
Cabinet Member for Housing and Communities

29 June 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

All Wards

Title:

New Residential Buildings Design Guide SPD Public Consultation

Is this a key decision?

No – Although the matters within the report affect all wards in the city, it is not anticipated that the impact will be significant.

Executive Summary:

This report seeks authority to consult for a six-week period of the draft New Residential Buildings Design Guide Supplementary Planning Document (SPD).

SPDs add further detail to the policies in the Local Plan but cannot introduce new policy. They provide additional information and are a material consideration when determining planning applications. This SPD gives developers design guidance when designing and developing new residential properties and will replace the existing Residential Design Guide.

Following consultation responses will be analysed and taken account of when considering amendments that might be required. The proposed final version will then be submitted to Cabinet for adoption, at which point it will replace the previous version.

Recommendation:

The Cabinet Member is requested to authorise a six-week public consultation on the draft New Residential Buildings Design Guide SPD.

List of Appendices included:

Appendix 1 – Draft New Residential Buildings Design Guide SPD
Appendix 2 – Strategic Environmental Assessment Screening Report
Appendix 3 – Equalities Impact Assessment

Background papers:

None

Other useful documents

2017 Local Plan

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

New Residential Buildings Design Guide SPD Public Consultation

1. Context (or background)

- 1.1. The current Residential Design Guide was adopted in 1991, and is therefore substantially aged. Developers and applicants would benefit from up-to-date guidance regarding what is expected in order to receive a successful planning determination.
- 1.2. The draft New Residential Buildings Design Guide is a comprehensive review and updating of the previous document and will provide clear guidance for developers and applicants as well as to officers when determining planning applications.
- 1.3. Regulations 11 to 16 of The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. This includes a minimum statutory public consultation period of four weeks: the Council's recently adopted Statement of Community Involvement however sets out a local standard that SPDs should be consulted on for six weeks, therefore this will be adhered to.
- 1.4. It is also a legal requirement, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken. The process for determining whether or not an SEA is required is called screening. This is to determine whether a plan will have significant environmental effects. The screening opinion undertaken is attached at Appendix 2. This concludes that no SEA is needed as the SPD elaborates on existing policy. This screening report must be consulted on so that three statutory bodies (Historic England, Natural England and the Environment Agency) can respond. It makes sense to make the screening report publicly available for comment at the same time as the SPD is being consulted on
- 1.5. Finally, an Equalities Impact Assessment (EIA) has been undertaken, this is attached at Appendix 3 and this will also form part of the public consultation: see also paragraph 6.4 of this report.
- 1.6. Responses will be analysed and the SPD amended accordingly, before submitting to Cabinet for final adoption. In line with the legislation, the Cabinet report will include a statement setting out the details of the consultation, a summary of the main issues raised and how they have been addressed.

2. Options considered and recommended proposal

- 2.1. The Cabinet Member may wish for the Council and residents to rely on the existing Residential Design Guide. However, the current guidance was adopted in 2013 and it is considered appropriate to offer residents more up-to-date information and guidance. For this reason, this option is not recommended.
- 2.2. The recommendation is to approve the public consultation for the draft New Residential Buildings Design Guide SPD for six weeks.

3. Results of consultation undertaken

- 3.1. No formal consultation has taken place. Public involvement is a key element of the proposal.

4. Timetable for implementing this decision

- 4.1. The decision will be implemented immediately.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications associated with this report.

5.2. Legal implications

There are no direct implications as a result of this report. Regulations 11 to 16 of The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) also require the Council to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

Planning policy documents and planning applications help deliver the aims and objectives of the One Coventry Corporate Plan by determining the type and quantum of development needed, where this should be located, areas which should be protected, enhanced or improved and the infrastructure which should be provided. In line with the Corporate Plan, this document focuses upon supporting local communities creating more attractive and better designed residential development.

6.2. How is risk being managed?

There is no risk associated with the recommendations.

6.3. What is the impact on the organisation?

No direct impact

6.4. Equality/ EIA

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010). The Supplementary Planning Document elaborates on Local Plan policy and so a further EIA has been undertaken (Appendix 3).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

Report author:

Name and job title:

David Butler
Head of Planning Policy & Environment

Service

Planning Policy and Environment – Planning & Regulation

Tel and email contact:

Tel: 024 7697 2343
Email: David.butler@coventry.gov.uk

Enquiries should be directed to the above persons.

Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
Contributors:				
Usha Patel	Governance Services Officer	Law and Governance	09/06/22	09/06/22

Rob Back	Strategic Lead Planning	Streetscene and Regulatory Services	09/06/22	09/06/22
Names of approvers for submission: (officers and members)				
Mark Williams	Lead Accountant, Business Partnering, Place	Finance	09/06/22	14/06/22
Clara Thomson	Planning and Highways Lawyer, Legal Services	Law and Governance	09/06/22	14/06/22
Andrew Walster	Director of Streetscene and Regulatory Services	-	09/06/22	13/06/22
Councillor D Welsh	Cabinet Member for Housing and Communities	-	15/0	

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