

Policy Position Statement: Housing Design Standards (as at 1st October 2015)

As of the 1st October 2015, existing Local Plan policies on certain aspects of design standards for new residential developments will be superseded by new Building Regulations and optional higher national standards. For the latter to apply, they have to be adopted via Local Plan policy, but existing policies can potentially be ‘passported’ forward if they are in compliance with the new national standards. This statement sets out the implications of these changes for Cannock Chase Council’s Local Plan (Part 1) policies, clarifying the status of existing Local Plan (Part 1) policies and how they will be applied, or not, from the 1st October 2015. The table below sets out the relevant information.

Local Plan (Part 1) Policy	Detailed element affected by changes	Key changes	Applicability of policy element from 1st October 2015
CP3- Chase Shaping- Design	Bullet point 5- ‘Incorporate measures to design out crime and anti-social behaviour based upon Police guidance (currently ‘Secured by Design’ initiatives and Parkmark standards)’	Part 2 of Secured by Design for individual dwellings to be replaced by Building Regulations Part Q.	Part 2 Secured by Design to no longer be referenced (individual dwelling security). Part 1 which provides guidance on layout and design of wider environment to continue being utilised. Parkmark standards to continue being utilised.
CP7- Housing Choice	‘Housing an Ageing Population- A range of housing options will be encouraged through development applications which provide for choice in homes for the elderly covering a range of housing and care options, within both C2 and C3 class uses. This will include developments meeting ‘lifetime homes’ and ‘lifetime communities’ standards...	Lifetime Homes standards to be replaced by minimum Building Regulation Part M4 requirements for Access (M4(1-Visitable dwellings) and optional higher standard M4(2- accessible and adaptable dwellings) and/or M4(3- wheelchair user dwellings).	Lifetime Homes to no longer be referenced. Council to consider need for higher optional access standards via Local Plan (Part 2). Lifetime Communities (aka Neighbourhoods) standards which provide guidance on layout and design of wider environment to continue being utilised.

Local Plan (Part 1) Policy	Detailed element affected by changes	Key changes	Applicability of policy element from 1st October 2015
CP16- Climate change and Sustainable Resource Use	'3a. Exploring opportunities for exceeding national timetables for zero-carbon development...Schemes should also assess how they can utilise appropriate new renewable and low carbon technologies to help achieve higher carbon reduction standards...All new residential developments should achieve water efficiency standards of 105 litres/person/day or less...and should have regard to wider sustainability standards of the Code' (for Sustainable Homes). Also, other references to the Code for Sustainable Homes within proceeding bullet points.	Code for Sustainable Homes is no longer in existence. Carbon standards- can now only require 20% above existing Part L Building Regulations standards- equivalent to old Code Level 4 (but Local Plan Policy is already 'encouragement' not 'requirement'- developers can go further if they wish). Building Regulation Part G2 for Water Efficiency requires minimum 125 litres/person/day and provides for optional higher standard of 110 litres/person/day.	Code for Sustainable Homes to no longer be referenced. Continue encouraging higher carbon standards, but no requirements (particularly any in excess of 20% above existing Part L Building Regulations standards). Optional higher water efficiency standards to be applied locally- 110 litres/person/day. This level is lower than that specified in existing Local Plan Policy, which was justified via evidence and viability tested (in accordance with the National Planning Practice Guidance).

The Draft Design SPD, which is due to replace all existing design related SPDs and support implementation of the Local Plan (Part 1), will also be updated to reflect the implications arising from these changes.