

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting6th October 2011

1. Title of Item/Report

Adoption of Sustainable Design Guide Supplementary Planning Document and Parking Provision for Developments Supplementary Planning Document

2. Record of the Decision

Members considered a report relating to the Parking Provision for Developments and the Sustainable Design Guide Supplementary Planning Documents.

It was explained that the Parking Provision for Developments SPD was a revision of an earlier SPD, Parking Provision in New Developments SPD which was first adopted in 2006. In addition to being one of the earliest documents adopted as part of the Local Development Framework, it also constituted a chapter of the Tees Valley Design Guide and Specification for Residential and Industrial Estate Development. The SPD had been revised and updated to reflect changes in Government guidance since the original SPD was adopted, particularly Manual for Streets (published in 2007) and its companion document, Manual for Streets 2 (published in 2010). The opportunity had also been taken to clarify and amend other minor aspects of the document and link it to the Core Strategy, particularly Policy CS2: Sustainable Transport.

The Sustainable Design Guide SPD was intended to reflect Government guidance on good design and sustainability and to provide greater detail on Policy CS3 of the Core Strategy, which aimed to reduce the environmental impacts of new developments. The main objectives of the SPD were to encourage vibrant, sustainable and inclusive communities, to promote energy efficiency and environmental sustainability and to promote high quality design standards, which had a high regard for the surrounding character of the site and create attractive places. The SPD provided advice on site selection and development settings, design principles for built development, open space and landscaping, ecology, environmental sustainability, energy generation and renewable technologies, water efficiency and sustainable drainage, waste management, sustainable urban drainage techniques and feed in tariffs.

Both SPDs underwent public consultation from 31 January to 14 March 2011 and details of the consultation were provided.

A number of comments were received regarding each of the documents and these had been incorporated into the SPDs as appropriate. Details of the consultation responses and the Council's response had been included in two Consultation Statements which accompanied the SPDs.

During this consultation period, Natural England, a statutory consultee on all LDF documents, requested that a Habitats Regulations Assessment was undertaken on both the SPDs. This process, required by the EC Habitats Directive Articles 6.3 and 6.4, assessed the impact of all plans and projects on sites designated as of European importance for their nature conservation value. A screening exercise was undertaken and it was concluded that there was not likely to be significant effects on the relevant sites from the adoption of either SPD. The Habitats Regulations Screening Reports were consulted on from 11 July 2011 to 8 August 2011. Natural England confirmed the Council's conclusions and accordingly, a full appropriate assessment, under the Conservation of Habitats and Species Regulations 2010 was not undertaken.

Copies of both SPDs, their Consultation Statements and Habitats Regulations Assessment Screening Reports were provided to Members.

Following adoption, the two SPDs would be made available to guide applicants for planning permission and their contents would become material considerations in deciding planning applications.

RECOMMENDED that Council

1. notes the contents of the report;
2. adopts the Sustainable Design Guide Supplementary Planning Document and the Parking Provision for Developments Supplementary Planning Document.

RESOLVED that

3. The Head of Planning be given delegated authority to make any necessary minor amendments to the Sustainable Design Guide Supplementary Planning Document and the Parking Provision for Developments Supplementary Planning Document prior to adoption.

3. Reasons for the Decision

There was a statutory duty under the Planning and Compulsory Purchase Act 2004 for local authorities to adopt a development plan for their respective areas. The Sustainable Design Guide Supplementary Planning Document and the Parking Provision for Developments Supplementary Planning Document will provide additional information and guidance on the application of policies in the Core Strategy Development Plan Document adopted in March 2010.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not Applicable

7. Date and Time by which Call In must be executed

In respect of Resolution 3 only- Midnight on Friday 14 October 2011

Proper Officer
10 October 2011