

AGENDA ITEM

REPORT TO PLANNING COMMITTEE

8 December 2010

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

LOCAL DEVELOPMENT FRAMEWORK: SUSTAINABLE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION.

SUMMARY

1. This report advises members that the Spatial Planning team are moving forward with the preparation of the Sustainable Design Guide Supplementary Planning Document (SPD). A draft report has been circulated for internal council consultation and the amended document subsequent to this consultation is being presented to members.
2. The SPD is intended to reflect Government guidance on good design and sustainability and to provide greater detail on Policy CS3 of the Core Strategy, which aims to reduce the environmental impacts of new developments. The public and stakeholders are to be invited to make comments on the content of the SPD and the advice given. The document is intended to go out for public consultation in February/March 2011.

DETAIL

3. PPS1: Delivering Sustainable Development sets out the Government policy for the delivery of sustainable development within the planning system. It states that 'good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development'.
4. Government Guidance (PPS3: Housing) also considers that 'good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities'. It requires that Local Planning Authorities encourage developers to provide sustainable and environmentally friendly housing developments. The purpose of the Sustainable Design Guide SPD is to reflect this guidance and to provide advice to developers to improve the design standards and sustainability of new developments.
5. It is also intended that the document will provide greater detail on Policy CS3 of the Core Strategy. The aim of this policy is to reduce the environmental impacts of development and, among other things, requires that 10% of the energy requirement of a major development is provided from on site renewable sources and that developments meet various national standards designed to improve their design and sustainability.
6. The main objectives of the SPD are, therefore, to encourage vibrant, sustainable and inclusive communities, to promote energy efficiency and environmental sustainability and to promote high quality design standards, which have a high regard for the surrounding character of the site and create attractive places. In order to assist the Council and private individuals, the SPD provides advice for example 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.

7. The SPD has been through a period of internal consultation and the document is now intended to go out for public consultation in February/March 2011.
8. The Sustainable Design Guide SPD is available in the Electronic Members' Library (accessible through the Council Intranet).

NEXT STEPS

9. Following consideration by planning committee the report will be referred to Cabinet on 20 December 2010 for Members agreement

RECOMMENDATION

10. Members are recommended to: -
 - i) Note the content of and provide comment on the report

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Background Papers PPS1: Delivering Sustainable Development
PPS3: Housing
Stockton on Tees Core Strategy

Financial Implications - The cost of producing the Sustainable Design SPD is being met through current budgetary provisions.

Environmental Implications – The Sustainable Design SPD seeks to improve the design and sustainability of new developments and subsequently reduce their environmental impacts.

Community Safety Implications – None

Human rights Implications – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors – All ward Councillors