

# Decision Pathway Report



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 06 November 2018

<b>TITLE</b>	Urban Living Supplementary Planning Document	
<b>Ward(s)</b>	City wide	
<b>Author:</b> Vicky Smith	<b>Job title:</b> City Design Manager	
<b>Cabinet lead:</b> Cllr. Nicola Beech	<b>Executive Director lead:</b> Colin Molton	
<b>Proposal origin:</b> Mayor		
<b>Decision maker:</b> Cabinet Member <b>Decision forum:</b> Cabinet		
<b>Purpose of Report:</b> To adopt the Urban Living Supplementary Planning Document		
<p><b>Evidence Base:</b> Development proposals coming forward in the City need to better develop land to its optimum density, i.e. the fullest amount consistent with creating a liveable environment, responding to context and making successful places. The Urban Living SPD seeks to achieve this by providing further guidance to the relevant policies contained within the Bristol Core Strategy (adopted 2011), the Site Allocations and Development Management Policies (adopted 2014) and the replacement Local Plan (expected adoption Autumn 2020). It has been informed through a review of recent higher density case studies built in the Bristol area, as well as a review of relevant policies, guidance and evidence prepared by other UK cities, and in particular London. It has also been informed through extensive consultation.</p>		
<p><b>Recommendations:</b> <b>That Cabinet</b></p> <ol style="list-style-type: none"> <li>1. Approve the adoption of the Urban Living Supplementary Planning document</li> <li>2. Approve the withdrawal of the existing Tall Buildings Supplementary Planning document, which the new document will replace.</li> </ol>		
<p><b>Corporate Strategy alignment:</b>  <b>Empowering and Caring:</b> The Urban Living SPD will help enhance the life chances of people who live in higher density housing, with a series of specific recommendations relating to children’s play, and accessibility for wheelchair users  <b>Fair and inclusive:</b> The Urban Living SPD promotes higher density building typologies (e.g. apartments), providing greater certainty to housebuilders, which should in turn accelerate housing delivery (including affordable homes). The guidance should help to ensure that future development of the city is inclusive by design, where neighbourhoods are not isolated but interconnected so that varied social, economic and cultural opportunities are accessible to all.  <b>Well connected:</b> The Urban Living SPD promotes quality urban design, and measures that will encourage walking, cycling and public transport usage.  <b>Wellbeing:</b> The Urban Living SPD should help to create healthier and more resilient communities with a series of recommendations relating to successful placemaking and liveable homes.</p>		
<p><b>City Benefits:</b>  <b>Equalities-</b>Good quality housing will benefit its inhabitants for generations to come. The SPDs focus on family-friendly housing will particularly benefit the children who live there, whilst its emphasis on the creation of mixed and balanced communities will hopefully reduce some of the isolation experienced by vulnerable people, including the elderly  <b>Health -</b> A number of studies show the positive health effects of good quality built environment and green space– it</p>		

helps to decrease blood pressure and cholesterol, improves mental health and the ability to face problems, and reduces stress levels.

*Sustainability* – the Urban Living approach will help create compact, characterful urban areas where people can live, work and play in ways that reduce their carbon footprint, whilst creating quality buildings and spaces that provide for many generations to come.

**Consultation Details:**

**Non-statutory preparation consultation:** Stakeholder Events- 16<sup>th</sup> March 2017, 28<sup>th</sup> September 2017, 13<sup>th</sup> June 2018

**Statutory consultation:** 19<sup>th</sup> February -13<sup>th</sup> April 2018 via the Council’s Consultation Hub  
28<sup>th</sup> August – 25<sup>th</sup> September 2018 via Council’s Consultation Hub

A copy of the Spring Consultation draft of the Urban Living SPD, together with the case studies, and the responses received through consultation can be found at [www.bristol.gov.uk/urbanliving](http://www.bristol.gov.uk/urbanliving).

A report on responses to the latest round of consultation version has been included in Appendix B. The majority of consultation responses have expressed concerns about tall buildings. It is worth noting that the SPD has been written to give guidance on tall building design and their assessment.

The Consultation Statements attached to the report at Appendix B indicate how consultation has been taken into consideration when developing the guidance. In particular the format of the document has been changed to be more user friendly and the design standards have been amended to be less prescriptive.

