

REPORT TO: Executive Board

DATE: 24th May 2012

REPORTING OFFICER: Strategic Director – Policy and Resources

PORTFOLIO: Physical Environment

SUBJECT: Adoption of the Design of Residential Development Supplementary Planning Document

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 This report seeks the approval of the Executive Board to formally adopt the Design of Residential Development Supplementary Planning Document (SPD) as part of the Halton Local Development Framework.

2.0 RECOMMENDATION: That

- (1) The Design of Residential Development SPD (Appendix A) be adopted as a Local Development Document and the procedures for adoption, as set out in the Town and Country Planning (Local Planning) 2012 (England) Regulations be carried out.**
- (2) The results of the two periods of public consultation, as set out in the Statement of Consultation (Appendix B) be noted.**
- (3) Any further editorial and technical changes that do not materially affect the content or intended purpose of the SPD be agreed by the Operational Director: Policy, Planning and Transportation in consultation with the Portfolio Holder for the Physical Environment if necessary, before the document is published.**

3.0 SUPPORTING INFORMATION

Background

3.1 Production of this Supplementary Planning Document began in 2009 and initial consultation took place between 13th August – 24th September 2009. A number of representations were received at this time, the results of which were considered. Progress on the SPD was then halted for a period as officer resources were directed to the Core Strategy.

- 3.2 Work to update the SPD recommenced in 2011 with redrafting of the document and incorporation of the previous comments. Given that the revised document had changed significantly since the last period of public consultation and that two years had passed, the decision was taken to re-consult on the SPD. As such, the Design of Residential Development SPD was brought before the Executive Board in November 2011 when approval was sought to undertake a six week period of public consultation on the content of the SPD. This public consultation was carried out between 28th January and 9th March 2012.

Purpose of the Design of Residential Development SPD

- 3.3 The aim of the Design of Residential Development SPD is to provide additional practical guidance and support for those involved in the planning and design of residential development within Halton. 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 in order to ensure a consistent approach to design.

Public Consultation

- 3.4 The public consultation which took place from January – March 2012 generated representations from 11 parties, as detailed in the Statement of Consultation, Appendix B to this report. The comments covered a number of sections within the SPD, namely: transport connectivity, sustainability, ecology, flood risk and surface water run-off. Since the closure of the latest consultation stage, the comments received have all been fully considered and have informed the final version of the Supplementary Planning Document (attached at Appendix A) which it is proposed be adopted.

Other amendments

- 3.5 Since the end of the public consultation in early March, the Government has published the National Planning Policy Framework which replaces previous Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Design of Residential Development SPD has therefore been updated to replace references to previous PPSs to the National Planning Policy Framework.

4.0 POLICY IMPLICATIONS

- 4.1 Once adopted, the SPD will form part of Halton's Local Development Framework (LDF). The content of the SPD will thus be a material consideration for the determination of all appropriate residential development applications and as such, provide Halton Borough Council with greater detail and certainty to control and guide residential development across the Borough. The currently adopted New Residential Development Supplementary Planning Guidance (SPG) of 1999 will be superseded by this SPD and its guidance will no longer apply.

5.0 OTHER IMPLICATIONS

5.1 No other implications.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 A Healthy Halton

The priority for a healthier Halton is strongly reflected across the SPD through supporting the development of well designed residential communities that incorporate opportunities for recreation and healthy travel options.

6.2 Environment and Regeneration in Halton

The SPD fully supports the creation of good quality residential environments which will assist in the urban regeneration of the Borough and will provide well designed areas where people will want to live. The SPD also aims to ensure residential developments are designed sustainably, are fit for purpose and respect and enhance the local environment, which is important in the achievement of this priority.

6.3 Children and Young People in Halton

The SPD will help to ensure that children and young people across the Borough grow up in, and thrive in, safe residential environments and communities where opportunities are provided to access and participate in physically active and healthy lifestyles.

6.4 Employment, Learning and Skills in Halton

Although the priority of employment, learning and skills in Halton is not specifically referred to, the SPD does set out the importance of ensuring residential developments are well connected to provide access to local services and public transport. This would assist in increasing accessibility to employment, learning and skills opportunities across the Borough.

6.5 A Safer Halton

The SPD seeks to ensure that residential development contributes to a Safer Halton by creating places that feel safe, secure and welcoming for everyone. Residential layouts are supported which provide good natural surveillance creating safe and usable spaces. This will contribute to reducing the potential for crime, the fear of crime and anti-social behaviour.

7.0 RISK ANALYSIS

7.1 No legal or financial risks to the Council have been identified.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The SPD addresses a number of equality and diversity issues particularly around the topic of adaptable and accessible homes for all members of society.

9.0 REASON(S) FOR THE DECISION

9.1 These are set out in Section 3, Supporting Information.

10.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10.1 No alternative options have been considered at this stage.

11.0 IMPLEMENTATION DATE

11.1 The SPD will be effective from the date that it is adopted by the Council's Executive Board and will be used to provide guidance to supplement the existing adopted Halton Unitary Development Plan policies and those in the Council's emerging Core Strategy.

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

Document	Place of Inspection	Contact Officer
New Residential Development Supplementary Planning Guidance (1999)	Places, Economy and Transport Team, Municipal Building	Alasdair Cross
Halton Unitary Development Plan (2005)	Places, Economy and Transport Team, Municipal Building	Alasdair Cross
Halton Core Strategy Revised Proposed Submission Document (May, 2011)	Places, Economy and Transport Team, Municipal Building	Alasdair Cross
Executive Board Report – Design of Residential SPD – Approval for Statutory Period of Public Consultation (17 th November 2011)	Places, Economy and Transport Team, Municipal Building	Alasdair Cross
Copies of representations received during initial 2009 consultation	Places, Economy and Transport Team, Municipal Building	Alasdair Cross
Copies of representations received during 2012 consultation	Places, Economy and Transport Team, Municipal Building	Alasdair Cross