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| Title: | Residential Design Guide SPD |
| Portfolio Holder: | Cllr Osborn – Planning Portfolio Holder |
| Reporting Officer: | Hilary Maclean – Urban Design and Conservation Officer |
| Key Decision: | Yes |

Purpose

The purpose of this cabinet item is to adopt the final draft Residential Design Guide as a Supplementary Planning Document (SPD)

Background

Following the decision of the Cabinet on 31st August 2005 to go out to public consultation on the draft SPD, the consultation period has finished and the document has been amended accordingly in response to the representations received.

Relationship to the District Plan: The Residential Design Guide is primarily produced to identify how development proposals can meet the requirements of Policy H24: New Housing Design. However, numerous other policies which will impact on the design of residential developments have been referenced, in particular Policies C31a and C34a. As a SPD the Residential Design Guide cannot create policy only provide additional detail to support existing policies within the District Plan.

Scope: This document aims to create a complete picture of the design implications for residential developments of differing scales across the district, including urban, rural and historic areas.

SPD Documents

Sustainability Appraisal: In accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive 2004 a sustainability assessment has been produced in parallel with the Residential Design Guide. The Sustainability Assessment Scoping Report was produced and sent to statutory consultees for comment prior to the completion of the draft design guide. The design guide has responded to the issues raised in the sustainability appraisal to ensure, where possible, that it can help to achieve sustainable social, economic and environmental objectives. The sustainability appraisal went out to public consultation with the SPD.

Consultation Statement: A consultation statement was required to accompany the draft SPD during public consultation and has been updated to accompany the final document. It outlines, methods of consultation; who was consulted; representations received; and responses to those representations.

Both of these documents are available for members in the members room.

Consultation

Targeted: In addition to setting up a PPG issues consultation was undertaken prior to the commencement of the first draft.

Public Consultation; The public consultation exercise was undertaken in accordance with the Statement of Community Involvement.

For full details please see the Consultation Statement which will be made available for members.

Planning Policy Group: The PPG for the Residential Design Guide has met on three occasions, the most recent being 03 November to discuss the amendments to the draft design guide.

Main Issues

Objectives of the Residential Design Guide: Broadly the design guides has sought to highlight relevant policy issues and guide applicants and decision makers in both how to achieve good design and in determining what a residential application should comprise. The detailed objectives as outlined in the guide are:

1. To improve the quality of design in applications for residential development
2. To raise awareness of the basic policy requirements for residential development
3. To raise awareness of other policies and guidance which influence design
4. To provide guidance on the principles of good design and how to use them to create a quality, sustainable, residential development
5. To enhance people's understanding of design statements and the design process.

Implementation: This guide is intended to be a tool for both developers and decision makers. Not only does it provide information on what constitutes good residential design, but it is should also serve to streamline the planning application process, through reducing the need for pre-application discussions and securing all necessary information prior to registering an application.

Financial Implications: None

Legal Implications: None

There are no legal implications as this is not creating new policy only seeking to provide guidance on how to meet the requirements of existing policy

Options

This draft has sought to respond to the issues raised during the public consultation exercise and the issues raised by the PPG, however, the Cabinet are able to make recommendations for amendment prior to the adoption of the document.

Recommendation

Cabinet is recommended to:

- Approve the adoption of the Residential Design Guide; and
- Approve the undertaking of a publicity exercise including the production of an informative leaflet.

Human Rights: There are no human rights implications.

Background Papers:

Residential Design Guide

Sustainability Appraisal

Consultation Statement

Plain English: done

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| Statement of reason for key decision | This is a key decision because it will impact on numerous individuals and companies involved in housing development and it will be a material consideration for both the determination of planning applications and appeals. |
| Options considered and rejected | Not producing a residential design guide – rejected as existing policies are not being fully implemented or not appropriately interpreted. |
| Date of implementation (not less than five days after date of decision) | 30 th November 2005 |