<b>Revenue Cost</b>	<b>£ 80,000</b>	<b>Source of Revenue Funding</b>	11056
<b>Capital Cost</b>	<b>£0</b>	<b>Source of Capital Funding</b>	n/a
<b>One off cost</b> <input type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:**

The Urban Living SPD is supplementary to the existing Local Plan. It provides quality design principles and guidance for adoption in November 2018. This SPD will also contribute in forming the new Local Plan, to be produced and consulted on in 2020.

The estimated expenditure for the consultation is c£80k in 18/19 and is fully funded by the City Design budget.

**Finance Business Partner:** Tian Ze Hao

**Date:** 18/07/2018

**2. Legal Advice:**

The draft Urban Living SPD has been prepared in accordance with the statutory process set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Plan) (England) Regulations 2012 (**Regulations**). The associated Planning Practice Guidance states that “SPDS’s should be prepared only where necessary and in line with paragraph 153 of the National Planning Policy Framework” and “They should build upon and provide more detailed advice or guidance on the policies the Local Plan.” Non-statutory and statutory consultation has taken place in accordance with the Regulations. The Statement of Consultation together with the draft SPD has been made available publicly for review and representations in accordance with Regulations 12 and 35 for a minimum period of 4 week

Consultation has taken place in relation to the decision to be taken as set out in Appendix B to this report and commentary on how responses have been taken in to consideration by officers when developing their proposals for the Urban Living SPD. The responses to the consultation must be taken into account by Cabinet when taking the decision. Cabinet should also be satisfied that proper consultation has taken place in that (i) proposals were consulted on are at a formative stage (ii) sufficient reasons have been given for the proposals and satisfied that proper consultation has taken place in that (a) proposals were consulted on are at a formative stage (b) sufficient reasons have been given for the proposals and (c) adequate time has been allowed for consideration and response.

The Public Sector Equality duty requires the decision maker to consider the need to promote equality for persons with “protected characteristics” and to have due regard to the need to i) eliminate discrimination, harassment, and victimisation; ii) advance equality of opportunity; and iii) foster good relations between persons who share a relevant protected characteristic and those who do not share it.

The Equalities Impact Check/Assessment (as set out at Appendix E to this Report) is designed to assess whether there are any barriers in place that may prevent people with a protected characteristic using a service or benefiting from a policy. The decision maker must take into consideration the information in the assessment before taking the decision.

A decision can be made where there is a negative impact if it is clear that it is necessary, it is not possible to reduce or remove the negative impact by looking at alternatives and the means by which the aim of the decision is being implemented is both necessary and appropriate.”

**Legal Team Leader:** Gillian Dawson - Temporary Team Leader Planning **Date:** 26/10/2018

**3. Implications on IT:** There are no identifiable direct implications on BCC IT Services. Although still in development, there would seem to be an opportunity to reflect the increasing demand for, and expectation of, technology enabled housing, particularly high speed broadband connectivity. There may be opportunities to consider this with the development guidelines.

**IT Team Leader:** Ian Gale, Service Manager IT **Date:** 10<sup>th</sup> July 2018

**4. HR Advice:** No HR implications

**HR Partner:** James Brereton ( Acting People & Culture Manager) **Date:** 6<sup>th</sup> July 2018

<b>EDM Sign-off</b>	Colin Molton	11 <sup>th</sup> July 2018
<b>Cabinet Member sign-off</b>	CLlr N Beech	19 <sup>th</sup> July 2018
<b>CLB Sign-off</b>	Mike Jackson	24 <sup>th</sup> July /2 <sup>nd</sup> Oct 2018
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	8 <sup>th</sup> October 2018

<b>Appendix A – Further essential background / detail on the proposal</b> <i>Publication Version of SPD</i>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - internal and external</b> <i>Consultation Statement – August 2018</i> <i>Comments on Consultation – September 2018</i>	<b>YES</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>NO</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of</b>	<b>YES</b>
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Combined Background papers</b>	<b>NO</b>
<b>Appendix J – Exempt Information</b>	<b>NO</b>
<b>Appendix K – HR advice</b>	<b>NO</b>
<b>Appendix L – ICT</b>	<b>NO</b>