

SUPPLEMENTARY PLANNING GUIDANCE (SPG) – DESIGN AND DEVELOPMENT REQUIREMENTS

Report By: Forward Planning Manager

Wards Affected

County-wide

Purpose

- 1 To consider responses and changes to the draft publication and recommend to the Cabinet Member (Environment) that an amended document be adopted as interim guidance to the Herefordshire Unitary Development Plan.

Financial Implications

- 2 None, other than printing and publishing costs.

Background

- 3 The need for this design guide was confirmed by the Herefordshire Partnership Housing Ambition Group who set up a working group to discuss and agree its contents and purpose. Initially it was felt that the guidance should relate solely to new housing but its remit was soon widened to benefit all forms of new development using parts of the guidance where appropriate.
- 4 A draft was endorsed by the Housing Ambition Group on 3rd July 2002 and agreed for consultation by the Cabinet Member (Environment) following consideration by this Committee on 19 July 2002. This and other draft SPG were published separately alongside the Deposit Draft UDP in October 2002 with comments being requested by 31st January 2003 to allow adequate time for consultation.

Consultation

- 5 PPG12 (Dec 1999) makes clear the role and use of supplementary planning guidance. It also highlights that where the guidance has been made publicly available and consultation undertaken, the Secretary of State will give substantial weight to the SPG where it derives out of and is consistent with the development plan and prepared in a proper manner.
- 6 All Parish and Town Councils and organisations thought to have an interest in the SPG were sent copies and invited to make comments. Copies of the document were also made available at UDP deposit locations around the County including the main libraries and 'Info in Herefordshire' points and the availability of the document highlighted on the Councils webpages. Following UDP amendments and consideration of comments received, amendments are now proposed to the draft SPG.

Responses

- 7 Responses specifically to the draft SPG were received from 6 Town/Parish Councils and 6 organisations. However other comments were received which were targeted at the corresponding parts of the UDP which refer to design guidance and have been addressed through the UDP process. The benefits of publishing both documents at the same time has enabled relevant changes to be made to both as the UDP leads and informs the SPG. Changes proposed to the UDP have therefore been reflected within the design guidance. Additionally, changes are proposed to pick up internal comments made from within the Council.
- 8 It should be noted that widespread support has been received to the concept of further design guidance. Few who responded questioned the principle or the approach being taken.
- 9 The following is a summary of the comments received.

Commentator	Comment	Response
Bartestree and Lugwardine Parish Council	Document very detailed and to be commended	Noted
Bromyard and Winslow Parish Council	<ul style="list-style-type: none"> • Guidance contains comprehensive checklist for applicants of larger scale developments • Support for reasons/purpose of design statement • Additional appendix information required regarding highway design/car parking standards 	<p>Noted</p> <p>Further separate Highway Design SPG to be prepared. This will include car parking standards which is to be reviewed</p>
Ledbury Town Council	<ul style="list-style-type: none"> • Affordable housing (H9) point 3 should be replaced by 'affordable housing should only be available to local people living in the parish' • Housing of more than 25 homes or 2.5 acres should make a donation to low cost housing in that parish • New housing developments should provide a minimum of 1 car parking space per dwelling 	<p>Points raised are issues related to UDP policies and are being addressed through the UDP process. Car parking standards are to be revised as part of an SPG on Highway Design</p>

Llangarron Parish Council	<ul style="list-style-type: none"> Fully support proposals with no further comments to make 	Noted
Welsh Newton and Llanrothal Parish Council	<ul style="list-style-type: none"> Guidelines addressing energy, water, waste and recycling highly desirable in particular disposal of rain water, use of porous surfaces. All proposals would have great savings on energy and transport and help mitigate flash flooding. Sadly it is all only guidance. 	Noted
RPS	<ul style="list-style-type: none"> Guidance goes beyond requirements of policy DR1 by requiring a concept drawing showing a site's relationship with its surroundings. Design statement should be appropriate to the scale and nature of the proposals 	<p>A concept drawing is the sort of useful detail information that shows how a development proposal would fit into its surroundings. It expands upon and clarifies policy criteria requirements and should remain</p> <p>Whilst the guidance indicates those instances where design statements will not normally be required, change is proposed to ensure it is relevant to the proposal</p>
English Nature	<ul style="list-style-type: none"> Support this guidance for the design of new development. No specific comments to add 	Noted

