

# ACCESSIBLE HILLINGDON SUPPLEMENTARY PLANNING DOCUMENT

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<b>Cabinet Portfolio</b>	Planning, Transportation and Recycling
<b>Officer Contact(s)</b>	Charmian Baker/Ali Kashmiri – Residents Services
<b>Papers with report</b>	<p>Appendix 1: Consultation Statement (enclosed)</p> <p>Appendix 2: Accessible Hillingdon Supplementary Planning Document – <b>note this is circulated separately with copies available in Group Offices, online and for public inspection</b></p>

## HEADLINES

<b>Summary</b>	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 refer the revised SPD to full Council for adoption.
<b>Putting our Residents First</b>	<p>This report supports the following Council objectives of: <i>Our People; Our Built Environment; Strong financial management.</i></p> <p>The Accessible Hillingdon SPD would provide guidance on implementing Local Plan policies relevant to accessibility.</p>
<b>Financial Cost</b>	The cost of publishing the revised SPD will be approximately £1,900, which would be contained within approved 2017/2018 non-staffing planning budgets within Residents Services
<b>Relevant Policy Overview Committee</b>	Residents' and Environmental Services
<b>Ward(s) affected</b>	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.**
3. **Subject to the above amendments, refers to Full Council for adoption '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 adopted by Council and published.**
5. **Approves the charge of £19 for the sale of printed copies of the adopted 'Accessible Hillingdon' Supplementary Planning Document.**
6. **Approves the distribution of the 'Accessible Hillingdon' SPD, upon request and free of charge, in hard copy format to residents with a sensory impairment or disability.**

### Reasons for recommendation

On 16<sup>th</sup> March 2017, 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 10<sup>th</sup> April 2017 and 19<sup>th</sup> May 2017.

This report informs Cabinet on 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 in September.

### 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, it is considered that the absence of clear guidance on the Option Technical Standards, as set out within the 'Accessible Hillingdon' SPD, would restrict the Council's ability to influence future development proposals in respect of accessibility and high-quality inclusive design. Further inefficiencies would result if a design approved for the purposes of planning is later found to be incompatible with the Optional

Technical Standards controlled under Approved Document M to the Building Regulations (2015 edition).

### **Policy Overview Committee comments**

None at this stage.

## **SUPPORTING INFORMATION**

1. A revised draft Accessible Hillingdon SPD was approved for public consultation purposes by the Cabinet at its meeting on 16<sup>th</sup> March 2017. The results of the consultation were to be reported to a future meeting of the Cabinet.
2. The consultation period ran from 10 April 2017 until 19 May 2017, 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 216 Statutory and non-Statutory organisations listed in the Council's adopted Statement of Community Involvement. In addition, 31 tenants and residents associations were consulted, as well as 15 disability organisations and/or with an interest in accessibility, including the Access Association and its membership. 54 members of the Council's Access & Mobility Forum were also consulted.

### **Summary of comments received and officer responses**

3. The Council received a total of 8 responses from individuals/organisations. Of these, 2 required amendments. A summary of these comments and the officer responses to the points made is set out in Appendix 1.
4. 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 clarity of the information contained within the SPD.
5. A revised version of the Accessible Hillingdon SPD, including the proposed amendments, is attached as Appendix 2 to this report. Any amendments are either highlighted in italics and are underlined, or deletions are shown with 'strikethroughs'.
6. 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 £1,900, which would be contained by approved non-staffing 2017/2018 Planning budgets within 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 also be available on request to architects and developers for a fee of £19 per copy, subject to agreement of this new fee by Members. Under the Council's constitution all decisions regarding the fixing of fees and charges rest with the Cabinet. It is recommended that no charge is applicable to residents with a sensory impairment or disability.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon residents, service users and communities?**

Adoption of the SPD will ensure the Council can deliver a clear message on the required standards of Inclusive Design. In order to ensure that all new housing planning permissions successfully incorporate the M4(2) and M4(3) Optional Technical Standards, the revised 'Accessible Hillingdon' SPD specifies in fine detail all relevant standards to be considered and incorporated at the planning stage.

### **Consultation Carried Out or Required**

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

## **CORPORATE CONSIDERATIONS**

### **Corporate Finance**

Corporate Finance has reviewed this report, noting that there are no direct financial implications arising from the recommendation that Cabinet adopt the revised Accessible Hillingdon Cabinet Report. Costs associated with publication of limited numbers of hard copy reports to residents is to be managed within existing service budgets, with costs associated with any hard copy reports for architects and developers being recouped through charging.

### **Legal**

The 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 Planning) (England) Regulations 2012 (the 2012 Regulations).

An SPD must be produced in accordance with the 2012 Regulations. This report seeks approval to refer the revised SPD to full Council for adoption. The 2012 Regulations requires preparation of a statement setting out the persons that have been consulted in the preparation of a SPD, a summary of main issues raised and how these issues have been addressed in the SPD. The report confirms that these requirements have been met. The Council's constitution requires the Cabinet to recommend to Council any new or revised policy framework document.

### **Corporate Property and Construction**

There are no Corporate Property and Construction implications arising from the recommendations 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.

## **BACKGROUND PAPERS**

Cabinet report, 16 March 2017