

## Draft Residential Design SPD Consultation

### Summary

The document entitled “Residential Design Guide Supplementary Planning Document, Regulation 13 Consultation Draft”, (March 2017) sets out principles to help ensure that the Borough receives high quality new residential development to create attractive and well-functioning environments which people are happy to live in. Members are asked to approve the document for public consultation purposes.

### Portfolio - Regulatory

Date Portfolio Holder signed off report 13 February 2017

### Wards Affected

All

### Recommendation

The Executive is advised to RESOLVE that the Draft Residential Design Guide Supplementary Planning Document – Regulation 13 Consultation be approved for public consultation.

## 1. Key Issues

- 1.1 The Draft Residential Design Guide SPD is a consultation document which is intended to be released for public comment in March 2017. The SPD will cover the whole of the Borough including town centres, and rural and urban areas. It will be flexible enough to be applicable to the full range of residential scales from small householder projects right up to the creation of large areas of new urban fabric.
- 1.2 The 2017 Design Guide will replace the Borough’s following design guidance for residential development:
  - Residential Development in Settlement Areas – Development Control Guidelines Supplementary Planning Guidance, 2002
  - Design for House Extensions Leaflet; undated

Both of these documents are now dated as they were prepared under an early legislative regime. They are simpler documents and do not deal with the detail and scope of residential design covered by the proposed 2017 Residential Design Guide. Development Management officers have had limited success in recent years in using these older documents to lift design quality in the borough.

- 1.3 At present the key Local Plan policies relating to residential design are DM9 of the CS&DMP DPD and TC11 of the Camberley Town Centre AAP. Both policies set out a series of high level non-specific design principles to guide all forms of development in the Borough. The Residential Design Guide SPD provides detailed and specific guidance for residential development based on these more general principles.

- 1.4 The SPD has been prepared to support Development Management Officers when they are negotiating with developers for good design solutions, and for the Council when it determines residential planning applications in the Borough. However, its main 'audience' is the development industry. The SPD is intended to help raise the bar for residential design in the borough enabling all areas of Surrey Heath to benefit from improved high quality living environments.
- 1.5 The purpose of the SPD is to give guidance to the development industry, the Council and the public on how to ensure that good design is achieved in new residential development in the borough. It is intended that the SPD will enable the Council to effectively defend its decisions at appeal on matters relating to the design of residential developments.
- 1.6 The SPD sets out to:
1. provide detailed design principles and guidance for all scales of residential development across all areas of the borough
  2. Enable designers and the Council to be able to quickly and easily check whether or not a residential proposal meets the Council's quality standards for residential design.
- 1.7 The primary purpose of the consultation document is to seek stakeholders views on:
- The scope of the document; and
  - Whether the proposed design principles and guidance are considered appropriate.
- 1.8 The comments and views received during the public consultation period will be used to prepare the final version of the SPD. Production of the final version of the Guide is expected to be completed in early summer 2017 with adoption in late summer 2017.

## **2. Resource Implications**

- 2.1 There are no resource implications arising from the preparation of, and consultation on, the Consultation Draft Residential Design Guide Supplementary Planning Document beyond those allowed for within the budget for 2016/2017.

## **3. Options**

- 3.1 The options before the Executive are to:
- AGREE to the release of the Regulation 13 Residential Design Guide SPD for consultation purposes
  - AGREE to the release of the Regulation 13 Residential Design Guide SPD for consultation purposes subject to specified amendments

- To NOT AGREE to the release of the Regulation 13 Residential Design Guide SPD for consultation purposes

#### **4. Risk**

- 4.1 Not agreeing to publication of the document for consultation purposes would delay production of the Guide and leave the Council without detailed guidance for assessing whether an application represents poor or high quality residential design and the means to negotiate for good design solutions.

#### **5. Proposals**

- 5.1 It is proposed that the Consultation Draft Residential Design Guide SPD be released for a 5 week consultation period in mid-March 2017.
- 5.2 A copy of the draft SPD will be circulated with this agenda item.

#### **6. Supporting Information**

- 6.1 A draft SEA/HRA scoping assessment has been undertaken to support the SPD. This has concluded that a Strategic Environmental Assessment and Habitats Regulation Assessment is not required.

#### **7. Corporate Objectives And Key Priorities**

- 7.1 Underpins Objective 1 of the Corporate Plan - *Making Surrey Heath an even better place where people are happy to live* by helping to ensure that residential environments receive high quality development which enhances the area and maintains and improves residential amenity.
- 7.2 The SPD also supports Objective 3 – *building and encouraging communities where people can live happily and healthily*.

#### **8. Policy Framework**

- 8.1 The National Planning Policy Framework and the Council's adopted Local Plans:
- Core Strategy & Development Management Policies DPD 2012.
  - Camberley Town Centre Area Action Plan 2014

#### **9. Legal Issues**

- 9.1 None at this stage

#### **10. Consultation**

- 10.1 The Development Management Team has already had considerable input into the preparation of the SPD.

10.2 The Regulation 13 consultation will ensure that the local community and other interested parties can be involved in the preparation of the document. The SPD will be subjected to a 5 week consultation period and will be advertised through local newspapers, letters, emails, the Council's web site and social networking sites.

<b>Annexes</b>	<b>Annex 1- Residential Design Guide Supplementary Planning Document – Regulation 13 Consultation Draft</b>
<b>Background Papers</b>	<b>Residential Development in Settlement Areas – Development Control Guidelines Supplementary Planning Guidance, 2002</b>  <b>Design for House Extensions Leaflet; undated</b>
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**Consultations, Implications and Issues Addressed**

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	
Capital	✓	
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	
Policy Framework	✓	
Legal	✓	
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	

**Review Date:**

**Version:**