

Housing Standards Review: Transitional Arrangements Adur

This note explains how the saved policies of the Adur Local Plan (1996) will be applied in light of the Government's Housing Standards Review.

A [statement to Parliament](#) was issued on 25th March 2015 explaining the Government's national planning policy on the setting of technical standards for new housing within Local Plans. Certain standards currently set out in Local Plans will in future be set through Building Regulations and other national technical standards. Local Plan policies can require compliance with these standards where justified. This new system will comprise additional optional Building Regulations on water and access, and a new national space standard. The new national technical standards will be introduced on 1 October 2015. The statement sets out how these will be implemented. The statement also sets out transitional arrangements for the use of energy performance standards within Local Plans until commencement of amendments to the Planning and Energy Act 2008 set out in the Deregulation Act 2015. The Government's intention is that local planning authorities should not apply any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. Further detail on the standards can be found at [CLG: Technical Housing Standards Review](#).

Saved Policies of the Adur Local Plan (1996)

Saved Local Plan Policy AB30 Crime Prevention will be affected.

Saved Policy AB30 Crime Prevention

The statement says that planning policies relating to technical security standards for new homes, such as door and window locks, will be unnecessary because all new homes will be subject to the new mandatory Building Regulation Approved Document on security (Part Q). Policies relating to the external design and layout of new development, which aim to reduce crime and disorder, remain unaffected.

How the Policy will be used now:

This policy requires developers to incorporate within layout and design, so far as is compatible with other planning requirements, crime prevention measures. The policy will continue to be applied in relation to layout. However in relation to design, this part of the policy will no longer be applied as it will be replaced by the new mandatory Building Regulations.

Good Practice Guide: Internal Space Standards for New Homes

In January 2009 Adur District Council adopted a Good Practice Guidance Note: 'Internal Space Standards for New Homes' in response to growing concerns over the small size of dwellings being built in the District, particularly flats, and about their ability to provide satisfactory living conditions and be sustainable in the longer term.

The new national space standard, which is very similar to those adopted in the Council's Good Practice Guidance Note, provides the nationally recognised

standards for bedrooms, storage and internal areas in new dwellings across all tenures. When adopted, the new Adur Local Plan (currently being prepared) will reference the national space standard. Until that time the Council will expect relevant applications to adhere to either the standards set out in the Good Practice Guidance Note or the national standard.

The national standard does not relate to conversions. Therefore, where the Council receives an application for a conversion to residential use, the internal and external space standards set out in the Council's Development Control Standard 4: Flat Conversions will continue to be given due regard. Furthermore, the new national standard does not provide information on external space standards for new dwellings and the Council's Development Control Standard 2: Space Around New Dwellings and Flats should be taken into account for relevant applications.

Paragraph 5.5 of this Good Practice Guide will no longer be applied.

New Local Plans

A new Adur Local Plan is being prepared. This will take into account the changes brought in by the Housing Standards Review and set policies for optional higher standards relating to access, water efficiency and the new national space standard where these are justified in terms of local need and viability. Policies within the emerging Adur Local Plan will be amended accordingly to take account of the changes.

There are no saved policies in Adur relating to access, energy, or water efficiency. The government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies.