

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 30 JUNE 2020

PART A : REPORT

SUBJECT: Arun Design Guide Supplementary Planning Document (SPD)

REPORT AUTHOR: Donna Moles, Senior Planning Officer
DATE: 30 June 2020
EXTN: x 37697
PORTFOLIO AREA: Planning Policy

EXECUTIVE SUMMARY:

On 17 December 2019, Planning Policy Sub-Committee (PPSC) agreed the proposed approach and timetable for the public consultation on the consultation draft version of the Arun District Design Guide SPD. The consultation was held from 9 January - 21 February 2020, following which, this report advises members on the representations made and the proposed responses.

The report also recommends approval to progress with a four-week Regulation 12 Public participation period as required by The Town and Country Planning (Local Planning) (England) Regulations 2012 pending clarification and cover for meeting consultation regulations, following COVID-19 restrictions.

Following the public participation period, the report will set out the proposed approach to adoption of the Design Guide SPD in the light of consultation responses and issues raised.

RECOMMENDATIONS:

That the Planning Policy Sub Committee agrees:

1. The proposed modifications schedule which addresses the comments made from the public consultation can progress to a Regulation 12b Public participation period in accordance with Regulation 35;
2. That the Group Head of Planning in consultation with the Planning Portfolio Holder and the Chair of the Planning Policy Sub-Committee be granted delegated authority to finalise the Design Guide SPD document for Reg.12b Public participation; and
3. That following the four-week Public Participation period, any responses are reported back to Planning Policy Sub Committee to agree any further changes prior to the Design Guide being referred to Full Council for adoption.

1. BACKGROUND:

- 1.1 The Arun District Design Guide Supplementary Planning Document (SPD) is intended to provide further detail to the Design policies of the Arun Local Plan (chapter 13) and to raise the standard of design across the District. The SPD sets out what the Council expects development proposals to deliver in terms of design quality within Arun respectfully responding to landscape, connections, public space, the mix of uses, how buildings relate to their context as well as size, shape and appearance. It is also concerned with vital matters like refuse bins and car parking and is about placemaking; not just about the appearance of buildings.
- 1.2 Arun District Council Local Plan Policies D SP1 'Design', D DM1 'Aspects of form and design quality' and D DM4 'Extensions and alterations to existing buildings', provide a framework which sets the principles of good design across the District. Good design is an integral part of good planning; therefore, the design policies are in alignment with all other policies in the Plan including the strategic policies. They also require development to comply with the Arun District Council Design Guide which will be brought forward through the Design Guide SPD.
- 1.3 Supplementary Planning Documents (SPDs) are prepared by the Council to support the Local Plan, inform the delivery of infrastructure and to aid applicants in preparing successful development proposals. Following public consultation and adoption by the Council, SPDs become a material consideration in determining planning applications. However, SPD do not introduce new policy and are not a part of the statutory Development Plan.
- 1.4 The Government published the National Design Guide - October 2019 (Background paper 7) which provides a general structure that can be used for the content of local design guides and includes ten characteristics which reflect the government's priorities in a common overarching framework. The proposed Arun Design Guide SPD incorporates all of those key ten characteristics of the framework.
- 1.5 The report to PPSC in December 2019 sets out the key objectives, criteria and structure of the SPD.

CONSULTATION OVERVIEW

- 1.6 Details of key consultations undertaken during the development of the draft Arun District Design Guide SPD are provided below:

Town and Parish Stakeholder Consultation – July and August 2019

Comments were invited from all twenty-one town and parish councils in the District.

Member and Officer Workshop – October 2019

A workshop was held for all Members and Planning Team Leaders on 3 October 2019 to explain the key findings to date, discuss the structure and content of the Guide and to get feedback on any areas of guidance which should be included in the document. Following this workshop, Members and Officers provided comments on the working draft prior to the document being refined to be taken to Planning

Policy Sub Committee.

Planning Policy Sub Committee (PPSC)

The Consultation draft document was taken to PPSC on 17 December 2019, and will be subject to a four-week public participation period and then subsequent adoption by Full Council.

Strategic Environmental Assessment Screening

The SEA screening report was sent to the three statutory environmental bodies – Environment Agency, Natural England and Historic England – from 2 December 2019 until 6 January 2020. They agreed with the determination that no “significant environmental effects” may be triggered and therefore there is no requirement for a full SEA.

