

Sustainable Design SPD Appendix A Update

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



Date: 4 December 2018
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Key Decision? YES
Local Ward ALL
Members

CABINET

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'. The SPD 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 necessary to review its contents to add clarity and ensure a consistent and transparent approach.
- 1.2 It is necessary to consult on the update because the proposed change to the Appendix results in a material amendment to the SPD. This Cabinet report requests approval to consult for a minimum of 4 weeks.

2. Recommendations

- 2.1 That Cabinet approves the updated Sustainable Design SPD (**APPENDIX A**) – 'Space about Dwellings and Amenity Standards for all Development' for the purposes of undertaking public consultation.
- 2.2 That Cabinet approve the consultation period and methods proposed at paragraphs 3.7 - 3.9 of this report.
- 2.3 That delegated authority be given to the Cabinet Member for Economic Growth, Environment & Development Services in consultation with the Head of Economic Growth to make any minor changes to the appearance, format and text of APPENDIX A prior to consultation in the interests of clarity and accuracy.

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 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 A). Once adopted it will replace the existing Appendix A of the SPD. The revised Appendix will aid implementation of the Local Plan and contribute to bringing forward development proposals which are of a high standard and policy compliant.
- 3.6 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.

Consultation proposals

- 3.7 It is proposed that the following methods of consultation are undertaken:
- Documents to be placed on reception and website;
 - Email/letter to everyone on Local Plans Objective database; and
 - Promote the consultation in line with other consultation activities being undertaken on planning policy documents.
- 3.8 These methods are in line with the Council's Statement of Community Involvement.
- 3.9 It is proposed that consultation runs for a period of four weeks and aligns with consultation being carried out as part of the Statement of Community Involvement. Consultation is proposed to commence on the 2nd January 2019 and close on the 1st February 2019.

Alternative Options	1. None
Consultation	1. Consultation is required on the proposed revised Supplementary Planning Document Appendix A prior to adoption for a period of 4 weeks.
Financial Implications	1. Officer time/resource needed to run the consultation and review responses. 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	A significant number of representations are received which delays the progression of the update.	Officers will need to consider representations made. If there is likely to be a delay in adoption this will be reported to Members.	Yellow

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>