

**DEVELOPMENT POLICY COMMITTEE**

**11 July 2007**

**AGENDA ITEM 9**

<b>Subject:</b>	Making Places SPD Urban site guidance for designers, developers and planners
<b>Report by:</b>	DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

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**Purpose**

This report presents the draft Supplementary Planning Document on Making Places and seeks approval for the document to be forwarded to Cabinet for agreement to amendments following public consultation.

**Recommendation(s)**

1. That Members agree the amended document be treated as a material planning consideration in the determination of planning applications pending adoption of the Core Strategy and Development Control Policies DPD, and request Cabinet to ratify the decision.
2. That the Director of Planning and Building Control Services be authorised to make any minor amendments that are necessary to improve the content and presentation of the document before final adoption.

**Corporate Implications**

<b>Legal:</b>	Public consultation has been undertaken in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council's own Statement of Community Involvement.
<b>Financial:</b>	None
<b>Personnel:</b>	None
<b>Risk Management:</b>	None
<b>Equalities and Diversity:</b>	None
<b>Health and Safety:</b>	None
<b>IT:</b>	None
<b>Other:</b>	None

<b>Consultees:</b>	Formal consultation was undertaken between 7 November and 19 December 2006 under Regulation 17 of the Town and Country Planning (Local Development)
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(England) Regulations 2004.

Internal consultation has been undertaken (including dialogue with Strategic Housing, Environmental Services, Parks and Heritage Services and Operational Services). The document has been subject of ongoing community involvement. A workshop was held on 21 July 2006 to which interested parties representing architects, developers and others were invited.

### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

The draft SPD expands on policies contained within the Council's Submission Core Strategy and Development Control Policies Development Plan Document. The document supports the Town Centre Area Action Plan and complements the Sustainable Development SPD.

### **Corporate Priorities**

The report relates to the following corporate priority/priorities [tick the relevant box]

Social Inclusion



Excellent Customer Services



Regeneration



Value for Money



Environment



## 1 Introduction

- 1.1 The purpose of this report is to allow Members to consider the representation responses and subsequent proposed changes to the Making Places SPD (previously referred to as Urban Site Guidance SPD). This follows the formal consultation under Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004, which was undertaken, between 7 November and 19 December 2006.

## 2 Policy Context

- 2.1 The Making Places SPD supports and supplements policies contained within the Core Strategy and Development Control Policies DPD, primarily:

CP6 Promoting Urban Renaissance  
CP Promoting accessibility  
CP20/21 and DC49 Achieving well designed buildings and spaces  
DC3 Managing density in different locations  
DC5 Promoting mixed uses in appropriate places  
DC38 Accessible and adaptable developments  
DC46 Efficient and coherent site planning  
DC47 Public art in new development

## 3 The purpose of the document

- 3.1 The document offers practical guidance on achieving better quality development in all forms of development at varying densities. The guidance contains the rationale and the method for managing the intensity of development in different locations and advises on appropriate forms of development. It is aimed at developers and designers and will be used by the Council to require better quality development. It provides a basis for resisting poorly designed development.
- 3.2 The document is to be read alongside the Sustainable Development SPD. Together these documents will form the Council's design guidance.

## 4 Public consultation and the revised SPD

- 4.1 The document was subject of formal public consultation during November/December 2006. The document was made available in a variety of formats, was subject of general publicity and was sent directly to hundreds of organisations/groups and individuals direct during the consultation period.
- 4.2 Forty-seven individual representations were received from 11 separate respondents mostly representing developers, Government agencies and other stakeholders.

3 respondents broadly support the document  
5 offer neutral comment  
3 oppose elements of the guidance

4.3 The consultation document was largely well received. Respondents liked its clarity and ease of use, but some felt that elements of the technical guidance were too prescriptive. All responses have been considered and where appropriate the guidance has been altered or refined. A schedule of representations and proposed responses is produced at appendix 1.

## 5. Main issues raised

5.1 Most alterations to the documents are relatively minor and simply help to clarify guidance. Main amendments include:

- Title changed to avoid confusing use of the word urban
- Terminology generally more flexible to reflect the status of the document as guidance and avoid unnecessary prescription
- Greater coverage of archaeological issues and better cross referencing to Sustainable Development SPD for biodiversity issues
- Photographs of best practice examples added
- Scope and purpose of document clarified in introduction.
- Relationship to the County's Urban Place supplement clarified (that document is part of the Council's LDF evidence base but is not being adopted by the Borough Council although there are similarities between it and the Borough's Making Places SPD)
- Cross referencing improved throughout
- New plan added to visualise the table linking location and form and intensity of development
- New section on landscape design added to make guidance comprehensive
- Amenity and privacy standards adjusted in the light of design exercises – some minor relaxations.
- Sample design and access statement added for ease of reference.

5.2 Improved referencing to nature conservation/biodiversity issues addresses a weakness in the document flagged as part of an independent sustainability appraisal.

5.3 The revised document is held at appendix 2.

## 6 Conclusion

6.1 The revised document has been improved as a result of public consultation. Agreeing revisions as a result of consultation at this stage will give the document enhanced status for development control purposes. This will enable the Council to require better new development. The document cannot be fully adopted until after the LDF examination.

### List of Appendices

Appendix 1 is the schedule of representation summaries and proposed responses.

Appendix 2 is the revised version of the SPD.

## Background Papers

Our Planning Strategy for the future – Submission Core Strategy and DC Policies  
Statement of Community Involvement (February 2006)  
Sustainability appraisal