

 Executive – 27 June 2018		Agenda Item No. 4
Title	Residential Design Guide – Supplementary Planning Document (SPD) and Parking Standards SPD Supplementary Planning Document (SPD)	
For further information about this report please contact	Lorna Coldicott: Senior Planner lorna.coldicott@warwickdc.gov.uk 01926 456505 Hayley Smith: Senior Planner Hayley.smith@warwickdc.gov.uk 01926 546331	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	7 March 2018, minute no. 139	
Background Papers	Warwick District Local Plan 2011-2029	
Contrary to the policy framework:	No	
Contrary to the budgetary framework:	No	
Key Decision?	Yes	
Included within the Forward Plan? (If yes include reference number)	Yes (917)	
Equality Impact Assessment Undertaken	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	11/06/18	Chris Elliott
Head of Service	11/06/18	Dave Barber
CMT	11/06/18	Chris Elliott/Andy Jones/Bill Hunt
Section 151 Officer	11/06/18	Mike Snow
Monitoring Officer	11/06/18	Andy Jones
Finance	11/06/18	Mike Snow
Portfolio Holder(s)	11/06/18	Cllr Alan Rhead
Consultation & Community Engagement		
The documents are submitted to committee with a recommendation that they are adopted following a public consultation carried out between 19 March and 08 May		
Final Decision?	Yes	
Suggested next steps (if not final decision please set out below)		

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 following Executive approval on 7 March, for a public consultation to be held, the document was subject to consultation between 19 March and 08 May 2018.
- 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. The consultation draft was also subject to consultation between 19 March and 08 May.

2. **Recommendation**

- 2.1 That the Executive notes the statement of community consultation (Appendix 1) and the subsequent changes to the documents and recommends that both the Residential Design Guide (Appendix 2) and the Parking Standards SPD (Appendix 3) be formally adopted.
- 2.2 Following Executive approval for adoption, these documents 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.

Parking Standards SPD

- 3.6 The 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.
- 3.7 In addition, the SPD seeks to align with and supplement policies set out in the recently adopted Local Plan, including most notably policy TR3.
- 3.8 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.”

FFF Strands		
People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<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
Impacts of Proposal		

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
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<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
Impacts of Proposal		
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. This SPD will replace the Residential Design Guide (April 2008).

Parking Standards SPD

This document seeks to support the new policies adopted within the Local Plan and adheres to national policies. This Parking Standards SPD will replace the Vehicle Parking Standards SPD (2007).

4.4 **Impact Assessments:** the Consultation has been 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 were covered within the existing budget framework.

6. **Risks**

6.1 There are no specific risks related to adopting the SPD's

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

7.1 The Executive could decide not to adopt 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 adopt 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.

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.

8.6 As a result of the recent public consultation, several representations were received in relation to both documents. As a result, some minor changes have been made which are outlined in the statement of public consultation (Appendix 1)