandatory via the Building Regulations which the Government has not done. The optional higher M4(2) standard should only be introduced on a "need to have" rather than a "nice to have" basis.

Size, location, type and quality of dwellings needed and how the needs vary across different tenures

- 2.8 Using information from the English Housing Survey the Background Paper has identified likely levels of disability by tenure, however, it does appear to provide any evidence in relation to the size, location, type and quality of dwellings needed based on future demand. The HBF do not consider that this limited amount of information based on a national survey provides sufficient justification for the policy requirements. The HBF may have expected to see information in relation to the proportion of people that may need an accessible home from the social rented tenure for example, or in relation to the how the need is consistent across the Borough rather than in particular locations, whether there were any sizes or types of homes that were of particular need for example will it be single people, older couples or will it be family homes with facilities for older or disabled members.

The accessibility and adaptability of the existing stock

- 2.9 Paragraph 7.23 of the Background Paper does not provide any evidence in relation to the accessibility and adaptability of the existing stock. It does, however, make the assumption that as Leeds has not had a planning policy requirement for accessible housing before that there are likely to be very limited numbers of dwellings built to an accessible housing standard. The HBF does not consider that it provides sufficient justification.

Overall viability

- 2.10 As with other policies the Economic Viability Study Update 2018 concludes that the review of the Core Strategy including the adaptable and accessible housing policy is viable. However, tables showing the impact of the policy options for adaptable and accessible housing identify significant issues with sites in Zone 2 for both brownfield and greenfield sites, with the requirements of Policy H10 compounding this issue. Whilst the cumulative impacts of the policies are still an area of concern for the HBF.
- 2.11 The HBF consider that providing for genuine accessibility requirements needs to be balanced against other requirements from building standards, the wider aspirations of consumers for their homes (including affordability) and the other contributions which are sought from new housing towards community benefit.

3. Has the impact of Policy H10 on viability been considered?

- 3.1 The impact of Policy H10 has been considered within the Viability Study. As with other policies the Economic Viability Study Update 2018 concludes that the review of the Core Strategy including the adaptable and accessible housing policy is viable. However, tables showing the impact of the policy options for adaptable and accessible housing identify significant issues with sites in Zone 2 for both brownfield and greenfield

HBF Response to the Inspector's Matters, Issues and Questions for the Leeds Core Strategy Selective Review Examination

sites. And the tables within the cumulative impact section continue to highlight issues with the cumulative impact of CSSR.

4. Will Policy H10 be effective?

- 4.1 The HBF do not consider that Policy H10 will be effective.
- 4.2 The policy suggests that the mix of sizes, types and tenures of M4(2) and M4(3) dwellings should reflect the mix of sizes, types and tenures of the development as a whole. Given that the M4(2) and M4(3) dwellings are intended to address need it is not evident why this mix is considered appropriate and whether there will be any need or demand for this range of dwelling types.
- 4.3 The HBF also do not consider that the policy addresses all the requirements set out in the PPG, and as such could not be considered to be effective. The PPG is clear that policies should also take into account site specific factors such as vulnerability to flooding, site topography and other site-specific circumstances which may make certain sites less suitable for M4(2) or M4(3) development. This is not evident within the policy as presently drafted. PPG also states that 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: 56-009). Therefore, there will need to be a clear policy for how the Council will work with developers and housing associations to deliver these homes.
- 4.4 The HBF does not consider that this policy is required, it is considered that local needs can be met without the introduction of the optional housing standards. However, if the Council wish to pursue this policy the HBF recommends the Council ensure that an appropriate evidence base is available to support this policy in line with that set out in the PPG, that each of the requirements for consideration as set out in the PPG are contained within the policy and that appropriate viability and feasibility clauses are provided.
- 4.5 HBF propose that the policy is modified as follows:
 - The HBF recommend that this policy is deleted in its entirety.
 - If the policy is to be retained, the HBF strongly recommend that the Council ensure they have the appropriate evidence to support this policy; that the elements that are not justified are deleted from the policy and that the policy is amended appropriately. Whilst not required by PPG the HBF would also recommend that a transitional period is also applied to this policy.

Matter 8 - Amended Policies EN1 and EN2 (new national policy regarding Code for Sustainable Homes) and a consequential change to EN4

Issue – whether the amendments to Policies EN1 and EN2 are sound?

Questions:

1. Are the amendments to Policy EN1 and EN2, together with a consequential change to EN4, consistent with national policy?

- 1.1 It is noted that PPG (ID: 56-001) states that the government has created a new approach for the setting of technical standards for new housing. This rationalises the many differing existing standards into a simpler, streamlined system which will reduce burdens and help bring forward much needed new homes.

