

South Gloucestershire Core Strategy Examination Action List

Proposed Changes –Matter 19 – Design

1. At the EiP Session Matter 19, Mr Ross of Turley Associates submitted a document entitled, 'A Review of Local Standards for the Delivery of New Homes' (Local Housing Delivery Group, June 2012).
2. It is believed that the point of the submission was to illustrate that the imposition of local standards is burdensome on the development industry and are in fact subject to review.
3. The report considers the scope for simplification of the 10 most commonly applied standards (pg8). Whilst the report identifies scope to simplify standards, the report is interim only and recommends the establishment of a cross-sector Industry Group to include other relevant interests and to consult further and more formally with the wider industry, including the owners of the existing standards (pg12 – point 2).

Response

4. Whilst the objectives of the working group are welcome, little weight should be given to the document given its 'interim' nature and recommendation for further working and consultation.
5. The document provides no evidence of the costs of complying with 'standards' (pg11 para 3) and recognises the point of view that 'costs can be mitigated to some extent by good design and consideration at an early stage' (pg 11 para 6).
6. Of the 10 standards considered in the document (in bold below) SGC does not advocate:
 - **HCA Design Quality Standards and Housing Quality Indicators**
 - **Energy/CO2/renewables target ('Merton Rule', etc)**
 - **Space standards, and**
 - **London Housing Design Guide.**

Lifetime Homes and **Secured by Design** are nationally prescribed standards usually associated with affordable housing requirements. SGC places no further requirement in these respects over and above any normally nationally prescribed requirements. Paragraphs 39 and 73 of the NPPF respectively promote local standards setting for **car parking** and **public open space**.

7. With respect to the **Code for Sustainable Homes** the Council's views are set out in PSM 19 (para 3.13-3.15), and with regard to **Building for Life** at paras 3.3-3.7.
8. It is therefore considered that the SGC planning framework is particularly straightforward with regard to local standard setting and represents little additional burden on the development industry, whilst providing a framework that promotes high standards of design.

Daniel Jones - 28 June 2012