

# Sustainable Design SPD Appendix A Update

Report of the Cabinet Member for Economic Growth, Environment & Development Services:  
Councillor I. Pritchard



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Contact Officer: Jon Allinson

Tel Number: 01543 308195

Email: Jon.Allinson@lichfielddc.gov.uk

Key Decision? YES

Local Ward Members ALL

**Economic Growth,  
Environment and  
Development (Overview  
and Scrutiny)  
Committee**

## 1. Executive Summary

- 1.1 This report proposes an update to Appendix A of the Sustainable Design Supplementary Planning Document (SPD) entitled 'Space about Dwellings and Amenity Standards for all Development'. This document and the standards included within have been utilised in determining planning applications since its adoption in December 2015. As part of service level improvements following complaints and appeal decisions, it is considered necessary to review its contents to add clarity and ensure a consistent and transparent approach.
- 1.2 Due to the nature of the update of this Appendix, public consultation will be required as part of the process to review and adopt a revised version.

## 2. Recommendations

- 2.1 That Committee:
- i) Notes the contents of the proposed revised Appendix A and,
  - ii) Recommends that the updated Sustainable Design SPD Appendix A – 'Space about Dwellings and Amenity Standards for all Development' is referred to Cabinet for agreement to undertake public consultation as part of the review of this.

## 3. Background

- 3.1 The Sustainable Design Supplementary Planning Document (SPD) is part of a suite of SPD's which support the adopted Local Plan Strategy and was originally prepared by a Task Group of Members and officers and was adopted by the Council in December 2015. It has been used to supplement the design and sustainability policies of the Local Plan Strategy in the determination of planning applications and to assist in advising pre-application enquiries.
- 3.2 The SPD as a whole gives guidance on how sustainable development can be achieved through connectivity and integration, in terms of how places are sustainably connected by transport linkages and through patterns of development. It then considers how layout and density can assist in creating sustainable development, through green infrastructure, standards for parking and space around dwellings, utilising sustainable drainage systems, creating 'walkable' communities and energy efficient

layouts. A final section considers how technology and construction of buildings can lead to more sustainable development and a local Sustainability Checklist for planning applications is also included in the appendices.

- 3.3 This document has now been utilised for such purposes for the past 3 years, however it is now considered that the guidelines contained within Appendix A, which relate to 'Space About Dwellings and Amenity Standards for all Development' for both new buildings and domestic extensions, requires amendment and additional clarification, to assist in a consistent interpretation of the guidelines that it provides. This would accordingly provide customers with clarity on the standards that are to be applied to development proposals, so that appropriate forms of development come forward that do not harm amenity. The necessary clarification added to this Appendix includes the addition of diagrams and expanded clarification text.
- 3.4 The existing Appendix A also makes reference to the British Research Establishment (BRE) Digest 2009, however it is not considered reasonable to refer to a paid-for third party document as part of local authority guidance. Therefore, it is proposed to remove all reference to BRE as part of this. However, the 45° and 25° daylight amenity guidance found within this document is considered a simple and effective method for assessing daylight amenity impact and is proposed to be retained as part of the revised guidance. By removing reference to the BRE digest, the impact of 'right to light' will no longer be a material planning consideration in the determination of a planning application, but assessment of impact in terms of loss of light to existing neighbouring property will remain and be included and considered, with added explanation of how this is assessed within the proposed revised Appendix.
- 3.5 A copy of the draft proposed revised SPD Appendix A is attached to this report (Appendix 1). Once adopted it will replace the existing Appendix A of the SPD. The revised Appendix will aid implementation of the local plan strategy and contribute to bringing forward development proposals which are of a high standard and policy compliant.
- 3.4 In order to enable a revised Appendix A to be given due weight in the consideration of planning applications and support the Local Plan, formal stages of consultation are necessary. The draft amended SPD Appendix A is now at a stage where wider consultation can be undertaken following the agreement by the Cabinet to proceed.

Alternative Options	1. None
Consultation	1. Consultation is required on the proposed revised Supplementary Planning Document prior to adoption.
Financial Implications	1. Officer time/resource needed to run the consultation on the Local Plan Review. 2. The costs of consultation will be met within existing approved budgets.
Contribution to the Delivery of the Strategic Plan	1. Supports the bringing forward of development proposals which are of a high standard and policy compliant.
Equality, Diversity and Human Rights Implications	1. An Equality Impact Assessment will accompany the revised SPD Appendix.
Crime & Safety Issues	1. None

**GDPR/Privacy  
Impact Assessment**

1. A GDPR/Privacy Impact Assessment will accompany the revised SPD Appendix.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Clarity is not provided and the guidelines continue to be open to wide interpretation.	Officers would continue to interpret guidelines which may differ from the interpretation of customers, developers and others.	Yellow
B			

**Background documents**

Adopted Sustainable Design SPD (December 2015)

**Relevant web link:**

<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Sustainable-design-SPD/Sustainable-Design-SPD-without-appendix.pdf>