

Appendix 2

Consultation Response	BC Response	Proposed Modification
<p>The first issue raised was on housing mix, large flats and service charge implications; e.g. for lifts and underground parking. These are often set by developers before they invite interest from Registered Providers and the properties may be unaffordable.</p>	<p>Noted, but this issue does not affect the requirements of the SPD. The housing mix to be sought is set out in Policy H1 and H6a in the VALP. The viability of affordable housing is a policy criterion test in Policy H1 (b) of VALP.</p>	<p>None</p>
<p>The issue of tenure mix and the Homes England short form of agreement has a risk impact on Registered Providers trying to deliver Affordable Rent via Section 106 agreements.</p>	<p>Noted, but this issue does not affect the requirements of the SPD which has Affordable Rent delivery requirements set out in Policy H1 and H6a in the VALP.</p>	<p>None</p>
<p>Query on the SPD what it says on bedroom sizes and internal space standards within dwellings – with some developers offering 2 bed 3 person and 3 bed 4 person dwellings.</p>	<p>The VALP, the parent Local Plan, already sets out in Policy H6a that the housing mix will be informed by the latest evidence, for the VALP this was the Buckinghamshire HEDNA 2016. The supporting text to Policy H1 sets out that the current mix that will be sought and is set out in the SPD and Figure 123 in the Buckinghamshire HEDNA. So the SPD does not introduce any new guidance. The VALP does not have internal space standards. This SPD cannot introduce new policy requirements on developments not already set out in the parent local plan.</p>	<p>None</p>
<p>One provider of affordable housing said they are finding that some developers have property designs which are smaller than the Nationally Prescribed Space Standards requirement. Therefore, it would be good in the SPD to have guidance on this matter to provide sufficient internal space.</p>	<p>The parent Local Plan, the VALP does not have internal space standards, just accessible and adaptable dwelling standards (Policy H6c). This SPD cannot introduce new policy requirements on developments not already set out in the local plan. The issue of internal space standards is a matter to explore for the (next) Local Plan For Buckinghamshire.</p>	<p>None</p>
<p>A further issue was a move to sustainable heating solutions via use of heat pumps, typically air</p>	<p>This SPD cannot introduce new policy requirements on developments not already set out in the local plan. The</p>	<p>None</p>

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<p>source, and phase out gas boilers has implications for property sizes. The technology requires a large water storage tank in dwellings. This will need to be considered as we move forward – and the Council will need to take into account in standards and guidance on the internal space requirements for what the Registered Providers are having to do.</p>	<p>local plan has its own policy requirements on energy efficiency and renewable energy. The issue raised on a requirement for internal space standards is a matter to explore for the Local Plan For Buckinghamshire.</p>	
<p>Requirements in the Wycombe Local Plan for minimum internal space in dwellings has stopped some potential affordable housing schemes from being delivered. It was claimed it is not now viable to develop small schemes of flats.</p>	<p>The local plan for the former Aylesbury district has no internal space standard requirements – just accessible and adaptable dwelling standards (Policy H6c). The SPD is only concerned with the Aylesbury Vale area so the Wycombe District Local Plan provisions do not affect it.</p>	None
<p>Natural England brought to our attention in the SEA HRA screening response the work that Dacorum Borough Council are undertaking regarding recreational pressures. Surveys are currently underway to assess visitor numbers at Chilterns Beechwood SAC to inform their Local Plan HRA. Please note this is just for your information and no further action is required.</p>	<p>Noted, but the comment did not affect the screening outcome. There is no development identified in this SPD, it would not have any impact on recreational pressures.</p>	None