

ACCESSIBLE HILLINGDON SUPPLEMENTARY PLANNING DOCUMENT (POLICY FRAMEWORK)

Cabinet Member(s)	Cllr. Keith Burrows
Cabinet Portfolio(s)	Planning Transportation and Recycling
Officer Contact(s)	Charmian Baker/Ali Kashmiri Residents Services
Papers with report	Appendix 1 - Consultation Statement Appendix 2 - Accessible Hillingdon Supplementary Planning Document (SPD), revised following public consultation <u>(Due to size, this document is available as a reference copy in Party Group Offices and Democratic Services)</u>

1. HEADLINE INFORMATION

Summary	This report provides information to the Cabinet on the outcome of the consultation for Hillingdon's Draft Accessible Hillingdon Supplementary Planning Document (SPD). Approval is sought to agree and refer the revised SPD to full Council for adoption.
Contribution to our plans and strategies	Hillingdon's Local Plan 1 and emerging Local Plan 2 Hillingdon Partners Sustainable Community Strategy
Financial Cost	The cost of publishing the revised SPD will be approximately £1,700, which will be contained within the 2013/2014 revenue budget for Residents Services
Relevant Policy Overview Committee	Residents and Environment Services Policy Overview Committee (RESPOC).
Ward(s) affected	All Wards

RECOMMENDATIONS

That Cabinet

1. **Notes the comments received during the consultation period as set out in Appendix 1.**
2. **Approves the amendments to the 'Accessible Hillingdon' Supplementary Planning Document (SPD) as set out in Appendix 2.**

Overleaf...

3. **Subject to the above amendments, recommends to Full Council the adoption of 'Accessible Hillingdon' as a Supplementary Planning Document for the purposes of development management.**
4. **Grants delegated authority to the Deputy Chief Executive and Corporate Director of Residents Services to agree, in consultation with the Cabinet Member for Planning, Transportation and Recycling, to make any minor editing, textual changes and graphical enhancements required to the Draft Revised Accessible Hillingdon Supplementary Planning Document before it is formally agreed and published.**
5. **Approves the charge of £17 for the sale of printed copies of the adopted 'Accessible Hillingdon' Supplementary Planning Document.**

Reasons for recommendation

On 24th January 2013, Cabinet approved the Draft Revised Accessible Hillingdon Supplementary Planning Document for public consultation and instructed officers to report back to a future meeting of Cabinet on the outcome of the public consultation and recommendations for changes to the document prior to its consideration for adoption by full Council. The consultation on the Draft Revised Accessible Hillingdon Supplementary Planning Document was carried out between 18th February 2013 and 28th March 2013.

This report informs Cabinet of the outcome of the consultation process, seeks approval for officers to make appropriate amendments to the Draft Revised Accessible Hillingdon Supplementary Planning Document and to agree and refer the revised SPD to full Council for adoption.

Alternative options considered / risk management

It remains open to the Council to retain the existing SPD document. However, it is considered that not adopting the new guidance would restrict the Council's ability to influence future development proposals in respect of accessibility and high-quality inclusive design.

The Cabinet may make revisions to the contents of the SPD before it is presented to full Council for adoption.

Policy Overview Committee comments

None at this stage

3. INFORMATION

1. A revised draft Accessible Hillingdon SPD was approved for public consultation purposes by the Cabinet at its meeting on 24th January 2013. The results of the consultation were to be reported to a future meeting of the Cabinet.
2. The consultation period ran from 18th February 2013 until 28th March 2013, in accordance with the Council's adopted Statement of Community Involvement. The draft 'Accessible Hillingdon' was published on the Council's website and copies were distributed to all

Borough libraries, to the Hayes One-Stop Shop and Planning Reception. Consultation letters were sent to 168 Statutory and non-Statutory organisations listed in the Council's adopted Statement of Community Involvement. In addition, 14 tenants and residents associations were consulted, as well as 42 disability organisations and organisations with an interest in accessibility, including the Access Association and its membership. 33 members of the Council's Access & Mobility Forum were also consulted and a presentation on the SPD was given to the Forum on 11th March 2013, at which representatives of the Council's Access Panel (Planning) were also present.

Summary of comments received and officer responses

3. The Council received a total of 12 responses from individuals/organisations. Of these, 4 requested amendments. A summary of these comments and the officer responses to the points made is set out in Appendix 1.

