

CONSULTATION STATEMENT FOR RESIDENTIAL DESIGN SPD

Taylor and Young on behalf of the High Peak Borough Council have prepared the Residential Design Supplementary Planning Document. The documents were originally prepared as Supplementary Planning Guidance under previous legislation. The new Planning and Compulsory Purchase Act 2004 brought in new regulations requiring a greater level of public consultation for all planning documents, and the submission of a consultation statement. However, as these documents have been caught between the two processes only a limited amount of consultation has been possible.

Stakeholder Consultation

Taylor and Young held a series of meetings with relevant stakeholders to initially scope the content of the SPD's and specifically targeted relevant organisations to establish their requirements. The following organisations and individuals were contacted as part of the consultation process and their comments were incorporated into the draft SPD.

House Builders Federation, Land owners, Highway Authority, High Peak Borough Council Regeneration Service and Derbyshire County Council.

The consultation was limited in scope due to being caught between the process of Supplementary Planning Guidance and Supplementary Planning Documents. Following this current period of public consultation the Consultation Statement will be updated to reflect the comments received on the documents.

Public Consultation July 2005

Statement of suggested changes to the SPD in response to the Sustainability Appraisal process

Mitigation and enhancement measures identified following prediction and assessment of potential effects of the SPD were as follows:

1. Under plan objective for high visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness, the SA objective to provide everybody with the opportunity to live in a decent home can be enhanced by ensuring that the Guidance makes clear that planning applications based on the Design Guide will need to meet current policies on the provision of affordable housing.
2. Under plan objective for high visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness, the SA objective to maintain and enhance the quality of landscapes can be supported by making a cross-reference to the landscape character assessment work, including reference to the planting and management guidelines for each of the High Peak landscape character types.



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3. Under plan objective for high visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness, the SA objective to reduce the effects of housing development on biodiversity can be supported by advice on negating/enhancing impacts of development on bio-diversity. Guidance should also be given to demonstrate how native species can be incorporated to benefit wildlife and the Peak District Biodiversity Action Plan referenced as a source of information on local biodiversity objectives.

Changes made to the SPD

In the light of the above enhancement measures identified by the sustainability appraisal process, the following amendments were made to the SPD:

1. Amend para 1.1 to read “... all new residential development including affordable housing.”
2. Add the following to the end of para 3.3 “Derbyshire County Council published “The Landscape Character of Derbyshire” in December 2003 which includes planting and management guidelines for each of the landscape types in High Peak.”
3. Add the following to the end of para 8.12 “The Peak District Biodiversity Action Plan has information on the local biodiversity objectives and how native species can benefit wildlife.”



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APPENDIX 1 RESIDENTIAL DESIGN SPD – Consultation Responses.

Organisation / Name of respondent	Support or Object	Chapter / paragraph	Comment	HPBC Response	Council Decision
Derbyshire County Council (Forward Planning)	No comment	All document	No comment	No Change	No Change
Derbyshire County Council (Forward Planning)	Object	All document	<p>The document focuses on the context of the district rather than providing guidance to applicants on how they should understand and assess the context of their own sites.</p> <p>Insufficient provision of urban design analysis tools i.e. lynchian legibility analysis, or reference to other good design guidance.</p> <p>Landscape and geological information is already provided in greater detail at County level.</p> <p>Building details are too detailed and not always correct.</p> <p>Design guidance should not promote the simple replication of existing irregular and organic development as this is likely to appear contrived. Instead the guidance should advocate the development of buildings with modern agendas e.g. sustainable, that respond to local</p>	<p>One of the SPD aims of the SPD is to give a context to new housing development which takes account of the character of High Peak as this is often ignored by developers</p> <p>Reference should be made to good design guidance as listed in the objection</p> <p>The SPD makes reference to landscape of the White and Dark Peak as this is an important characteristic which development needs to pay heed to. Building details are felt to be at the correct level of detail and are accurate</p> <p>This document does not preclude such development</p>	<p>No change</p> <p>Reference should be made to good design guidance as listed in the objection</p> <p>No change</p> <p>No change</p> <p>No change</p>



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			materials and landscapes.		
Derbyshire County Council (Community Safety)	Object	Chapter 3: Understanding the setting.	This section should include references to community safety, crime prevention, and anti-social behaviour from planned developments. Planning applications should demonstrate how crime prevention measures have been considered.	Not appropriate for this document. A Crime and Design Supplementary Planning Guidance document has been produced which covers these issues.	No change
East Midlands Regional Assembly	Support	All document	It may be appropriate to indicate a preference for the re-use of local limestones, gritstones etc, the use of locally quarried or mined natural materials, the use of recycled materials and the use materials which will have the least environmental impact.	Support welcomed	No Change
English Nature	Support	All document	No comment	Support welcomed	No Change
Environment Agency	No comment	All document	No comment	No Change	No Change
Government Office for the East Midlands	Object	Chapter 2: The context for design	Quote is not from RSS8 and should be deleted, or substituted with a relevant quote from RSS8.	Comment noted. Delete text.	Delete text as requested
	Object	Chapter 2: The context for design	Replace acronym SPG with SPD.	Comment noted.	Replace text as requested
	Object	Chapter 3: Understanding the setting.	Replace acronym SPG with SPD.	Comment noted	Replace text as requested

