

# Public Examination of the Development Management Local Plan

## London Borough of Lewisham response to the Inspector's agenda item 5 regarding DM8: Student Housing

*Part 1h of the policy inappropriately incorporates 'ANUK standards' (which are also unexplained) and 'any relevant standards' for HMOs. Such standards can at best be 'material considerations' of uncertain weight in individual planning decisions and cannot be given statutory status in this way. The Council's proposed modifications go part of the way to overcome these defects but deletion of the whole of part 1h would be necessary to complete this.*

Planning Policy – February 2014

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### Council response

#### **1. Introduction**

- 1.1 DM Policy 8 aims to ensure student housing is provided in the most appropriate manner and provides a list of criteria against which to assess applications for student housing. Specifically part 1h sought to ensure that the standard of accommodation is of decent quality.
- 1.2 The submission version of part 1(h) of policy DM8: Student Housing stated that the Council will support proposals for student housing provided that the development...  
  
"complies with all relevant national and local standards and codes including ANUK and any relevant standards for houses in multiple occupation (HMOs)"
- 1.3 The Inspector previously raised the issue of referring to unspecified codes and standards within the policy in his initial questions (December 2013). The Council responded in the paper entitled "[London Borough of Lewisham response to Inspector's initial query regarding DM8: Student housing](#)" by proposing the removal of the reference to ANUK standards.
- 1.4 The Inspector has again raised the issue of referring to unspecified codes and standards and the issue of incorrectly elevating these to statutory plan status in his hearing agenda (February 2014).
- 1.5 The Council proposes to modify part 1(h) of policy DM8 to ensure the plan is sound.

#### **2. Suggested modifications and justification**

- 2.1 The Council proposes to address the Inspector's concerns by removing any reference to unspecified codes and standards, and replacing the text with a reference to policy DM6: Houses in multiple occupation. This will ensure that any other codes and standards are not incorrectly elevated to statutory plan status.
- 2.2 The Council proposes the following modifications to the submitted version of part 1(h) of Policy DM 8. Text additions are **underlined in bold** and deletions are ~~struckthrough~~:

**DM Policy 8 1(h)**

- h. complies with ~~all relevant national and local standards and codes including ANUK and any relevant standards for houses in multiple occupation (HMOs)~~  
**part 1 of DM Policy 6 Houses in multiple occupation (HMO) in all cases where the proposal involves the creation of an HMO**