

<b>Report To:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	30 August 2017
<b>Executive Member/ Reporting Officer:</b>	Councillor John Taylor – Deputy Executive Leader Damien Bourke, Assistant Executive Director – Development and Investment
<b>Subject:</b>	<b>HAUGHTON GREEN SUPPLEMENTARY PLANNING DOCUMENT (SPD)</b>
<b>Report Summary:</b>	<p>This report explains the steps taken to develop the Haughton Green SPD and seeks approval to adopt it as planning guidance.</p> <p>The document provides character based design advice and guidance for prospective applicants wishing to bring forward development within a specific area of Haughton Green.</p>
<b>Recommendations:</b>	<ol style="list-style-type: none"> <li>1. To adopt the Haughton Green SPD appended to this report coming into effect as planning guidance with effect from Monday 11 September 2017.</li> <li>2. To adopt the Sustainability Appraisal Report, Adoption Statement, Consultation Statement (including analysis of comments received through public consultation), Habitat Screening Opinion and Equalities Impact Assessment which support the SPD coming into effect on Monday 11 September.</li> </ol>
<b>Links to Community Strategy:</b>	The SPD will have a key role to play locally in Haughton Green in fulfilling the objectives of a prosperous, attractive, safe and healthy borough with both direct and indirect links to Community Strategy objectives.
<b>Policy Implications:</b>	The Haughton Green SPD has been prepared in relation to principally policy C1 of the Councils Unitary Development Plan (UDP) relating to Townscape and Urban form. UDP policies have been saved in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 following direction from the Secretary of State on 18 September 2007. The current UDP policies provide those which the SPD is linked to as required under regulation 8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
<b>Financial Implications:</b> <b>(Authorised by the Borough Treasurer)</b>	There are no direct financial implications arising from this report.
<b>Legal Implications:</b> <b>(Authorised by the Borough Solicitor)</b>	The procedure accords with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012
<b>Risk Management:</b>	One of the primary purposes of the SPD is to manage risk related to developments within Haughton Green by ensuring they are appropriately designed to protect and enhance local

character.

The process of adopting SPD allows for a period of legal challenge, where any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD is adopted.

**Access to Information:**

Appendix 1: Haughton Green SPD

Appendix 2: SPD Sustainability Appraisal Report

Appendix 3: SPD Habitats Screening Opinion

Appendix 4: SPD Consultation Statement

Appendix 5: SPD Equalities Impact Assessment

Appendix 6: SPD Adoption Statement

The background papers relating to this report can be inspected by contacting the report writer: Graham Holland, Planning Policy.



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## **1.0 PURPOSE OF THE REPORT**

- 1.1 The purpose of this report is to describe the work undertaken in developing the Haughton Green Supplementary Planning Document (SPD) and to seek approval to adopt it and its associated supporting material as planning guidance.

## **2.0 BACKGROUND**

- 2.1 Development within Haughton Green is currently guided by policies contained within the Tameside Unitary Development Plan (UDP) adopted in 2004 and other associated SPD unless material considerations indicate otherwise, as detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.
- 2.2 Policies within the Council's UDP have been 'saved' in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 following direction from the Secretary of State on 18 September 2007. Following publication of the National Planning Policy Framework (NPPF) in March 2012, the Council may give weight to policies in its existing plan according to their degree of consistency with the NPPF as set out at paragraph 215.
- 2.3 The SPD has been prepared in relation to saved policies of the UDP, principally policy C1 (Townscape and Urban Form) which is considered to be consistent with the NPPF and is therefore afforded full weight. Policy C1 sets out that urban design frameworks will be produced for particular areas and corridors in the borough, as supplementary planning guidance, detailing fundamental principles which should be followed and from which detailed design may be interpreted.
- 2.4 While existing UDP and SPD policy have aided in guiding development in Haughton Green to date, a strong community desire and recognised need to create a document focused primarily on Haughton Green existed. The SPD ensures individual developers are aware of the broad character of the area and that proposals positively contribute toward enhancing this, which both local residents and Councillors are keen to see recognised.
- 2.5 The document provides character based design guidance to prospective applicants wishing to submit proposals within the area covered by the SPD and against which the Council will assess proposals. The document does not introduce new policy content, but gives additional information and advice on the implementation of UDP policy, particularly C1 as set out above.

## **3.0 SUMMARY OF THE SUPPLEMENTARY PLANNING DOCUMENT**

- 3.1 The role of the SPD is to help guide future development within Haughton Green, particularly that of the former Old Rectory site. The SPD highlights the importance of adopting a character based design led approach to sustaining an attractive and vibrant community through proposals which respect and enhance local character.
- 3.2 Allied with policies focused on future development, the SPD highlights specific project principles which could further enhance the area's character. These include public realm projects at two key locations, the Village Green and along Meadow Lane, although these would require further detailed design work beyond the scope of the SPD. In addition it should be noted it is not the intention of the public realm policies to set out improvements which the Council will directly fund or deliver itself, rather the principles which should be followed when considering any such future interventions and which would be the subject of future funding decisions.

