

<b>Subject:</b>	<b>Urban Design Framework Supplementary Planning Document -</b>		
<b>Date of Meeting:</b>	<b>21 June 2018</b>		
<b>Report of:</b>	<b>Executive Director Economy, Environment, and Culture</b>		
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<b>Ward(s) affected:</b>	<b>All Wards</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report provides an update on the Urban Design Framework Supplementary Planning Document (UDF SPD) which will provide guidance to help deliver high quality design and place-making as part of future development in the city. The report seeks approval to consult on an Issues and Options paper (Appendix 1) for six weeks. The outcome of this will inform the preparation and content of the full Draft SPD.

**2. RECOMMENDATIONS:**

That the Tourism, Development & Culture Committee:

- 2.1 Agrees and gives authority to consult on the Issues and Options paper which will inform a full Draft Urban Design Framework Supplementary Planning Document;
- 2.2 Notes the background information provided in this report regarding the process for preparing the Urban Design Framework Supplementary Planning Document (UDF SPD); and
- 2.3 Authorises the Head of Planning make any necessary minor amendments to the Issues and Options paper prior to stakeholder consultation.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The Urban Design Framework (UDF) is specifically referred to in Policy CP12 Urban Design in the adopted City Plan Part One. It is also signposted in the Plan's spatial strategy and a number of the city-wide and development area policies. It will also be referred to in the emerging City Plan Part Two and in particular the proposed policy that sets out criteria for assessing design quality of places and buildings.
- 3.2 The UDF is intended to supplement and support the implementation of City Plan Part One Policy CP12 and other relevant City Plan policies by setting out design priorities and providing advice and best practice that will help to raise the quality of new buildings and spaces in the city.
- 3.3 As such, the UDF will be prepared in the form of a Supplementary Planning Document (SPD). An SPD provides guidance for planning applicants, developers

and landowners on how to implement policies in the City Plan Parts One and Two. An SPD cannot make new or change existing policy but it can help the council deliver the amounts and types of development that are being proposed in the City Plan through detailed guidance and by illustrating examples of good practice.

- 3.4 The UDF SPD will be a city-wide document that will seek to identify and set out:
  - Areas which should be largely be conserved and/or enhanced;
  - Priorities for planning design guidance;
  - Key strategic views; and
  - Area- and site-specific design principles.
- 3.5 It will also aim to:
  - Provide clarity about areas that can accommodate taller development;
  - Show how public realm improvements can create pedestrian-cyclist friendly spaces that accommodate the needs of all people and achieve consistent aims and standards;
  - Be informed by relevant studies, in particular the Urban Characterisation Study and Historic Character Assessment reports; and
  - Contribute towards the implementation of Public Spaces Public Lives, Streetscape Design Guidelines and other relevant strategies.
- 3.6 The UDF SPD will conform to the National Planning Policy Framework (NPPF) by promoting design policies that can help establish a strong sense of place and respond to local character whilst avoiding being too prescriptive.
- 3.7 The preparation of the UDF SPD will look at opportunities to support constructive design discussions between applicants, designers, planning officers, councillors and communities and by outlining potentially appropriate solutions and illustrating best practice in the city and elsewhere.
- 3.8 Issues and Options is the first stage in the production of a SPD. Although this stage is not a statutory requirement, it is considered good practice. Some of the potential benefits of early engagement with stakeholders emerging from previous council experience when producing SPDs include:
  - Raising awareness about the opportunities and challenges of meeting policy requirements;
  - Building consensus among multiple stakeholders around priorities and potential benefits of development;
  - Identifying opportunities for co-provision and partnerships that can facilitate timely delivery of infrastructure; and
  - Helping to address landowner/developer concerns.
- 3.9 The UDF SPD was subject to a screening exercise to assess the need for a Strategic Environmental Assessment (SEA). The screening exercise concluded that a SEA was not required as the impact of the SPD should be largely beneficial and unlikely to result in any significant adverse effects. In addition, the UDF SPD is not setting new policy. The UDF SPD will be supplementing existing policy which has already undergone the Sustainability Appraisal/SEA process. As required by the relevant Regulations, the screening conclusions were sent to Natural England, Historic England and the Environment Agency. The two responses received both concurred with this conclusion.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 As part as this first stage of consultation, alternative options to inform the production of the UDF SPD will be put forward for discussion. Options range from a City Plan policies only approach; a broad brush SPD that identifies key issues and summarises information available; and a more detailed SPD that looks at issues as part of a masterplanning approach.
- 4.2 It is not a requirement to have the Issues & Options stage of consultation. The alternative is a full draft SPD. This was discounted as it was considered important to engage early with stakeholders and residents due to the scope and importance of the guidance for the city.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 The council's Statement of Community Involvement (SCI) sets out policy and standards for engaging residents, local groups, stakeholders and statutory consultees in the preparation of planning-related documents.
- 5.2 During the Issues and Options stage, focused consultation will be undertaken with stakeholders to gauge views on the type and content of guidance to be provided. The options outlined in the Scoping Paper are not mutually exclusive meaning a combination of options or additional options could be considered as the most suitable. The paper has been prepared in consultation with key officers in the city council.
- 5.3 Stakeholder organisations and individuals, including residents, developers, landowners, local ward councillors, planning agents, amenity groups, local schools, and churches will be invited to comment on issues and options. During a en-week consultation to be held between 5 July and 13 September 2018 consultees will be invited to comment on the paper and attend dedicated workshops.
- 5.4 The results of the Issues and Options consultation will inform the preparation of a UDF SPD that will be produced within the requirements of the National Planning Policy Framework, which states (paragraph 153.) that 'Supplementary planning documents (SPDs) should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'.
- 5.5 The draft UDF SPD will then be brought back to this Committee to seek its approval to carry out a further, city-wide consultation exercise in Autumn this year. The outcome of the city-wide consultation will inform the final version of the SPD that is expected to be brought back to this Committee to seek its adoption in early 2019.

