

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 15 DECEMBER 2020

**SUBJECT: Arun Design Guide Supplementary Planning Document (SPD)**

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**DATE:** 24 November 2020  
**EXTN:** x 37697  
**PORTFOLIO AREA:** Planning Policy

### EXECUTIVE SUMMARY:

On 30 June 2020, the Planning Policy Sub-Committee agreed that the Draft Arun Design Guide should progress to Public Participation stage (under Regulation 12b of The Town and Country Planning ((Local Planning) (England) Regulations 2012). This stage commenced on 16 September for four weeks ending on 14 October 2020.

Following the public participation period, this report sets out the further representations received and the proposed response to be agreed and then the final draft Design Guide will be referred to Full Council on 13 January 2021 for Adoption.

### RECOMMENDATIONS:

That the Planning Policy Sub Committee agrees:

1. The proposed modifications schedule which addresses the comments made from the Regulation 12b Public participation period in accordance with Regulation 35 (as amended by Regulation 2 (Coronavirus) (Amendment) Regulations 2020);
2. That the revised Design Guide (as a result of the Reg.12b proposed modifications), can progress to Full Council on 13 January 2021 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 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 which went to PPSC in December 2019 sets out the key objectives, criteria and structure of the SPD so has not been repeated here.

### **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, before being subjected to a four-week public participation period inviting representations (Regulation 13).

### **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 – Inviting Representations on the Draft SPD – January / February 2020**

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

### **Regulation 12b Public Participation - 16th September to 14th October 2020**

The document has been revised to address the representations received during the consultation which ended on 21<sup>st</sup> February 2020 and made available in accordance with the Arun District Council Statement of Community Involvement (Immediate Review June 2020) and under Regulation 35 (as amended by Regulation 2 of the Town and Country Planning (Local Planning (England) (Coronavirus) (Amendment) Regulations 2020) and Regulation 12b of the Town and Country Planning Regulations to give the public/consultees an opportunity to make any further comments.

## **REPRESENTATIONS AND MODIFICATIONS**

- 1.7 A total of eleven individuals and / bodies made representations on the SPD, with all in general support of the document but providing useful suggestions and clarifications to help strengthen the document. A statement (in accordance with Regulation 12) setting out the summary of the representations received with main issues raised during the participation and how they are addressed through the proposed modifications, can be viewed in the Appendix of the Statement of Representation Post Regulation 12b.
- 1.8 The Arun Design Guide SPD – Final Draft January 2021 in the Background papers incorporates all the proposed changes (as identified in the Appendix of the Statement of representation) 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.

1.9 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.

#### 1.10 NEXT STEPS AND TIMETABLE

Stage	Date
Revised Design Guide which incorporates the Regulation 12b Public participation proposed modifications to get agreement at Planning Policy Sub Committee	15 December 2020
Full Council to get agreement to adopt the Arun Design Guide SPD	13 January 2021
Publication of final Design Guide SPD, Non-Technical Summary to the Design Guide SPD and Adoption Statement	January 2021
Presentation and training session to ensure appropriate and effective use of the Design Guide SPD for members and officers	January/February 2021

#### 2. PROPOSAL(S):

That the revised Arun Design Guide SPD (January 2021) is recommended to Full Council for Adoption on 13 January 2021 and following adoption, an adoption statement together with the SPD is published on the Council's web site in accordance with Regulation 35 (as amended) and the adoption statement notified to anyone who has asked to be notified.

#### 3. OPTIONS:

The following options are available to Members:

1. To recommend that the draft Arun Design Guide SPD (January 2021) is recommended to Full Council for Adoption on 13 January 2021 **OR**
2. Not to recommend that the draft Arun Design Guide SPD (January 2021) is recommended to Full Council for Adoption on 13 January 2021

#### 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	
The public, consultees, statutory bodies and stakeholders		

<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
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:**

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 and which will help to improve place making within Arun.

**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:**

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

1. Statement of Representation Post Regulation 12b (includes Appendix i – Reg.12b Modification Table)
2. Arun Design Guide SPD - Final Draft November 2020
3. Arun Design Guide Non -Technical Summary

