

 <b>Executive 07<sup>th</sup> March 2018</b>		<b>Agenda Item No.</b>  <b>10</b>
<b>Title</b>	Residential Design Guide – Supplementary Planning Document (SPD) and Parking Standards SPD	
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<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	N/A	
<b>Background Papers</b>	Warwick District Local Plan (2011-2029)	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes (917)
<b>Equality Impact Assessment Undertaken</b>	Yes
The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.	

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive		Chris Elliott/ Bill Hunt
Head of Service		Dave Barber
CMT		Chris Elliott/Andy Jones/Bill Hunt
Section 151 Officer		Mike Snow
Monitoring Officer		Andy Jones
Finance		Mike Snow
Portfolio Holder(s)		Cllr Alan Rhead
Consultation & Community Engagement		
The documents are submitted to committee with a recommendation that it be subject to public consultation		
Final Decision?		No
Suggested next steps (if not final decision please set out below)		
Consultation results will be reported back to Executive with any relevant amendments to the documents and a recommendation to adopt		

## 1. **Summary**

- 1.1 The Warwick District Local Plan 2011 – 2029, adopted in September 2017, commits the council to reviewing the Residential Design Guide under Policy DS1 paragraph 5.10, which states “The Council will review its Residential Design Guide to provide updated guidance consistent with the National Planning Policy Framework (NPPF), this policy (DS1) and the Garden Towns, Suburbs and Villages Prospectus.” The review has taken place and a revised document (Appendix 1) prepared for public consultation.
- 1.2 Paragraphs 5.57-5.59 of the Warwick District Local Plan 2011-2029 identify that the Council is seeking to review its Parking Standards SPD so that it is consistent with national planning policy and the most recent census data regarding local car ownership. This consultation draft (Appendix 2) is the culmination of that review.

## 2. **Recommendation**

- 2.1 That the Executive notes the content of the documents and recommends that both the Residential Design Guide (Appendix 1) and the Parking Standards SPD (Appendix 2) be made subject to a public consultation.
- 2.2 That Executive note that following the public consultation final versions of the SPDs will be brought before them to formally approve, following which they will assist in the determination of planning applications.

## 3. **Reasons for the Recommendation**

### *Residential Design Guide*

- 3.1 The policies within the NPPF and the Local Plan supersede those quoted throughout the adopted Residential Design Guide (2008) and further design guidance has been published since the adoption of that document and a new minimum standard introduced for the open space surrounding new dwellings and guidance published regarding the storage and disposal of domestic waste.
- 3.2 The existing Residential Design Guide was adopted as a Supplementary Planning Document (SPD) in April 2008 to provide a design framework for all who are involved in the provision of residential accommodation within Warwick District, to promote high quality and innovative design for the housing of the 21st Century. This latest iteration seeks to continue to uphold and improve upon this aim resulting in quality developments supporting the health and well being of the districts residents; current and future, as proposed through the Local Plan.
- 3.4 The Guide is aimed at anyone wishing to develop residential schemes within the district from small domestic extensions, to large strategic housing allocations through the Local Plan process.
- 3.5 The Residential Design Guide is a generic document which can be applied to all new residential development, regardless of location within the district. There are however, a number of development briefs which have been published or are in preparation, for specific strategic residential and mixed use developments throughout the district. The Guide, in no way fetters the scope and detail of those briefs but rather provides a platform of principles on which to base the local, detailed advice.

- 3.6 The Council's 'Statement of Community Involvement' (SCI) adopted in January 2016, outlines in Table 2, guidance on community involvement in stages of Supplementary Planning Document (SPD) production. The SCI states that once guidance, such as the Residential Design Guide, has been prepared, comments will be invited from all interested parties and the wider community. This document has now reached this stage and consultation is required to progress the document.

#### *Parking Standards SPD*

- 3.7 The draft Parking SPD is intended to replace the Vehicle Parking Standards SPD adopted in 2007. The 2007 parking standards no longer align with national planning policy, which has moved away from defining maximum car parking standards. This matter is highlighted in paragraphs 5.57-5.59 of the Warwick District Local Plan, adopted in September 2017, which identifies that a review of the SPD is needed.
- 3.8 In addition, the draft SPD seeks to align with and supplement policies set out in the recently adopted Local Plan, including most notably policy TR3.
- 3.9 The Council's 'Statement of Community Involvement' (SCI) adopted in January 2016, outlines in Table 2, guidance on community involvement in stages of Supplementary Planning Document (SPD) production. The SCI states that once guidance, such as the Parking SPD, has been prepared, comments will be invited from all interested parties and the wider community. This document has now reached this stage and consultation is required to progress the document.
- 3.10 It should be noted that there is likely to be an update to the National Planning Policy Framework during 2018. It is not anticipated that the update will alter the policy context for the attached SPDs, although should any substantive changes be required these will be made and consulted upon following Executive approval.

## **4. Policy Framework**

### **4.1 Fit for the Future (FFF)**

"The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

"The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy."

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all Housing needs for all	<u>Intended outcomes:</u> Area has well looked after public spaces	<u>Intended outcomes:</u> Dynamic and diverse local economy

met Impressive cultural and sports activities Cohesive and active communities	All communities have access to decent open space Improved air quality Low levels of crime and ASB	Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels
<b>Impacts of Proposal</b>		
The Residential Design Guide forms the basis for good design for all residential development in the district ensuring a positive effect on the health and well being of residents	The Guide includes new guidelines for the minimum open space standards surrounding all types of new residential development	Not applicable
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
<b>Impacts of Proposal</b>		
The Guide assists staff assessing planning proposals and provides a tool by which advice can be given to applicants for planning permission	Provides advice regarding design aspects of planning proposals for all those intending to extend existing houses or build new residential developments	Not applicable

## 4.2 Supporting Strategies

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FFF strands. The Residential Design Guide ensures the delivery of high quality design enabling and supporting the growth required through the plan period.

