

'ACCESSIBLE HILLINGDON' SUPPLEMENTARY PLANNING DOCUMENT

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning and Transportation
Officer Contacts	Charmian Baker/Ali Kashmiri, Planning and Community Services
Papers with report	(a) Consultation Statement (Appendix 1) (b) Accessible Hillingdon Supplementary Planning Document (SPD) (Appendix 2)

HEADLINE INFORMATION

Purpose of report	To inform Cabinet of the outcome of the public consultation on the draft Accessible Hillingdon Supplementary Planning Document (SPD) and associated Sustainability Appraisal, and to seek approval for the adoption of the SPD.
Contribution to our plans and strategies	Hillingdon's emerging Local Development Framework Council Plan Hillingdon Partners Sustainable Community Strategy Hillingdon's Local Implementation Plan
Financial Cost	Adoption will involve printing costs of approximately £1,700, which will be contained within the 2009/10 budget for P&CS
Relevant Policy Overview Committee	Residents' and Environmental Services Policy Overview Committee (RESPOC)
Ward(s) affected	Borough-wide

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 1.
3. Subject to the above amendments, adopts the 'Accessible Hillingdon' SPD as set out in Appendix 2 and associated Sustainability Appraisal as supplementary planning guidance for the purposes of development management.

- 4. Grants delegated authority to the Director of Planning and Community Services, where necessary in consultation with the Cabinet Member for Planning and Transportation, to approve any minor amendments or corrections of a factual nature, to the SPD before it is formally published.**

INFORMATION

Reasons for recommendation

The purpose of the Accessible Hillingdon SPD is to provide up to date planning guidance to guide future development proposals. It aims to ensure an effective link between the Council's planning process, national planning policy and guidance, and service provider obligations under the Disability Discrimination Act 1995. It also aims to broaden the scope of good design by positively encouraging partnership working between the Council, professionals involved in the development process and the diverse range of local businesses and industry, to create local environments that are logical in layout, safe and easy to navigate.

The Accessible Hillingdon supports the fundamental principles of sustainable design. The guidance and requirements throughout the Accessible Hillingdon SPD actively promote the concept of inclusive design, to ensure access considerations are integral and not merely ancillary to the development process.

The revised SPD takes account of initial community engagement and statutory consultation stages and has been prepared in accordance with the appropriate procedures and timetable as set down in the approved LDS and Statement of Community Involvement.

Alternative options considered / risk management

The alternative would be to not agree the amendments generated by the public consultation and not to adopt the SPD. It is considered that this may restrict the Council's ability to influence future development proposals with respect to accessibility of the borough's buildings and may affect the ability to achieve wider planning, community and sustainability goals.

The Cabinet previously agreed the draft SPD for consultation purposes in September 2009. The amendments to the SPD, as recommended by this report, following the response to consultation, do not substantially alter the policy direction and overall aspirations approved by the Cabinet.

The Cabinet may make revisions to the contents of the SPD prior to adoption.

Comments of Policy Overview Committee(s)

None at this stage.

Supporting Information

INFORMATION

1. A revised draft Accessible Hillingdon SPD and associated draft Sustainability Appraisal was approved for public consultation purposes by the Cabinet at its meeting on 24th September 2009. The results of the consultation were to be reported to a future meeting of the Cabinet.

2. Consultations were carried out from 5th October 2009 to 13th November 2009, in accordance with the Council's adopted Statement of Community Involvement. The draft documents were 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 109 statutory organisations, and a further 492 to other organisations listed in the Council's adopted Statement of Community Involvement. In addition, 112 residents associations were consulted. In addition, a drop-in session was held at Uxbridge Library on 19 October 2009. A workshop session was held for Planning Officers, and presentations were delivered to the Council's Access Panel (Planning), Mobility Forum, and Residents Forum.

Summary of responses and officer comments

3. The Council received 10 responses and the comments processed have been set out in the Consultation Statement (Appendix 1). A summary of these responses and the officer response is set out in Appendix 1. The responses are generally supportive and helpful. A few specific issues have been raised and these have been addressed where appropriate, through the proposed amendments to the SPD. The revised SPD recommended for adoption is included at Appendix 2. No issues were raised with respect to the draft Sustainability Appraisal, which therefore does not require any substantive amendments.
4. It is recommended that subject to these amendments, the Accessible Hillingdon SPD be adopted as supplementary planning guidance for the purposes of development control.

Financial Implications

Adoption of the SPD will result in printing costs of approximately £1,700 which will be contained within the 2009/10 budget for P&CS. The above sum would cover the cost of approximately 100 copies of the SPD, some of which would be distributed to Officers and Members. The remainder will be available for sale to architects and developers for a fee of £16 per copy.

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 the finer points of accessible housing standards, how they should be integrated into the design of all new housing, and at what stage in the development process they should be demonstrated. The adoption of the SPD will enhance the weight that can be attached to it as a material consideration in decision-making on any planning application.

Consultation Carried Out or Required

The consultations carried out are detailed in the report and the accompanying Appendix 1.

CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and is satisfied that any associated costs can be accommodated within existing P&CS revenue budget for 2009/10.

Legal

There are two forms of local development document: Supplementary Planning Documents and Development Plan Documents. A Supplementary Planning Document (SPD) is a statutory document, and the legal requirements in relation to its preparation and adoption as a local development document are prescribed by the Town and Country Planning (Local Development) (England) Regulations 2004 (the 2004 Regulations). An SPD must be produced in accordance with the 2004 Regulations.

This report deals with the approval by Cabinet of adoption of the SPD, which is the third step of the three main steps in the SPD procedure. The 2004 Regulations require that:

- a SPD is published and open to consultation for a period of not less than 4 weeks and not more than 6 weeks (regulation 17);
- the consultation responses and representations are considered by the local planning authority (regulation 18);
- the SPD is adopted by the local planning authority (regulation 19).

The council's constitution requires the Cabinet to collectively take key decisions to amend its policy framework.

Property Services

The Head of Corporate Property supports the recommendations contained within this report

BACKGROUND DOCUMENTS

Report to Cabinet meeting on 24th September 2009, including the draft Accessible Hillingdon SPD and associated draft Sustainability Appraisal.

Responses received during the public consultation on the draft Accessible Hillingdon SPD and associated draft Sustainability Appraisal (5th October 2009 to 13th November 2009).