

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

12 OCTOBER 2011

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**ADOPTION OF SUSTAINABLE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT
AND PARKING PROVISION FOR DEVELOPMENTS SUPPLEMENTARY PLANNING
DOCUMENT**

SUMMARY

1. This report advises members that two Supplementary Planning Documents, 'Parking Provision for Developments' and the 'Sustainable Design Guide', have fulfilled the requirements of the relevant regulations and can now progress to adoption by the Council. Following adoption, they will be made available to guide applicants for planning permission and their contents will become material considerations in deciding planning applications.

DETAIL

2. Supplementary Planning Documents (SPDs) are used to give further guidance and detail to applicants for planning permission and the wider community on policies set out in Development Plan Documents.
3. The Parking Provision for Developments SPD is 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 constitutes a chapter of the Tees Valley Design Guide and Specification for Residential and Industrial Estate Development. The SPD has 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 has 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.
4. The Sustainable Design Guide 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 main objectives of the SPD are 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. The SPD provides 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.
5. Both SPDs underwent public consultation from 31 January to 14 March 2011. Copies of the SPDs and a statement setting out how comments could be made (the 'SPD matters') were made available during normal office hours at the Council's Planning Office and at all libraries within the Borough and on the Council's website. Letters were sent to organisations and individuals included on the Council's consultation database informing them of the consultation period, the locations where the documents were available to view and the procedure for

making comments. A statutory notice was also placed in the Herald and Post newspaper on 27 January 2011.

6. In addition, presentations were made to the Parish Council Liaison Forum and the Stockton Renaissance Local Strategic Partnership Area Boards. A short article was included in Stockton News, a community magazine published by Stockton Council and delivered to all households within the Borough and as a result of a press release issued by the Council, a short article was published in the Middlesbrough Evening Gazette.
7. A number of comments were received regarding each of the documents and these have been incorporated into the SPDs as appropriate. Details of the consultation responses and the Council's response have been included in two Consultation Statements which will accompany the SPDs through the adoption process.
8. 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, assesses 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.
9. Copies of both SPDs, their Consultation Statements and Habitats Regulations Assessment Screening Reports are available in the Members' Library and on the Electronic Members' Library (accessible through the Council Intranet).

NEXT STEPS

10. Once adopted, the SPDs will be made available to members of the public and used in the determination of planning applications.

RECOMMENDATION

11. Members are recommended to: -
 - i) Note the content of the report

Corporate Director of Development and Neighbourhood Services

Name of Contact Officer: Isabel Nicholls
Post Title: Planning Officer
Telephone No: 01642 528557
Email Address: Isabel.nicholls@stockton.gov.uk

Background Papers None

Financial Implications - The cost of producing and distributing the SPDs is being met through current budgetary provisions.

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

Community Safety Implications – The Parking in Developments SPD includes guidance on ensuring the design of car parks and other parking areas contribute to community safety.

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 – The Parking for Developments SPD and the Sustainable Design Guide SPD are equally relevant to all Wards and Ward Councillors.