Formal Public Consultation on the Draft SPD – January / February 2020

Formal public consultation on the draft SPD was undertaken from 9 January to 21 February 2020.

CONSULTATION REPRESENTATIONS AND MODIFICATIONS

1.7 The following people/bodies were consulted:

- The general public
- All ADC Members
- ADC Town and Parish Councils
- Neighbourhood planning groups
- All consultees on the Planning Policy consultation database
- Environment Agency, Natural England and Historic England
- Planning Agents
- ADC Planning Officers and other key service areas

Further details of the Consultation Statement can be viewed in **Appendix i**.

1.8 A total of twenty-nine people/bodies made representations on the SPD, with nineteen in general support of the document, nine in neither agreement nor disagreement but providing useful suggestions and clarifications to help strengthen the document and one objection from East Preston and Kingston Preservation Society. A summary of all the representations received during the consultation and the proposed modifications can be viewed in **Appendix ii**.

1.9 The Arun Design Guide SPD – Final Draft April 2020 in the Background papers incorporates all the proposed changes as identified in Appendix ii and is now interactive. This means that when you pass your cursor over a button it changes colour, before you press it to go to the actual location.

Buttons can be found at the following locations:

- Table of Contents: Buttons before each section and letters-buttons before each chapter.
- Cover of each section: Letter-buttons before each chapter title and round button next to the section title bringing you to the beginning of the document.

- At each page at the top right corner: Section indication leading you to the beginning of the section and chapter-letter buttons getting you to the beginning of each additional chapter.
- Round icons at the beginning of the abbreviation table, the reference list and the glossary linking you to the beginning of the document.
- At the reference list, all document titles are linking to the additional resources.

1.10 An Arun District Design Guide Non-Technical Summary has also been produced and made available to help explain and map the Arun Design Guide SPD in a summary form to assist all users in getting straight to the relevant information and tools that they need when using the full Arun Design Guide SPD.

1.11 NEXT STEPS AND TIMETABLE

Stage	Date
Planning Policy Sub Committee agree to the Regulation 12 Statement of public participation, setting out the consultation, a summary of main issues raised and how those issues were addressed	30 June 2020
A 4-week Regulation 12b Public participation in accordance with Regulation 35. Due to COVID-19, the ADC office is closed to the public and Regulation 35 cannot be fully complied with for either a SPD or DPD until such time as the Council Office is fully open to the public.	This date is reliant on the ADC office being open to the public.
Full Council to get agreement to adopt the Arun Design Guide SPD	(TBC)
Publication of final Design Guide SPD, Non-Technical Summary to the Design Guide SPD and Adoption Statement	(TBC)
Presentation and training session to ensure appropriate and effective use of the Design Guide SPD for members and officers	(TBC)

2. PROPOSAL(S):

That the Arun Design Guide SPD is recommended for the Regulation 12b Public participation period in accordance with Regulation 35 before reporting back representations and a proposed response to the Planning Policy Sub-Committee.

3. OPTIONS:

The following options are available to Members:

1. To recommend that the draft Arun Design Guide SPD is published for a Regulation 12b Public participation period **OR**
2. Not to recommend that the draft Arun Design Guide SPD is published for the Regulation 12b Public participation period

4. CONSULTATION:		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	x	
Relevant District Ward Councillors	x	
Other groups/persons (please specify)	x	
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
6. IMPLICATIONS:		
<p>Due to this SPD being subject to public consultation and participation, as it progresses to adoption it will have added weight as a material consideration in the determining of planning applications and help to secure more sustainable development benefitting local communities which will help improve place making for Arun.</p>		

7. REASON FOR THE DECISION:

To ensure that Arun can continue to secure development that is plan led and consistent with sustainable development as well as development which would improve the wellbeing of the people through improved built and natural environments.

8. BACKGROUND PAPERS:

1. Consultation responses
https://arun.objective.co.uk/portal/planning_policy/dgspd/design_guide_spd?tab=list
2. **Appendix i** – Consultation Statement without appendices
3. **Appendix ii** - Modification Table
4. Consultation Statement with Appendices
<https://www.arun.gov.uk/supplementary-planning-documents-spds>
5. Arun Design Guide SPD - Final Draft April 2020
<https://www.arun.gov.uk/supplementary-planning-documents-spds>

6. Arun Design Guide Non -Technical Summary

<https://www.arun.gov.uk/supplementary-planning-documents-spds>

7. National Design Guide - MHCLG October 2019

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

