

RESPONSE FORM - Public Health & Housing

Planning
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk

Case Officer: Penny Mills
Application No: DC/19/1940/RM
Consultation Period Expires: 18 October 2019

Regulatory Officer (Name): Karen Cattle

Regulatory Reference Number: WK/201934519

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL: Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure)

LOCATION: Land Ne Haverhill, Wilsey Road, Little Wratting, Suffolk

Sections(s) responding (please tick):

Contaminated Land	<input type="checkbox"/>	Local Air Quality	<input type="checkbox"/>	Private Water Supplies	<input type="checkbox"/>
Sustainable Development	<input type="checkbox"/>	Environmental Permitting Issues	<input type="checkbox"/>	Commercial Environmental Health	<input type="checkbox"/>
Licensing	<input type="checkbox"/>	Public Health & Housing	<input checked="" type="checkbox"/>		

Do the Public Health & Housing object to this Application? Yes No

Comments to explain why object/support the application:

I refer to the above Reserved Matters Application for the submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure) on Land Ne Haverhill, Wilsey Road, Little Wratting.

This application includes the submission of details for the reserved matters access, appearance, landscaping, layout and scale for 503 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space. Application to Partially Discharge Conditions 4 (Updated survey information), 6 (waste and recycling), 7 (Landscape and Ecological Management Plan), 8 (Landscape), 15 (Open space strategy), 28 (Garage

/parking provision), 30 (Travel Plan - Residential), 40 (Arboricultural method statement), 42 (Ecological implementation strategy), and 45 (Biodiversity monitoring) of DC/15/2151/OUT.

Whilst Public Health and Housing are not in a position to discharge any of the aforementioned Conditions, we have reviewed the submitted floor plans for the range of house styles proposed for the 503 dwellings and would wish to raise some concerns with regard to the means of escape in the event of a fire and the size of the bedroom accommodation within some of the house layouts.

Whilst there is currently no statutory legislation with regard to the minimum size of bedroom, living or kitchen accommodation within new dwellings, some guidance is provided through LACORS in respect of the regulation of "Crowding and Space" in residential dwellings. Whilst the Guidance looks specifically at bedroom accommodation, the overall size, usability and functionality of the space provided is also considered in the assessment of "Crowding and Space" in accordance with the provisions of the Housing Act 2004, Housing Health and Safety Rating System. Deficiencies in respect of space and crowding can increase the risks associated with a number of other hazards and the risk of domestic accidents is greater where there is insufficient space for domestic activities, or where the occupants, their belongings and furniture, become crowded together.

The LACORS Guidance also refers to the planning and design data for residential dwellings within the Metric Handbook (Planning and Design Data, Third Edition, Architectural Press 2008). The figures stated within the Metric Handbook are now widely used as guidance by architects and developers for residential design and have been adopted by many Local Planning Authorities as a basis for minimum acceptable design standards.

The Metric Handbook provides guidance on the minimum recommended floor areas in respect of bedroom accommodation with a minimum floor area of 6.5m² recommended for a single person and 9.5m² for a couple. Furthermore, in accordance with section 326 of the Housing Act 1985, The Space Standard, any bedroom with a floor area of 4.64m² or more but less than 6.5m² should only be occupied by a child under 10 years of age.

On looking at the proposed floor plans for the Bakewell design, (plots 117, 118, 119 and 120), the floor area of Bedroom 3 is significantly under 6.5m².

In addition, on reviewing the proposed layout plans for the two storey Bakewell (plots 117, 118, 119 and 120), Buxton (plots 121, 122, 123 and 124) and the Fog design with the accommodation on the first floor only (plots 67, 106, 110H, 142 and 144H), the bedroom accommodation within these units, is accessed through the open plan kitchen/dining/living areas. In the event of a fire within the properties at night, the occupiers would need to egress through a room(s) which present a very high fire risk. Whilst it is accepted that escape windows can be installed in the bedrooms to enable emergency egress, this may be of concern, particularly as the bedroom accommodation is at first floor level. In addition, the age and vulnerabilities of the occupiers may impact on their ability to safety escape through an emergency window.

It is therefore recommended that these concerns are brought to the attention of the developer and that the layout of the proposed accommodation within these units is revised accordingly.

Suggested conditions or amendments:

Observations on non planning issues:

Date: 14 October 2019