

LICENSING AND PLANNING POLICY COMMITTEE
18 FEBRUARY 2016

REVISED SUSTAINABLE DESIGN SUPPLEMENTARY PLANNING DOCUMENT - CONSIDERATION OF CONSULTATION RESPONSES AND ADOPTION

<u>Report of the:</u>	Head of Place Development
<u>Contact:</u>	Karol Jakubczyk/ Susie Legg
<u>Urgent Decision?(yes/no)</u>	No
<u>If yes, reason urgent decision required:</u>	
<u>Annexes/Appendices (attached):</u>	Annex 1: Draft Revised Sustainable Design SPD (incorporating changes identified during consultation) Annex 2: Consultation Responses, Officer Comments and Suggested Actions
<u>Other available papers (not attached):</u>	L&PPC Report 22 October 2015 – Revised Sustainable Design Supplementary Planning Document

REPORT SUMMARY

The existing Sustainable Design Supplementary Planning Document (SPD) was adopted in 2012 and forms part of the Local Plan. A revised version has been prepared to take account of changes to national policy, legislation and advances in good practice.

A public consultation has taken place and this report provides Members with a summary of the consultation responses received. The SPD has been amended in the light of the consultation process and is recommended for adoption.

RECOMMENDATION

- (1) That the Committee considers the consultation responses and proposed further changes to the revised version; and
- (2) That subject to any further amendments that it be adopted as a supplementary planning document.

Notes

1 Implications for the Council's Key Priorities, Service Plans and Community Strategy

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The Local Plan also plays a key role in implementing the Sustainable Community Strategy through the planning process. As part of the Local Plan the Sustainable Design SPD provides further detailed guidance on the implementation of the Core Strategy CS6. This Document also contributes towards the delivery of the Corporate Plan key priority "Sustainability" and in particular the Annual Service Plan objective VA5.

2 The Sustainable Design Supplementary Planning Guidance

- 2.1 The Council is committed to ensuring that Epsom and Ewell grows sustainably and Core Strategy Policy CS6 requires that new development should result in a sustainable environment and reduce or have a neutral impact upon, pollution and climate change.
- 2.2 In order to aid the planning process, Officers prepared a guide to assist developers and householders in identifying measures and opportunities available to integrate sustainability into their development which was adopted as a Supplementary Planning Document in 2012. This set out how developers can demonstrate compliance with Core Strategy Policy CS6.
- 2.3 While much of the content of the 2012 version of the Document remains relevant it has been affected by a number of recent changes to national policy. In light of this and with the benefit of Officers' experiences in using the Document, it is considered timely to prepare a revised version. A copy of the Draft Revised Sustainable Design Supplementary Planning Document (incorporating changes identified during consultation) is included under Annex 1.
- 2.4 The draft SPD was subject to public consultation during the final quarter of 2015. Following the close of the consultation period Officers considered the responses, made comments of their own and identified potential actions. These are collected under the document enclosed under Annex 2.

3 Consultation

- 3.1 We received five consultation responses, these came from a local resident; the Epsom Civic Society; the Environment Agency; Thames Water; and Gatwick Airport Ltd.

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- 3.2 Although none of the responses objected to the content of the document, or raised substantive issues, they suggested a number of minor amendments and additions that collectively improve the usefulness of the SPD. These are set as track changes in Annex 1 and also included as actions under Annex 2

4 Financial and Manpower Implications

- 4.1 There is an ongoing requirement to develop supporting documents to the Local Plan. Planning policy staff resources are already allocated to ensure that this objective is achieved.
- 4.2 As this document already forms part of the Local Plan, its revision should not have any additional impact on the resources of the Development Management team.

5 Equalities and Other Legal Implications

- 5.1 The Revised Document takes account of equality issues. The Council's Statement of Community Involvement addresses those equality issues related to consultation and engagement.

6 Sustainability Policy and Community Safety Implications

- 6.1 The Revised Document will contribute towards delivering the Council's objectives for maintaining and enhancing the Borough as a sustainable place to live, work and visit by providing guidance to new development proposals.

7 Partnerships

- 7.1 None for the purposes of this report.

8 Risk Assessment

- 8.1 The amendments to the Document help to ensure it is up to date with the latest Government policy.

9 Conclusion and Recommendations

- 9.1 Members are asked to consider the consultation responses and proposed further changes to the revised version of the SPD; and that subject to any further amendments the revised SPD be adopted as a supplementary planning document (superseding the existing version).

WARD(S) AFFECTED: All