



Policy and Resources Committee

28th June 2016

Title	Draft Sustainable Design and Construction and draft Residential Design Guidance Supplementary Planning Documents
Report of	Cath Shaw – Commissioning Director Growth and Development
Wards	All Wards
Status	Public
Enclosures	Appendix 1: draft Sustainable Design and Construction Supplementary Planning Document (SPD) Appendix 2: draft Residential Design Guidance SPD
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Summary

This report brings forward revisions to key existing planning guidance documents bringing them into line with revised London Plan standards and other guidance. Bringing forward these revisions will help clarity in the decision making process on development enabling more timely delivery of housing in the Borough.

The revised Sustainable Design and Construction SPD sets out Barnet's sustainability requirements and supplements policies in the Local Plan Core Strategy and Development Management Policies documents. The Residential Design SPD sets out an approach to housing design that is sensitive to and reflects Barnet's suburban character. The refocused SPD's capture changes on space standards as well as new standards that address accessibility, security, energy, noise, air pollution, flood risk and water conservation.

The revised Residential Design SPD cross references these changes and also clarifies the approach to conversions including small HMO conversions.

Recommendations

- 1. That the consultation draft Sustainable Design and Construction Supplementary Planning Document (attached at Appendix 1) is approved for consultation for 6 weeks and then reported back to Policy and Resources Committee for adoption.**
- 2. That the consultation draft Residential Design Guidance Supplementary Planning Document (attached at Appendix 2) is approved for consultation for 6 weeks and then reported back to Policy and Resources Committee for adoption.**

1. WHY THIS REPORT IS NEEDED

- 1.1 Barnet's Sustainable Design and Construction Supplementary Planning Document (SD&C SPD) was first published in 2007 and was subsequently updated in 2013. Its main purpose is to provide clarification on Barnet's local interpretation of sustainable development in light of national and regional policy, standards and the context of the Three Strands Approach (Protection, Enhancement, and Consolidated Growth). Since 2013, the London Plan has undergone a review with the 'Further Alterations to the London Plan' adopted in March 2015. The Government has also established national standards for housing.
- 1.2 It is therefore now timely to update the SD&C and Residential Design SPDs. The SPDs have been revised to focus on the design standards required for different scales of development as well as the performance standards of buildings. The refocused SD&C SPD captures changes on space standards as well as new standards that address accessibility, security, energy, noise, air quality and water conservation. The Residential Design SPD cross references these changes and also clarifies the approach to conversions including small HMO conversions.

1.2 Supplementary Planning Documents

- 1.2.1 The National Planning Practice Guidance states that SPD should build upon and provide more detailed advice or guidance on the policies in the Local Plan. It adds that they should not add unnecessarily to the financial burdens on development.
- 1.2.2 The SPD will be a material consideration in Council decision making on residential and non-residential planning applications

2 REASON FOR RECOMMENDATIONS

2.1 The consultation draft SD&C Residential Design SPD will supplement policies in the Local Plan Core Strategy and Development Management Policies by ensuring that guidance is up to date and reflects regulatory changes relevant for planning in Barnet.

2.2 The following changes have been made to the draft SD&C SPD:

- In response to the introduction of the National Housing Technical Standards in October 2015 the new nationally described space standard has been introduced. The nationally described space standards are reflected in the London Plan and Mayor's Housing Supplementary Planning Guidance
- In response to the introduction of the National Housing Technical Standards in October 2015 the SPD has been revised to reflect the optional Building Regulations in relation to accessible and adaptable dwellings. The accessible and adaptable dwellings are reflected in the London Plan and Mayor's Housing Supplementary Planning Guidance
- In response to updated Energy Planning Greater London Authority guidance on preparing energy assessments the SPD has been revised to include reference to the London Plan cooling hierarchy and update changes in terminology
- In response to the introduction of the National Housing Technical Standards in October 2015 the SPD has been revised to reflect the optional Building Regulations in relation to water efficiency
- In response to adoption of the Mayors Dust and Emissions Supplementary Planning Guidance the air quality section has been revised
- In response to publication of Guidance by Chartered Institute of Environmental Health Acoustics and Noise Consultants Institute of Acoustics the Noise Quality section has been revised to include a new pre-assessment classification. Also a new standard for noise levels in external amenity areas has been introduced
- In response to the Council's responsibility as Lead Local Flood Authority reference to SUDs requirements have been updated. Also reference to flood risk and sequential testing has been updated and reference to flood risk and basements has been revised
- Reference to the Code for Sustainable Homes has been removed following its cessation

2.3 The following changes have been made to the draft Residential Design Guidance SPD:

- In response to the introduction of the National Housing Technical Standards in October 2015 the SPD has been revised to reference the new security standard

- In response to the confirmation of the small Houses in Multiple Occupation Article 4 Direction the detail on conversions has been updated
- In response to the introduction of the National Housing Technical Standards in October 2015 the new nationally described space standard has been introduced. The nationally described space standards are reflected in the London Plan and Mayor's Housing Supplementary Planning Guidance

3 ALTERNATIVE OPTION CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative option is to do nothing and not update the SD&C and Residential Design SPDs. However, officers consider that this option is likely to reduce clarity in the decision making process which may restrict timely delivery of housing in the Borough.