EN1: Climate Change – Carbon Dioxide Reduction

- 1.2 Policy EN1 looks for all developments of 10 dwellings or more, to provide a minimum of 10% of the predicted energy needs of the development from low carbon or renewable energy. The HBF is generally supportive of the use of low carbon and renewable energy, however, it is queried whether this policy is in line with the Governments intentions as set out in Fixing the Foundations, the Housing Standards Review and the PPG, which specifically identified energy requirements for new housing development to be a matter solely for Building Regulations with no optional standards.
- 1.3 The Government has sought to set standards for energy efficiency through the national Building Regulations and to maintain this for the time being at the level of Part L 2013. The WMS published on 25 March 2015 sought to clarify the regulatory regime. At that time the Government decided to improve energy efficiency for residential buildings through Part L of the Building Regulations. The starting point for the reduction of energy consumption should be an energy hierarchy of energy reduction, energy efficiency, renewable energy and then finally low carbon energy. The HBF consider that Policy EN1 should allow developers flexibility to select the most appropriate way to achieve the general aims of this policy. For example, it is possible that the general aims of the policy can be achieved by a fabric first approach using the integration of passive design, fabric specification and thermal efficiency measures to reduce energy usage without resorting to renewable energy generation.
- 1.4 Paragraph 95 of NPPF (2012) stated that to support the move to a low carbon future, local planning authorities should when setting any local requirements for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopted nationally described standards. However, Fixing the Foundations (2015) stated the Government did not intend to proceed with the 2016 increase in on-site energy efficiency standards or the zero-carbon Allowable Solutions carbon off-setting scheme. Paragraph 97 of the NPPF (2012) looks for local authorities to have a positive strategy to promote energy from renewable and low carbon sources. It does not require all new development to provide a proportion of their energy from renewable or low carbon energy.
- 1.5 Whilst not part of the examination of this plan it is also noted that paragraph 150 of NPPF (2018) states that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and

**HBF Response to the Inspector's Matters, Issues and Questions for the
Leeds Core Strategy Selective Review Examination**

design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

EN2: Sustainable Design and Construction

- 1.6 Policy EN2 requires residential developments of 10 or more dwellings where feasible to meet the optional higher national housing standard for water consumption. All new homes already have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). PPG (ID: 56-010) states that where there is a clear local need, local planning authorities can set out policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.
- 1.7 In order to introduce the policy the local planning authority must establish a clear need based on: existing sources of evidence; consultations with the local water and sewerage company, the Environment Agency and catchment partnerships; and consideration of the impact on viability and housing supply of such a requirement.
- 1.8 The PPG goes on to suggest the types of evidence which might support a tighter water efficiency standard including the identification of areas of serious water stress, or a river basin management plan which highlights the pressure that the water environment faces.
- 1.9 The Note on a Maximum Water Consumption Standard for Leeds (July 2018) identifies that the Environment Agency Water Stress Area Classification of 2013 shows the Yorkshire Water area to be classed as having a medium stress risk. However, the document actually identifies that Yorkshire Water to be subject to moderate stress within the scenarios considered but overall to not be subject to serious water stress. Therefore, the Yorkshire Water area is not designated as an 'area of serious water stress'. Therefore, not in line with the PPG requirements.
- 1.10 The Note does not appear to contain evidence in relation to the consultations with the local water and sewage companies, the Environment Agency or Catchment Partnerships.

2. Are the amendments to Policy EN1 and EN2, together with a consequential change to EN4 justified by a clearly evidenced need?

- 2.1 Please see response to question 1.

3. Has the impact of the proposed amendments on viability been considered?

- 3.1 It is noted that the Viability Study has included reference to policies EN1 and EN2 and has included the costs associated within these policies as part of the baseline. It is noted that even within the baseline scenario there are viability issues within zone 2, which may be impacted by the requirements of these policies. It is also considered that as the cumulative impacts of the policies increase the viability issues it remains possible that the impacts of these policies could impact on the deliverability of homes.

Matter 8 - New Policy EN8 (electric vehicle charging infrastructure)

Issue - whether Policy EN8 is consistent with national policy and justified

Questions:

1. Is Policy EN8 consistent with national policy?

- 1.1 Paragraph 35 of the NPPF (2012) states that developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles. Therefore, to be consistent with NPPF (2012) Policy EN8 should only be applied where practical.

2. Is Policy EN8 justified?

- 2.1 The HBF are not aware of evidence to justify the requirement for 1 charging point per parking space and 1 charging point per 10 visitor spaces.

3. Will Policy EN8 be effective?

- 3.1 This policy looks for new development to provide electric vehicle charging infrastructure, for residential development at 1 charging point per dedicated charging point. The HBF do not know if this policy will be effective as it is not apparent what consultation has been undertaken with the main energy suppliers in order to determine whether there is network capacity to accommodate this requirement. If re-charging demand became excessive there may be constraints to increasing the electric loading in an area because of the limited size and capacity of existing cables and new sub-station infrastructure may be necessary. The cost of such infrastructure may adversely impact on housing delivery. Whilst the HBF do not oppose the provision of electric charging points, it is not clear if the current policy is deliverable and therefore the policy as worded is currently considered to be overly onerous. An element of flexibility would be beneficial and is considered to make the policy compliant with the NPPF, paragraph 35.

- 3.2 HBF propose that the policy is modified as follows:

- *'All applications for new development which include provision of parking spaces ~~will be required to~~ **should seek to** meet the minimum standard of provision of electric vehicle charging points, **where practical**. This requires:
i) Residential: 1 charging point per dedicated parking space and where parking spaces are unallocated (for example visitor parking) 1 charging point per 10 spaces'.*