

ACCESSIBLE HILLINGDON SUPPLEMENTARY PLANNING DOCUMENT (POLICY FRAMEWORK DOCUMENT)

Cabinet Member(s)	Councillor Keith Burrows
Cabinet Portfolio(s)	Planning, Transportation and Recycling
Officer Contact(s)	Charmian Baker/Ali Kashmiri – Residents Services
Papers with report	<ul style="list-style-type: none"> • Appendix 1: Draft Revised Accessible Hillingdon Supplementary Planning Document (SPD) • Appendix 2: Main Changes to draft Accessible Hillingdon SPD 2017 <p><u>Appendix 1 is circulated separately to Cabinet, Executive Scrutiny Committee Members and copies in Group Offices only. Public inspection copies available on request.</u></p>

1. HEADLINE INFORMATION

Summary	Cabinet approval is sought for a six week period of public consultation on the Draft Revised Accessible Hillingdon Supplementary Planning Document.
Putting our Residents First	<p>This report supports the following Council objectives of: Our People; Our Built Environment; Strong financial management.</p> <p>The Accessible Hillingdon SPD would provide guidance on implementing Local Plan policies relevant to accessibility.</p>
Financial Cost	The cost of consultation will be approximately £100, which will be contained within approved revenue budgets
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	Borough-wide

2. RECOMMENDATION

That the Cabinet:

- 1) Notes the contents of the Draft Revised Accessible Hillingdon Supplementary Planning Document;**
- 2) Approves the Draft Revised Accessible Hillingdon Supplementary Planning Document for public consultation;**
- 3) Instructs 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.**

Reasons for recommendation

Since the adoption of the current Accessible Hillingdon SPD in May 2013, the Government's National Technical Housing Standards have come into effect on 1 October 2015. The results of the Technical Housing Standards Review recommended to Government that standards of accessible housing be applied through the Building Regulations with further regulated options applied through the local planning process where appropriate. The introduction of the National Technical Housing Standards requires local authorities to withdraw their own local accessible housing standards. Thus the updating of the SPD was considered to be necessary to allow the London Borough of Hillingdon to formally adopt and provide guidance on the 'optional requirements' required to achieve accessible housing.

Alternative options considered / risk management

It remains open to the Council to formally withdraw the existing Accessible Hillingdon SPD, and not adopt a replacement document. However, the absence of clear guidance for developers at an early stage is likely to result in unnecessary design iterations and protracted dialogue between Council Officers and developers. Further inefficiencies would result if a design approved for the purposes of planning is later found to be incompatible with the 'optional requirements' controlled by relevant Building Regulations.

Policy Overview Committee comments

None at this stage. As a Policy Framework document, this has been scheduled into the Residents' and Environmental Services Policy Overview Committee's work programme as part during the consultation period. Comments will be incorporated into the report back to Cabinet.

3. INFORMATION

Supporting Information

The Accessible Hillingdon SPD provides detailed advice and guidance on the provision of equitable, easy and dignified accessibility to buildings, places and spaces. Although not a statutory document, it has the status of a Supplementary Planning Document, as it has been through a formal consultation and adoption process as defined by statutory planning

regulations. The SPD was first adopted in July 2006 and has since undergone a number of revisions, the last being in May 2013.

The SPD has now been updated to take account of recent changes in legislation, the National Housing Standards Review and related Government directives which came into effect on 1 October 2015. These are set out below:

- An amendment to the Equality Act 2010, which places new obligations on ‘early years providers’ to consider the individual requirements of children with Special Educational Needs, has been included.
- The Residential Development Policy paragraph on page 9 of the updated SPD has been amended to reference the Optional Technical Standards secured by the March 2016 London Plan Policy 3.8.
- All sections and references to the Lifetime Home Standards and Hillingdon’s Wheelchair Home Standards have been deleted. The updated SPD refers to the Optional Technical Standards outlined in London Plan Policy 3.8.
- Two new sections have been written with new illustrations based on the Optional Technical Standards. The Accessible and Adaptable Dwellings M4(2), and, Wheelchair Adaptable and Wheelchair Accessible Dwellings M4(3) sections replace the Lifetime Home Standards and Wheelchair Home Standards respectively. These amendments are summarised in the policy section of the draft revised Accessible Hillingdon SPD document and are referenced throughout the document in all relevant sections.
- London Plan policies referenced in the policy section have been updated in line with the March 2016 London Plan.

3. Appendix 1 (circulated separately) includes the draft revised Accessible Hillingdon SPD. The additions are highlighted with **red italics** and the deletions are shown with **red ‘strikethroughs’**.

4. Appendix 2 (attached) provide further details the main changes between the current Accessible Hillingdon SPD and the newly drafted SPD (Appendix 1).

Financial Implications

The costs of consultation will be approximately £100, which would be contained within current 2016/2017 revenue budgets.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

Residents, Service Users and the Borough’s various communities including organisations of disabled people, will have an opportunity to influence the draft revised Accessible Hillingdon SPD through the public consultation. The updated access standards contained in the draft revised Accessible Hillingdon SPD will be of particular benefit to those designing buildings or

landscapes in the public realm, and this in turn will help to provide improved accessibility for the community at large.

Consultation Carried Out or Required

It is proposed to carry out a 6 week consultation on the draft revisions to 'Accessible Hillingdon' with all stakeholders, in accordance with the Council's adopted Statement of Community Involvement. The consultation document will also be published on the Council's website and copies will be distributed to all Borough libraries, and Planning Reception. In addition, the Access Officer will seek the views of local older and disabled people, through informal dialogue and presentations to forthcoming meetings of the Council's Access & Mobility Forum, and through outreach to member led organisations including organisations of disabled people.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications noted above. The Draft Revised Accessible Hillingdon Supplementary Planning Document will bring the Council in line with the Government's National Technical Housing Standards.

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.

Regulation 12(a) of the 2012 Regulations requires local planning authorities to prepare a statement setting out:

- i) Who has been consulted during the preparation of the SPD
- ii) The main issues raised by the consultees
- iii) How these issues have been addressed by the SPD

Regulation 12(b) requires that this statement is made available when the draft SPD is published for consultation.

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 adopt 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 2013) 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

There are no Corporate Property and Construction implications arising from the recommendations included in this report.

Relevant Service Groups

The Council's Planning Policy Team have been involved throughout the revision process of the draft revised Accessible Hillingdon SPD.

6. BACKGROUND PAPERS

NIL