4 POST DECISION IMPLEMENTATION

- 4.1 The process of adoption on the draft SD&C and Residential Design SPDs will include the following:
- Publish for consultation on 7 July 2016 following approval at 28 June 2016 Policy and Resources Committee for 6 weeks consultation until mid-August;
 - Compile and consider responses and amend draft SD&C Residential Design SPD where considered appropriate
 - Report SD&C Residential Design SPD and consultation responses to 5 October 2016 Policy and Resources Committee for adoption;
 - Update the planning pages on the Council's website;

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

Updating the draft SD&C Residential Design SPD meets the Council's Corporate Plan strategic objectives detailed in the Barnet Corporate Plan 2015-2020 which strive to ensure Barnet is a place:-

- Of opportunity, where people can further their quality of life - minimum residential space standards make new housing fit for purpose across all tenures and residents amenity is protected through improved guidance regards to noise standards
- the environment is protected through ensuring new development is located and constructed in a sustainable way, does not adversely impact on air quality and neighbouring amenity nor affects flooding and surface water run-off and air pollution.

- Where people are helped to help themselves, recognising that prevention is better than cure - residents can lead healthy and independent lives in flexible new housing. The standard sets out design criteria to ensure housing is designed for accessibility and adaptability to meet changing household needs.
- Where services are delivered efficiently to get value for money for the taxpayer - clear, concise and up to date guidance on sustainable design and construction and residential design is provided reflecting Barnet's priorities.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 The cost of preparing this SPD is included in the Strategic Planning Core Fee budget for 2015/16 (and 2016/17). The SPD concerns housing design standards, and there are no specific financial implications for the Council.

5.3 Legal and Constitutional References

- 5.3.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 provide guidance on the preparation and adoption of the Local Plan. Upon adoption the draft SD&C and Residential Design Guidance SPD becomes a statutory Supplementary Planning Document that provides part of Barnet's formal planning policy framework. The Council is required under both statute and the regulations to ensure that policy documents such as the SPD are up to date.
- 5.3.2 Annex A to Responsibility for Functions, the Policy and Resources Committee has the authority under para (2) "To be responsible for the overall strategic direction of the Council including the following specific functions/activities: Approve development of statutory Local Plan and related documents..."

5.4 Risk Management

- 5.4.1 The proposed changes to the 2013 draft SD&C and Residential Design Guidance SPDs are mainly necessary updates and clarifications to reflect changes at a national and London Plan level and the council's priorities on delivering sustainable development.

5.5 Equalities and Diversity

The Sustainable Design and Construction SPD implements policy contained in the Core Strategy which has been subject to an Equalities Impact Assessment (EqIA). The Core Strategy is the overarching planning policy document for Barnet and the draft SD&C and Residential Design Guidance SPDs implements the approach set out in the Core Strategy. Because the SPD is subservient to the Core Strategy the SPD has not been subject to a bespoke EqIA and will instead draw from the evidence used to support the Core Strategy.

BACKGROUND PAPERS

- 1 Cabinet, 18 April 2013, Item 5, Barnet's Local Plan –Sustainable Design and Construction Supplementary Planning Document - Adoption
<HTTP://BARNET.MODERNGOV.CO.UK/DOCUMENTS/S8343/BARNETS%20LOCAL%20PLAN%20-%20SUSTAINABLE%20DESIGN%20AND%20CONSTRUCTION%20SUPPLEMENTARY%20PLANNING%20DOCUMENT%20-%20ADOPTION.PDF>
- 2 Cabinet, 18 April 2013, Item 6 Barnet's Local Plan – Residential Design Guidance Supplementary Planning Document – Adoption
<HTTP://BARNET.MODERNGOV.CO.UK/DOCUMENTS/S8346/BARNETS%20LOCAL%20PLAN%20-%20RESIDENTIAL%20DESIGN%20GUIDANCE%20SUPPLEMENTARY%20PLANNING%20DOCUMENT%20-%20ADOPTION.PDF>