

BARNSELY METROPOLITAN BOROUGH COUNCIL

REPORT OF: Executive Director, Place

TITLE: Update of Design of Housing Development Supplementary Planning Document

REPORT TO:	CABINET
Date of Meeting	18 May 2022
Cabinet Member Portfolio	Regeneration and Culture
Key Decision	Yes
Public or Private	Public

Purpose of report

This report seeks authority to consult on an updated version of the Design of Housing Supplementary Planning Document (SPD).

Council Plan priority

Sustainable Barnsley

Recommendations

That Cabinet:-

- 1. Gives approval to consult on the Design of Housing Development Supplementary Planning Document**

1. INTRODUCTION

- 1.1** The Local Plan, adopted on 3rd January 2019, contains policies to be considered when determining planning applications. Supplementary Planning Documents contain further advice and explain how these policies will be applied.
- 1.2** A number of Supplementary Planning Documents were adopted following the adoption of the Local Plan, including the Design of Housing Development SPD. Amendments are proposed to update the SPD and clarify some issues to improve implementation of the document. Appendix 1 contains the SPD with the proposed changes shown as tracked changes.

2. PROPOSAL

2.1 It is proposed that the Design of Housing SPD is amended. The paragraphs below summarise the reasons for the proposed amendments. Appendix 1 contains the SPD with the proposed changes highlighted with deletions struck through in black and additions in red and underlined.

2.2 Houses in Multiple Occupation

Sections 26 and 27 have been updated to reflect the application of the HMO Article 4 direction.

2.3 Definition of Large dwellings

At paragraph 7.2 clarification has been added that a dwelling is considered to be large and therefore protected by Local Plan policy H9 if it has four bedrooms or more. This was the original intention of the SPD, however at present the wording says four or five bedrooms.

2.4 Building for Life

Building for Life 12 was used at the time the SPD was produced. Building for Life is the scheme to assess how well designed new homes and neighbourhoods are. This has been updated and is called Building a Healthy Life. It is proposed to update the SPD with the latest terminology to reflect the changes.

2.5 Design of Residential Car Parking or Garages

Amendments are proposed to section 11 to remove reference to Building for Life and provide further clarity in relation to the design of car parking or garages.

2.6 Public Consultation

Public consultation will take place for a period of four weeks in accordance with the Town and Country Planning (Local Planning) regulations, 2012. Comments will be considered and a further report will be taken to Cabinet detailing any changes made as a result of consultation, and seeking authority to adopt the final version.

2.7 Appendix 1 contains the revised document with the proposed changes highlighted, with deletions struck through in black and additions in red and underlined.

2. IMPLICATIONS OF THE DECISION

3.1 Financial and Risk

Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

The cost of the public consultation including printing and publicity costs are estimated to be no more than £1,000. This additional expenditure will be financed from the existing Planning budget. No Appendix A is therefore required.

3.5 Employee

There are no employee implications arising from this report.

3.6 Communications

Communications support will be required to publicise the consultation through press releases and social media.

4. CONSULTATION

Consultation has taken place internally. It is proposed to carry out public consultation on the updated draft document.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 One alternative approach would be not to update this document. The current adopted version of this document does not contain the latest information regarding HMO's, therefore it is preferable to update the document.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The proposed updated Design of Housing SPD contains some helpful information and amendments that will provide clarity for service users.

7. GLOSSARY

SPD Supplementary Planning Document

8. LIST OF APPENDICES

Appendix 1: Updated Design of Housing SPD for consultation

9. BACKGROUND PAPERS

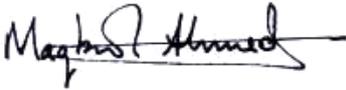
Current Design of Housing Development SPD

<https://www.barnsley.gov.uk/media/15709/design-of-housing-development-spd.pdf>

Barnsley Local Plan <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>

If you would like to inspect background papers for this report, please email governance@barnsley.gov.uk so that appropriate arrangements can be made

10. REPORT SIGN OFF

Financial consultation & sign off	Senior Financial Services officer consulted and date  13/04/2022 <i>This box must be signed to confirm that there are no financial implications. Alternatively, a signed Appendix A outlining the financial implications is required.</i>
Legal consultation & sign off	Legal Services officer consulted and date 21/04/22 Jason Field

Report Author: Paula Tweed
Post: Planning Policy Group Leader
Date: 6th April, 2022