- 3.3 The SPD contains a number of policies to assist developers when designing schemes and help the Council to make consistent decisions when assessing planning applications, as listed below. These policies aim to ensure future developments apply character based design principles to ensure high quality, sustainable solutions are achieved.
- 3.4 SPD Policy:
- HAU1 – Land Use
  - HAU2 – Landmarks and Gateways
  - HAU3 – Character
  - HAU4 – Massing, Density and Height
  - HAU5 – Frontages and Edges
  - HAU6 – Materials and Detailing
  - HAU7 – Vehicular Access and Parking
  - HAU8 – Public Realm, Haughton Green Road
  - HAU9 – Public Realm, Meadow Lane
  - HAU10 – Footpaths and Cycle Infrastructure
  - HAU11 – Open Space
  - HAU12 – Trees, Soft Landscaping and Biodiversity
  - HAU13 – Old Rectory Site Development Principles
- 3.5 In use it is anticipated the SPD and its guidance, allied with local and national policies will help to ensure future development proposals contribute more positively, and respect and enhance the character of Haughton Green.

#### **4.0 PROCEDURE**

- 4.1 The Haughton Green SPD was prepared for public consultation in line with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2 It is considered the SPD conforms with the policies of the National Planning Policy Framework (NPPF) which seek to achieve sustainable development, key elements of which include respecting and enhancing the character of locally distinctive areas and ensuring the achievement of good design.
- 4.3 Additionally the SPD has been prepared in conformity, as required under regulation 8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, with existing planning policies contained within the Councils Unitary Development Plan, adopted in 2004, namely saved policy C1 (Townscape and Urban Form).
- 4.4 The guidance detailed within the SPD focuses on developers designing and delivering high quality proposals. As such, the resources required to implement these policies will principally be driven by applicants through their planning proposals in discussions with the Councils Development Management service and the planning application process.
- 4.5 Should there be the opportunity and desire to seek capital funds to undertake specific projects, two such potential opportunities are identified, although it is considered the specific detail of which would require further work beyond the scope of the SPD.
- 4.6 The SPD to be adopted is attached at **Appendix 1**.
- 4.7 Alongside the SPD it has been considered prudent to prepare a Sustainability Appraisal Report assessing the sustainability of the SPD in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 which is attached at **Appendix 2**.

- 4.8 Under the Habitats directive the Council is required to formally assess whether the SPD will impact on any EU designated site. The opinion is attached at **Appendix 3**.

## 5.0 CONSULTATION

- 5.1 The SPD was subject to a 6 week period of public consultation from Monday 27 March 2017 to Monday 8 May 2017. This process informed the public and a wide range of consultation bodies in accordance with the Councils adopted Statement of Community Involvement of the draft document and encouraged them to submit any views or comments they had on its content prior to it being adopted by the Council as planning guidance.
- 5.2 The SPD and all supporting reports were deposited at Council Libraries, Customer Service Centre and the Planning Departments principal office in addition to being placed on the Council's website during the six week period. A formal notice inviting representations was placed in the local paper and a press release was published. Emails or letters were also sent to interested parties on the Local Plan Consultation Database, informing them of where copies of the document could be inspected.
- 5.3 Prior to the period of public consultation the draft document was consulted internally amongst Officers within the Council, the Deputy Executive Leader and the Denton South ward Councillors as part of the drafting process, in addition to community workshops and events, details of which are included at **Appendix 4** within the Consultation Statement.
- 5.4 At the end of the consultation period all comments were gathered, read, assessed and subsequent amendments were made to the SPD as set out in **Appendix 4**. In total 21 comments were received, 2 of which were received late but have been included within the schedule and considered due to the points raised.
- 5.5 The vast majority of comments were received from residents (67%), where just under half of these highlighted the positive nature of the document. The vast majority of residents however highlighted concerns regarding the identified potential to create a secondary access to/from the Old Rectory site in draft policy HAU13. These comments have been considered and as a result the highlighting of a potential secondary access to/from the Old Rectory site via Dale View has been removed from policy HAU13, paragraph 3.67 and figure 1.14 has been amended accordingly.
- 5.6 7 statutory bodies and national organisations commented on the draft SPD. 4 stated they had no comment to make. The remaining 3 included Natural England, the Coal Authority and National Grid. Natural England made suggestions in relation to green infrastructure, landscape and biodiversity while the Coal Authority and National Grid highlighted infrastructure considerations associated with the site of the Old Rectory.
- 5.7 These comments have been considered and the scope of policy HAU12 has been expanded to incorporate biodiversity matters alongside trees and soft landscaping and additional text has been added to policy HAU13/Appendix 3 of the SPD highlighting further advice and guidance in relation to Coal and Gas. In addition a number of other minor editorial amendments have been made to the document.
- 5.8 Full details of the SPD Consultation process including a precis of all comments received and the Councils response to them is provided in the Consultation Statement appended to this report at **Appendix 4**.

## 6.0 RECOMMENDATIONS

- 6.1 As stated on the report cover.