## 4.3 Changes to Existing Policies

### *Residential Design Guide*

This document seeks to support the new policies adopted within the Local Plan and adheres to national and local policies rather than changing them

## *Parking Standards SPD*

This document seeks to support the new policies adopted within the Local Plan and adheres to national policies. It is intended that this Parking Standards SPD would replace the Vehicle Parking Standards SPD (2007).

- 4.4 **Impact Assessments** : the Consultation will be undertaken in line with the Council's Statement of Community Involvement (SCI) 2016 approved by Executive in January 2016. The SCI specifically seeks to ensure that all relevant sectors of the community are consulted. The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.

## 5. **Budgetary Framework**

- 5.1 The costs of conducting the consultations and reviewing the responses are covered within the existing budget framework.

## 6. **Risks**

- 6.1 There are no specific risks related to taking the proposed SPDs out to public consultation

## 7. **Alternative Option(s) considered**

- 7.1 The Executive could decide not to pursue publication of design guidance, but this would have a detrimental affect overall on the quality of development and the health and wellbeing of residents by depriving officers of the support required to ensure that developments are designed with care and taking local aspects into account.
- 7.2 The Executive could decide not to pursue publication of the Parking Standards SPD, but this would have a detrimental effect overall on the quality of development and the health and wellbeing of residents by depriving officers of the support required to ensure that developments are designed with care.

## 8 **Background**

### *Residential Design Guide*

- 8.1 The NPPF was published in 2012, after the adoption of the Residential Design Guide. The NPPF states throughout that good design is a 'key aspect of sustainable development' and can contribute to 'making places better for people'. It reintroduced the concept of garden cities, extending the principles to include all new larger scale settlements and extensions to villages and towns.
- 8.2 During the preparation of the Local Plan and in line with Government policies set out in the NPPF, a document was commissioned and published on behalf of the council setting out a series of design principles in support of a garden towns approach to development. The 'Garden Towns, Suburbs and Villages Prospectus' forms part of the Local Plan evidence base and is guiding the way in which officers assess the layout and design of new residential schemes. The Residential Design Guide has incorporated these principles to support this approach.

8.3 The principle differences between the proposed consultation draft and the previous Residential Design Guidance are:

- Amenity space requirements around new dwellings and flats/apartments have been introduced
- A new section has been added which deals specifically with extensions to terraced properties in Conservation Areas
- An addition has been made to the 45° line section, stating that breaches of the 45 degree line which occur at a distance of 8m or more will generally be considered not to result in material harm to light and outlook
- A minimum set down has been introduced of 225mm between an existing building and a new extension
- Advice is added that side extensions should be no more than  $\frac{2}{3}$  of the width of the original house
- Details have been added with regard to the storage requirements for refuse and recycling, introduced by the 'Refuse and Recycling Storage Requirements' guide issued by Contract Services and attached in full as an appendix to the Residential Design Guide

#### *Parking Standards SPD*

8.3 The NPPF was published in 2012, after the adoption of the Vehicle Parking Standards (2007) which includes maximum car parking standards. The NPPF rejects the use of maximum parking standards, and this is further supported by the Ministerial Statement, March 2015.

8.4 Paragraph 39 of the NPPF sets out a number of matters which Local Planning Authorities should take into account when developing parking standards:

- The accessibility of the development
- The type, mix and use of development
- The availability of and opportunities for public transport
- Local car ownership levels
- An overall need to reduce the use of high emission vehicles

8.5 The Parking Standards SPD has been drafted taking into account the matters above. The draft SPD is accompanied by an evidence paper (appendix 3), which aims to identify the evidence and rationale that has informed the standards set out in the SPD.

8.6 The principle differences between the proposed consultation draft and the previous Parking Standards SPD are:

- The SPD no longer sets maximum vehicle parking standards, in line with the national policy approach set out in the NPPF. Instead new standards have been designed to target average parking demand for different land uses. Applicants may however make a case to provide a greater or lesser amount of parking on the basis of the specific circumstances of their scheme

- Residential parking standards have generally increased from the current maximums based on the higher than average car ownership levels in the District. There is also a requirement for additional unallocated car parking spaces to accommodate visitors and additional vehicles from properties with above average car ownership
- The SPD includes a bespoke methodology for conducting 'Parking Beat Surveys' in locations where on plot parking provision cannot be provided to meet the parking standards (e.g. conversions in established built up areas). This (combined with forthcoming changes to the Local Validation list) aims to make both the process of requiring the survey, and the methodology for undertaking the survey, more consistent. The methodology sets out an additional requirement for such surveys undertaken within Leamington Spa so that they are undertaken in Higher Education term-time
- Parking standards for non-residential land uses have been translated from the previous SPD (though are no longer maximum standards), except where there is available evidence to justify a change to the standard. Most notably, the standards for B use-classes have generally increased
- Minimum parking space dimensions and a series of design principles and recommendations are set out to ensure that parking is convenient and attractive to the user, both in respect of residential and non-residential land uses
- Minimum cycle parking standards are set out for all land uses, alongside revised principles and recommendations for the siting and design of cycle storage