<p>Herefordshire Nature Trust</p>	<ul style="list-style-type: none"> HNT supports the inclusion of environmental concerns and biodiversity considerations within the document. Only minor comments to make. Landform/landscape section relies heavily on landscape value rather than biodiversity value. It suggests enhancing or restoring such landscapes when in fact they can hold biodiversity value. 'Derelict' areas support certain flora or nesting sites for birds 	<p>Acknowledged, changes are proposed to include reference to areas/landscape which hold and support valued species</p>
<p>Highways Agency</p>	<ul style="list-style-type: none"> Concerns over additional pressures on trunk road network, particularly A49 corridor in Hereford. Developments likely to have such a significant impact on trunk road will require comprehensive Transport Assessment Design statement should explain how proposals relate to existing highway network and how access and movement to and through the site will be achieved, consistent with aims of sustainable development Issues relating to trunk road network should also be raised under 'Local Context' 	<p>Agreed, proposals should recognise and make clear how any trunk road in the vicinity may be affected. Specific reference for Transport Assessment to be included</p> <p>Agreed, proposals should be existing transport networks, linkages to site and any improvements, trip generation and distribution</p> <p>In relation to Traffic Assessments, proposals should demonstrate that all access junctions can safely and efficiently accommodate development traffic.</p>

	<ul style="list-style-type: none"> • The need for Transport Assessments should be more clearly defined • Access and movement issues need to be mentioned at start of Appendix 1 	<p>Assessments should also include a Travel Plan to describe how alternative modes to the car will be promoted</p>
English Heritage	<ul style="list-style-type: none"> • Welcomes prominence promoting high standards of design which respect local character and distinctiveness. Establishment of design concept and preparation of design statement to accompany new development proposals with emphasis on establishing a sense of place are supported 	Noted
Environment Agency	<ul style="list-style-type: none"> • In relation to Flood Risk a dry pedestrian access should be provided for residential development or where people stay overnight (hotels/holiday accommodation) • Remove sentence (Foul Drainage) which states that EA should be consulted where on-site sewage treatment is required. Agency need only be consulted on applications in Groundwater Source Protection Zones 1 and 2 	<p>Agreed, also further amendments are to be included to reflect the UDP changes to policy DR7 and to clarify flood risk areas and risk assessments</p> <p>Agreed, changes proposed</p>

	<ul style="list-style-type: none"> • Add promotion of a maintenance strip along banks and need to retain nature conservation value of watercourse 	<p>Agreed, references to be included</p>
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Amendments made

10 As a result of the consultation response received and alterations made to the policies and reasoned justification within the Revised Deposit UDP, the following amendments have been made;

- New Background section included to outline the preparation of the SPG, consultation and review and to make clear its relationship with the UDP.
- Clarification under Design Statement that to follow UDP policy DR1 statements are required to accompany the planning application where relevant to the proposal.
- Inclusion of access issues particularly in relation to trunk roads added to Location section.
- Biodiversity issues added to Landform and landscape section.
- Reference to consideration of sequential approach and development on land of a lower flood risk. Requirement to assess the environmental effects of mitigation/protection measures. Requirement of dry access to residential/holiday/hotel development.
- Under Resource Conservation include the promotion of maintenance strips along banks and aside watercourses, retaining nature conservation value.
- General Layout to include requirement for major developments to include the provision of public art to promote a sense of identity and culture.
- Reference to other micro-hydro options to be used where appropriate to conserve energy.
- Inclusion of grey water recycling systems.
- Additions to Appendix 1 to refer and indicate when Access Statements are required. Also the requirements of Transport, Flood Risk and Retail Assessments.
- A further appendix will be added (Appendix 4) to include a statement of the consultation undertaken and changes made as highlighted within pp612 para. 3.16

A copy of the SPG is enclosed separately for Members and is also located in the Members Lounge

RECOMMENDATION

THAT It be recommended to the Cabinet Member (Environment) that the amended draft be adopted as interim supplementary planning guidance to the Herefordshire Unitary Development Plan.

Background Paper

Design and Development Requirements SPG – Draft September 2002.

Further information on the subject of this report is available from Mr C Botwright on (01432 260133)