

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 1

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 1 document for public consultation. This consultation document sets out draft strategic planning priorities for Test Valley supported by a number of strategic policies.

The consultation period runs from Friday 11 February to noon on 8 April 2022. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to
[REDACTED] by **noon on 8 April 2022**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

Planning Policy and Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

Tel: [REDACTED]

Website: www.testvalley.gov.uk/nextlocalplan

Email: [REDACTED]

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Mamun
Surname*	Madaser		
Organisation* (If responding on behalf of an organisation)	Habinteg		

Please provide your email address below:

Email Address*	
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Alternatively, if you don't have an email address please provide your postal address.

Address*			
		Postcode	

If you are an agent or responding on behalf of another party, please give the name/company/organisation you are representing:

Personal Details and General Data Protection Regulation

Please note that representations cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment. All representations and related documents will be held by the Council for a period of 6 months after the next Local Plan is adopted.

The Council respects your privacy and is committed to protecting your personal data. Further details on the General Data Protection Regulation and Privacy Notices are available on our website

<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

Part B: Your Comments

Please use the boxes below to state your comments. Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box. For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General

Habinteg strongly recommends that all new homes meet Building Regulations M4 Category 2 accessible and adaptable standard homes to meet the needs of disabled and older people in Test Valley. Alongside accessible and adaptable homes that, 10% of new homes should meet Part M4 (3) Standard wheelchair user dwellings.

- 14.1 million people in the UK are disabled (Scope)
- 45% of pension age adults are disabled
- 1.2 million people use wheelchairs (NHS)
- Over 400,000 people nationwide are living in homes that do not provide the accessibility they need.

LOCAL BENEFITS OF ADAPTABLE AND ACCESSIBLE HOMES

New homes that meet category M4(2) will deliver:

- significantly fewer disabled people out of work, further reducing the impact on local government spending*
- faster hospital discharges
- Reduced local government expenditure on more expensive residential care settings
- provide a better environment for ongoing independence when needs change,

*Research from Habinteg and Papworth Trust reported that disabled people with appropriate, accessible homes are four times more likely to be in work than those in unsuitable properties.

Providing suitably accessible homes in a welcoming and inclusively designed neighborhood can transform the lives of people who are so often left to 'make do' in unsuitable accommodation.

Habinteg tenants have reported that having their need for accessible homes met can have wide-ranging positive impacts:

- finding and maintaining employment
- Improved family life such as the ability to access their children's rooms or to cook a family meal
- the ability to come and go as they wish to visit family and friends.

Habinteg recommends that 10% of new homes comply with Part M4 (3) Standard (wheelchair accessible). Given the lack of wheelchair accessible properties available in general across the country, Habinteg believes that a 10% requirement of wheelchair ready

(Part M4(3)) homes should be considered as a starting point for all local plans, with the remaining 90% meeting Part M4(2) accessible and adaptable dwellings.

We, therefore, recommend that Test Valley sets a similar requirement for wheelchair user dwellings which requires that 10% of new homes comply with Part M4 (3) Standard (the other 90% required to be built to part M4 (2) accessible and adaptable standard). There is a precedent for the successful adoption of this approach in the London plan.

There are 1.2 million wheelchair users in the UK, and Habinteg's Insight Report found that just 1.5% of homes outside London are set to be built to wheelchair-dwelling standards between 2020 and 2030.

Given the lack of wheelchair accessible properties available in general across the country, Habinteg believes that a 10% requirement of Part M4(3) homes should be considered as a starting point for all new homes, with the remaining 90% meeting Part M4(2) accessible and adaptable dwellings.

A NATIONAL ACCESSIBLE HOMES DEFICIT WITH A LOCAL SOLUTION

The English Housing survey reported that 91% of existing homes do not provide the four access features for even the lowest level of accessibility – a home that is 'visitable'.

Habinteg's Insight Report: A Forecast for Accessible Homes 2020 found that just 31.5% of homes are required to meet an accessible housing standard between 2020 and 2030. This will compound the national accessible homes deficit.

It is essential that new homes deliver accessibility and adaptability to help meet the national accessible homes deficit.

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Further information and references:

1. Habinteg's in house consultancy Centre for Accessible Environments (CAE) offers bespoke training and consultancy on all aspects of access, including housing, public spaces and community facilities. CAE's services may benefit Test Valley's planning department in ensuring housing is delivered to the required M4(2) / M4(3) standards. The team has delivered support to several local authorities and statutory bodies such as Homes England, helping upskill staff in the specific characteristics of accessible housing and providing practical support reviewing development plans and proposals. You can read more on the CAE website at www.CAE.org.uk
2. Housing and Disabled People, a toolkit for local authorities, was a joint project of Habinteg and the Equality and Human Rights Commission published in 2018. The chapter on Planning for Accessible Homes provides some helpful suggestions for producing robust planning policies for accessible housing. <https://www.habinteg.org.uk/ehrc>
3. Habinteg's Insight Report: A Forecast for accessible homes assessed accessible housing policy across all local planning authorities in England. You can read the full report and headline findings [here](#).

<https://www.habinteg.org.uk/localplans/>

ABOUT HABINTEG

Habinteg has over 50 years of experience as a registered provider of accessible and inclusive housing. Our mission is to provide and promote accessible and adaptable homes so that disabled and non-disabled people can live together as neighbours. Our response, therefore, focuses on issues of access and inclusion that we believe are vital to the development of a plan to serve the needs of the whole population of Test Valley.

Please don't hesitate to contact us if we can help in any way 

Paragraph Ref	Specific Comments

Please use next page if necessary

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.