

REPORT TO: Executive Board Sub Committee

DATE: 19th March 2009

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Design of New Residential Development
Supplementary Planning Document (SPD) -
Approval for Statutory Period of Public
Consultation

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to seek approval for the publication of the draft Supplementary Planning Document (SPD) on Design of New Residential Development for the purposes of statutory public consultation in April and May 2009

2.0 RECOMMENDATION: That

- 1) The draft Supplementary Planning Document (SPD) Design of New Residential Development is approved for the purposes of statutory public consultation;**
- 2) The comments received at the stakeholder consultation stage, as set out in the Statement of Consultation and responses to them are noted;**
- 3) Further editorial and technical amendments that do not materially affect the content of the SPD be agreed by the Operational Director - Environmental & Regulatory Services in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal, as necessary, before the document is published for public consultation; and**
- 4) The results of the public consultation exercise and consequent recommended modifications to the draft SPD be reported back to the Executive Board for resolution to adopt as a Supplementary Planning Document.**

3.0 SUPPORTING INFORMATION

3.1 The Purpose of the Design of New Residential Development SPD
The purpose of the Design of New Residential Development SPD is to supplement the Halton Unitary Development Plan (UDP) and to provide additional practical guidance and support for those involved in the planning and design of new development within Halton Borough. It will also be used by the Council in its assessment of applications for planning permission for schemes of residential development or mixed

use schemes containing a residential element. Specifically the SPD will help to: -

- a) Design new residential and mixed use developments that understand their context and embrace the principles of good urban design;
- b) Seek the use of quality materials that respond to the character and identity of their surroundings and reduce environmental impact;
- c) Ensure an appropriate mix of dwelling size and type within new development to create mixed and inclusive communities which meet the Borough's housing needs;
- d) Create better, more sustainable places where people will want to live; and
- e) Secure "sustainable and environmentally friendly new housing developments, including affordable housing" (Planning Policy Statement 3 (PPS 3): Housing).

The Council will seek to encourage residential schemes of development that are appropriate to their context and take full advantage of the opportunities for improving the character and quality of an area and the way it functions. The Local Planning Authority will seek to improve any development proposal that does not provide for, or meet the principles encouraged and required by this SPD, the Halton Unitary Development Plan or as superseded by the Local Development Framework (LDF).

Design of New Residential Development SPD – Appendix 1

- 3.2 The draft Design of New Residential Development SPD can be viewed at Appendix 1. Once adopted, the document will supersede the New Residential Development Supplementary Planning Guidance adopted in May 1999.

Stakeholder Consultation Stage – Appendix 2

- 3.3 The new planning system requires that a record be kept of any consultees, their comments and how they have been taken into account, throughout the production of an SPD. A list of those consulted so far at the earlier Stakeholder consultation stage, carried out in December 2008 and January 2009, the comments received, and how these were taken into account, is contained in Appendix 2 to this report.

Scoping stage & Sustainability Appraisal– Appendix 3

- 3.4 Another requirement is that a scoping exercise must be undertaken to see if a Strategic Environment Assessment (SEA) is required to assess the environmental effects of the SPD. In February & March 2007 a Scoping Report was consulted upon in line with the relevant regulations. The conclusion was that a SEA was not required in relation to this SPD.
- 3.5 An additional new requirement in relation to producing a SPD is that a Sustainability Appraisal (SA) is produced. The purpose of the SA is to independently assess the contribution that the Design of New Residential Development SPD will make to achieve the social, economic and

environmental objectives of sustainable development. The SA also refers back to the conclusion and responses received in relation to the earlier Scoping Report in 2007.

- 3.6 The SA Report (Appendix 3) will be consulted upon at the same time as the Design of New Residential Development SPD.

The final stage after the public consultation process

- 3.7 Once the formal public consultation exercise has been conducted, the responses will be recorded and taken into account in making any recommended revisions to the SPD.
- 3.8 It is intended that a further report will then be taken to Executive Board, seeking formal adoption of the revised Design of New Residential Development SPD.

4.0 POLICY IMPLICATIONS

- 4.1 This SPD has been produced to ensure that through its function as a Local Planning Authority, the Council complies with national and regional guidance and advice and contributes, wherever possible, to meeting the priorities of the community its serves as set out in the Halton Community Strategy and Corporate Plan.

- 4.2 Nationally, the SPD reflects the guidance set out in:

- PPS1 'Delivering Sustainable Development' by promoting high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.
- PPS3 'Housing' by ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

- 4.3 Regionally, the SPD reflects guidance as set out in the Regional Spatial Strategy (RSS) for the North West (September 2008). In particular it reflects Policy DP1 by promoting sustainable communities, making the best use of existing resources and infrastructure, managing travel demand and reducing the need to travel, and promoting environmental quality.

- 4.4 Locally, the SPD directly relates to a number of policies within the Halton Unitary Development Plan. It is particularly intended to provide further detail of what the Council expects in relation to Policies BE1, BE2 and H2. In addition, work is currently progressing on replacing the Halton UDP with the new system of plan making. As such all UDP policies will be replaced in the future by Development Plan Document policies.

- 4.5 This SPD when adopted will form part of the Local Development Framework for Halton and will be a material consideration in the

consideration of any applicable planning applications. It will provide an easier to understand and more detailed policy framework than the UDP itself.

5.0 OTHER IMPLICATIONS

5.1 No other implications.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

A Healthy Halton

6.1 A good quality residential environment with opportunities for safe walking, cycling and children's play will help raise health standards.

Halton's Urban Renewal

6.2 A good quality residential environment will assist in the urban renewal of the Borough by providing well designed areas where people will want to live.

Halton's Children and Young People

6.3 A good quality residential environment suitable for families with young and older children will improve the quality of life for children and young people.

Employment, Learning and Skills in Halton

6.4 No direct implications arising from this SPD.

A Safer Halton

6.5 The design principles set out in the SPD will help to produce safer neighbourhoods by designing out crime and promoting principles such as natural surveillance.

Corporate Effectiveness & Business Efficiency

6.6 No direct implications arising from this SPD.

7.0 RISK ANALYSIS

7.1 These proposals are not so significant as to require a full risk assessment.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 Equality and diversity issues have been taken into account by ensuring new residential development meets the needs of all social groups within the Borough.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Halton Unitary Development Plan, April 2005	Rutland House	Andrew Pannell
New Residential Development Supplementary Planning Guidance (SPG), May 1999	Rutland House	Andrew Pannell
Halton Local Development Scheme, 2009	Rutland House	Andrew Pannell