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Report of Head of Planning Services

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All

Local development framework: supplementary planning documents – residential design guide and sustainable design & construction

Recommendations

- 1. Executive notes the summaries of representations received set out in appendices 1 and 2, and*
- 2. Recommends Council to adopt the Residential Design Guide and Sustainable Design and Construction as supplementary planning documents.*

Purpose of report

1. To advise Executive of the responses received and amendments proposed to the draft Residential Design Guide supplementary planning document and the draft Sustainable Design and Construction supplementary planning document.
2. To recommend Council to adopt the 'Residential Design Guide' supplementary planning document and the draft 'Sustainable Design and Construction' supplementary planning document.

Relationship with corporate plan

3. This report supports the corporate plan in that it provides value for money services, improves communication and rises to the challenge of climate change.

Background

4. Following the meeting of the Strategic and Local Planning Advisory Group in May 2009, the draft Residential Design Guide and the draft Sustainable Design and Construction Resource Efficient Buildings supplementary planning documents were published for public consultation during the summer of 2009. Summaries of the responses received and the changes it is suggested should be made are set out in Appendix 1 (Residential Design) and Appendix 2 (Sustainable Construction). These were considered by the advisory group 5 October 2009.
5. Copies of the two documents showing the proposed changes are available in the members' lounge.

Options

6. Publication of these two supplementary planning documents is intended to provide guidance to the public, especially applicants and developers, on how to deliver high quality, well designed buildings and how to achieve the council's requirements in sustainable design and construction. The council could choose not to publish such guidance, but this could have indirect adverse implications for the quality of new built development in the Vale and more lengthy and time consuming negotiations.

Financial, legal and any other implications

7. The production of these two supplementary planning documents is an existing work commitment in the council's local development scheme. When adopted the two documents will be available on the council's web site and a small number of each document will be printed. There is money in the budget to cover these costs.

Background papers:

Draft 'Residential Design Guide' Supplementary Planning Document,
Draft 'Sustainable Design and Construction Resource Efficient Buildings' Supplementary Planning Document