

Residential Development Supplementary Planning Document

Public Consultation Statement 2018

1 Introduction

- 1.1 This Public Consultation Statement (Statement) has been prepared in support of the Council's revised Residential Development Supplementary Planning Document (SPD) that was publically consulted upon between midday Monday 8th October 2018 and midday Monday 19th November 2018.
- 1.2 In conformity with Part 5 of the 'Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017, this Statement sets out;
 - The persons that the Council consulted during the abovementioned 6 week public consultation;
 - A summary of the main issues raised by those persons who submitted comments during the consultation period; and,
 - How any issues raised during the consultation period have been addressed by the Council.
- 1.3 Appendix One of this Statement sets out a summary of all the comments that were received during the public consultation period and Council officer responses to each of these comments.

2 Public consultation period

- 2.1 A public consultation for the revised Residential Development SPD was undertaken by the Council during October and November 2018. The specific consultation dates are specified at paragraph 1.1 of this document.
- 2.2 The public consultation was undertaken in conformity with the relevant planning regulations (see paragraph 1.2 of this document) and the Council's Statement of Community Involvement (SCI).
- 2.3 The SCI sets out the Council's approach / requirement to involving and consulting local people and stakeholders in planning related document production, for example SPD's.
- 2.4 In line with requirements, the following persons and bodies were notified via letter, of the consultation that was taking place;
- Duty to Cooperate partners
 - Specific Consultation bodies
 - General Consultation bodies, and
 - Other stakeholders held on the Local Plan consultation database.
- 2.5 The notification letter explained;
- The purpose of the consultation
 - How to find further information
 - The consultation period
 - How to make representations, and
 - How a person or body could be added to the Council's Local Plan consultation database.
- 2.6 In addition to the notification letter, the Council; made all elected Council Members aware of the consultation; advertised the consultation on each of the digital display screens throughout the Borough; advertised the consultation on social media; advertised the consultation on the Council's website; made available for inspection hard copies of all relevant information and documentation at the Council's Customer Service Centre in Wigston and the public library in Oadby; and, made available for inspection electronic copies of all relevant information and documentation on the Council's website.

3 Summary of the main issues raised

3.1 A total of four persons / bodies submitted representations to the Council relating to the revised Residential Development SPD. Representations were received from Natural England, the Environment Agency, Severn Trent Water, and Sport England. In addition, internal Officer round table discussions highlighted a need for further guidance relating to the use of the housing technical space standards.

3.2 The key topics / main issues raised were:

- Neither Natural England, the Environment Agency, nor Severn Trent Water, suggested any changes to the SPD document as drafted, however Natural England did advise the Council to consider a number of potential issues relating to biodiversity, landscape, protected species and SEA / HRA.
- Sport England sought the reference of their 'Active Design' Guide within the SPD to ensure that the 10 key principles were taken account of during masterplanning and planning decision making processes.
- The Council considered that further guidance would be helpful relating to the use of technical housing space standards and when these should apply, as well as what information is required from an applicant.

3.3 A full summary of the representations received and the Council's officer responses to each of the representations are attached in Appendix One.

4 How the issues raised have been addressed

- 4.1 There have been no amendments made to the revised SPD, relating to comments raised by Natural England, the Environment Agency, or Severn Trent Water. However, any standing advice produced by Natural England, where relevant, will be taken account of during the decision making process.
- 4.2 In response to the comments received by Sport England, further text has been added to the SPD document (paragraph 3.2) to reference the Sport England Active guidance, specifically its ten key principles.
- 4.3 Further text has been added to the SPD, relating to the use of technical housing space standards and when these should apply, as well as what information is required from an applicant.
- 4.4 The additional text comprises two new paragraphs, 3.108 and 3.109. It is considered that the additional text adds clarity for both the applicant and the decision maker.

Appendix One – comments received during the consultation period and officer responses

Name of person / body submitting comment	Date on which comment was received	Nature of comment received	Officer response to comment received
Natural England	25 / 10 / 2018	<p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p>Biodiversity enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p>Landscape enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding</p>	<p>The Council acknowledges Natural England's comment.</p> <p>It is considered that applying a 'blanket' requirement across all new build residential developments, ie a ratio of one nest / roost box per residential unit, could be considered unduly onerous / unnecessary, without robust evidence suggesting a need to do so.</p> <p>It is considered that, in terms of biodiversity enhancement, the combination of; new Local Plan Policy 37 Biodiversity and Geodiversity; the NPPF, specifically paragraph 118; and, other related planning policy and guidance, empowers the decision maker sufficiently to make robust planning decisions on a case by case basis.</p> <p>Taking account of the above, the Council will not make any substantive amendments relating to biodiversity enhancements.</p> <p>As drafted, the SPD puts much emphasis on conserving and enhancing landscape and</p>

		<p>natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p> <p>Protected species Natural England has produced Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.</p> <p>Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If</p>	<p>character. In addition to this SPD, and specific planning policy set out within the new Local Plan, the Council has produced a Landscape Character Assessment for the entire Borough area. The Landscape Character Assessment plays an important role in the decision making process.</p> <p>Any standing advice produced by Natural England, where relevant, will be taken account of during the decision making process.</p> <p>In preparation of the Council's new Local Plan, both a Strategic Environmental Assessment and Habitats Regulations Assessment was undertaken, in consultation with Natural England. In short, the outcome of both assessments was that there would not be any significant environmental effects. As the new Local Plan is the key overarching planning policy document for the Borough and the SPD only contains supplementary guidance, it is considered that there is no requirement to undertake any additional SEA and / or HRA assessment work for this SPD.</p>
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Sport England	31 / 10 / 2018	Sport England has previously raised our objective of embedding Active design into local plans but understand the reasons why you have concluded that it is not appropriate.	The Council acknowledges Sport England's comment.
Sport England	31 / 10 / 2018	Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments and as an aid to implementing health and well-being policies. The document can be downloaded via the following link: http://www.sportengland.org/facilities-	The Council acknowledges Sport England's comment and will seek to reference 'Active Design' were relevant within the revised Residential Development SPD. The Council will also seek to cross reference 'Active Design', this SPD and new Local Plan policy relating to high quality design and materials.

		planning/planning-for-sport/planning-tools-and-guidance/active-design/ Sport England believes that active design can still be referenced in the SPD with respect to implementing Local Plan Policy 6 – ensuring Health Communities.	
Severn Trent Water	12 / 11 / 2018	Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.	The Council acknowledges Severn Trent Waters comment.
Environment Agency	19 / 11 / 2018	We have no specific comments to make on the current submission however we do look forward to any further consultations from your Authority in your Plan Making process.	The Council acknowledges the Environment Agency's comment.
Further internal officer comments		Further guidance would be useful, under the Housing Choices and Housing Standards section of the SPD, relating to housing technical space standards and what is required from an applicant should the housing technical space standards be relevant to a planning application / planning proposal for development.	Further guidance has been added to the Housing Choices and Housing Standards section, setting out what is required from an planning application / planning proposal for development, when the housing technical space standards apply. This further guidance is contained within new paragraphs 3.108 and 3.109.