## **6. CONCLUSION**

- 6.1 The main purpose of this Issues and Options stage is a first step towards preparing an Urban Design Framework SPD. The adopted SPD will ensure there is detailed, clear advice to help deliver high quality of development design and place-making in the city.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 The cost of officer time, production of documents and consultation associated to the recommendations in this report will be funded from existing revenue budget within the Planning service. Any significant financial implications arising from the outcome of the consultation and production of the Supplementary Planning Document will be reported in future committee reports.

*Finance Officer Consulted: Gemma Jackson*

*Date: 18/04/2018*

### Legal Implications:

- 7.2 As noted in the body of the report, there is no statutory requirement to consult on “issues and options” for a SPD but this is considered best practice.
- 7.3 The contents of a SPD are governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. To be lawful, a SPD must be limited to statements regarding “any environmental, social, design and economic objectives which are relevant to the attainment of development and use of land” which “the local planning authority wish to encourage during any specified period” [Regulation 5. (1) (a)]. Once adopted a SPD will be a material planning consideration in the determination of relevant planning applications.

*Lawyer Consulted: Hilary Woodward*

*Date: 19/04/18*

### Equalities Implications:

- 7.4 As referenced under paragraph 3.12 an SEA has not been undertaken on the UDF SPD. The UDF is strongly linked to Policies CP12 and CP13 of the City Plan Part One. These policies underwent a Health and Equalities Impact Assessment. This found the impacts of these policies to be largely positive against a wide range of equalities objectives. The SPD should help to achieve these objectives.

### Sustainability Implications:

- 7.5 As referenced under paragraph 3.12 an SEA has not been undertaken on the UDF SPD. The UDF is strongly linked to Policies CP12 and CP13 of the City Plan Part One. These policies underwent full Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) during the preparation of City Plan Part One. The SA/SEA at that time found the impacts of these policies to be largely positive against a wide range of sustainability objectives, including maintaining local distinctiveness and protecting key sites, protecting the SDNP, helping to make the best use of previously developed land, improving accessibility, increasing biodiversity, and promoting sustainable travel. The SPD should help to achieve these sustainability objectives.

#### Crime & Disorder Implications:

- 7.6 The preparation of the SPD will allow for more detailed consideration and guidance regarding layout and design features which could help deter crime or disorder and the fear of crime. SPD will consider issues of Secured by Design.

#### Risk and Opportunity Management Implications:

- 7.7 The SPD will provide guidance on implementing City Plan Part One Policy CP12 Urban Design and other relevant planning policies in this Plan and potentially on emerging City Plan Part Two Policies. Responses received as part of the consultation at the issues and options stage will help inform the SPD. The SPD is intended to improve the quality of design in new development and facilitate the successful delivery of good quality, higher density development.

#### Public Health Implications:

- 7.8 Development across the city is expected to support sustainable lifestyles in development sites and their surrounding areas. The production of the SPD can help support the timely provision of necessary infrastructure to support sustainable and mixed use communities across the city. The ways in which design can help minimise the noise and other traffic impacts have been considered in the Issues and Options paper and will be duly discussed as part of the consultation.

#### Corporate / Citywide Implications:

- 7.9 The council is committed to promoting higher-density, mixed-use development. High quality design is the key to delivering acceptable development in a way that responds to the city's high housing demand, significant spatial constraints and sensitive landscapes. As such, the SPD presents a major opportunity to:
- Establish a constructive dialogue with local communities, and those with a stake in the planning system, regarding the potential benefits of new, higher density development; and
  - Greater clarity and confidence for elected members, the council's Development Management team and the development sector, unlocking investment in and speeding up the delivery of housing in the city.

### **SUPPORTING DOCUMENTATION**

#### **Appendices:**

1. Issues & Options paper

#### **Documents in Members' Rooms**

None

#### **Background Documents**

City Plan Part One

