

# Local Plan Partial Review Issues and Options Consultation Summary



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## Section 12: Access and space housing standards

### Issue 1: Access standards

#### Question 1

Do you agree that the optional elements of Building Regulation M4(2) and M4(3) should be included in the policy?

#### 10 responses. Key points:

- Joint Scrutiny Committee: There were no recommendations on this issue.
- Discussion Group: Support for following national standards to ensure consistency across Boroughs
- Some comments were received along the lines that if these elements are in Building Regulations, they should not be repeated in planning policy. The Mayor of London has commented that *“Kensington and Chelsea’s access policy should be in line with the emerging MALP policy 3.8 which sets out that 90% of new housing should meet M4 (2) and 10%, M4 (3) of the Building Regulations. The supporting text in paragraph 3.48 of the London Plan makes it clear that departures from this approach are to be justified by authoritative evidence of local need.”*

#### Option 1

The Council should require that the proportion of new housing requiring compliance with M4(2) should be – 90% and M4(3) - 10% with a provision that generally the 10% M4(3) will be M4(3) (2) (a) ‘wheelchair adaptable’ but on a case-by-case basis where it is known that the local authority has nomination rights and there is a known need for a fully wheelchair accessible dwelling the Council will condition a proportion of the dwellings to be M4(3) (2) (b)?

#### Option 2

The Council should require that the proportion of new housing requiring compliance with M4(2) should be – 90% with M4(3) ‘wheelchair user dwellings’ to be 10%?

#### 10 responses. Key points:

- Some support was expressed for more accessible housing in the Borough to cater to an ageing population.
- Catalyst Housing however expressed the view that *“10% threshold for wheelchair use would significantly exceed the current levels of demand from users. Retaining the current policy of wheelchair adaptability allows more scope for meeting the*

*Occupational Therapist adaptations that are required by individual residents.”*

## **Issue 2: Space standards**

### **Option 1**

The Council should continue to refer to the space standards in the London Plan (assuming the changes in the MALP in respect of space standards are adopted).

### **Option 2**

The Council should not refer to the space standards in the London Plan (assuming the changes in the MALP in respect of space standards are adopted).

### **12 responses. Key points:**

- Joint Scrutiny Committee: Members supported Option 1 of continuing to refer to the space standards in the London Plan.
- Discussion Group: Support for following national standards to ensure consistency across Boroughs
- Some comments asked for exceeding the space standards in the London Plan. The Kensington Society commented on excessive balconies which are not supported by the London Plan.
- The Mayor of London has commented that *“Kensington and Chelsea should also adopt the space standards in line with the emerging MALP.”*