4. The comments are generally supportive and helpful. The key issues that have been raised are as follows:

- Transport for London has suggested that the SPD should be amended on page 12 to be consistent with the DfT 'Inclusive Mobility' guidance. Officers consider that the SPD is consistent with the DfT 'Inclusive Mobility' guidance.
- Transport for London has suggested that the SPD should be amended on page 60 to be consistent with the DfT Manual for Streets. Officers have taken on board these suggestions, where appropriate.
- The Greater London Authority has made detailed suggestions in relation to specific references to documents. These references have been amended as suggested.
- The Greater London Authority has suggested that the SPD be deferred until the findings of a working group are published, which is looking at various codes, standards, rules, regulations and guidance on housing standards. Officers do not consider it appropriate to delay the progress on the SPD.
- An anonymous representation was received with suggestions that additional photos and a diagram be included. Officers have taken these suggestions on board.
- An anonymous representation was received with a suggestion that the references in the introduction be updated. Officers have taken this suggestion on board.

5. The comments received during this consultation have not resulted in the need for any significant amendments to the SPD. On the whole, the amendments help to improve the accuracy of the information that it contains and its appearance.

6. A revised version of the Accessible Hillingdon SPD, including the proposed amendments, is shown in Appendix 2 (reference copies available in Group Offices). The amendments are highlighted with italics and the deletions are shown with 'strikethroughs'.

7. It is recommended that, subject to Cabinet approval of these amendments, the revised Accessible Hillingdon SPD be recommended for adoption at a forthcoming full Council meeting.

Financial Implications

The cost of publishing the revised SPD will be approximately £1,700, which would be contained within the 2013/2014 revenue budget for Residents Services. This sum would cover the cost of approximately 100 printed copies of the SPD to aid discussion and provide a physical prompt to

leave with developers and other professionals attending charged pre-application meetings. Copies will be available for sale to architects and developers for a fee of £17 per copy. Under the Council's constitution all decisions regarding the fixing of fees and charges rest with the Cabinet.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

Adoption of the SPD will ensure the Council can deliver a clear message on the standards expected in terms of inclusive design. Specifically, the revised document specifies in fine detail accessible housing standards, how the standards should be integrated into the design, and at what stage in the development process they should be demonstrated. The SPD will increase the scope to secure Brown Badge parking provision within development proposals. The adoption of the SPD will enhance the weight that can be attached to it as a material consideration when deciding planning applications.

Consultation Carried Out or Required

The consultations carried out are detailed in the Consultation Statement (see Appendix 1).

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and is satisfied that any associated costs can be accommodated within the existing Residents Services revenue budget for 2013/14.

Legal

Supplementary Planning Documents (SPD) must be produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 (the 2012 Regulations).

The Council's constitution confirms Cabinet are responsible for developing the policy framework and that full Council must formally adopt documents forming part of the Local Development Framework (such as SPDs).

Consideration of representations

The 2012 Regulations require the SPD to be published and open to consultation for a period of not less than 4 weeks. As per the 2012 Regulations, Officers have prepared a statement setting out a summary of the main issues raised in these representations and how these main issues have been addressed in the SPD which they intend to adopt.

The 2012 Regulations require the consultation responses and representations be considered by the local planning authority prior to formal adoption of the SPD. In considering the consultation responses, decision makers must ensure there is a full consideration of all representations arising including those which do not accord with the officer recommendation. The decision maker must be satisfied that responses from the public are conscientiously taken into account.

Procedure after resolution to adopt (if appropriate)

As soon as reasonably practicable after the local planning authority adopts an SPD they must prepare a statement of main issues raised in representation and how they were addressed, prepare an adoption statement and make these and a copy of the SPD available for inspection during normal office hours at the places at which the SPD was made available for consultation (and on their website).

The local planning authority must also send the adoption statement to any person who has asked to be notified of the adoption of the SPD.

Decision making

The draft Accessible Hillingdon SPD is intended to assist decision makers in determining planning applications. Officers have indicated in this report that the current adopted policy (the Accessible Hillingdon SPD 2010) is out of date and that a more robust and up to date policy needs to be put in place in order to ensure a good standard of design is obtained and to encourage partnership working between the Council and those intending to develop in the area. Whilst the draft policy that is the subject of this report is not a statutory policy, it will nonetheless be a material planning consideration in determining planning applications and must be taken into account by decision makers in reaching decisions.

An amendment made to section 19(5) of the Planning and Compulsory Purchase Act 2004 by the Planning Act 2008, means that since April 6, 2009 the SPD has not required a Sustainability Appraisal.

Corporate Property and Construction

Corporate Property and Construction supports the recommendations set out in this report.

6. BACKGROUND PAPERS

NIL