

**Supplementary Planning Document
Environment Committee, item 16**

Committee:	Environment Committee	Agenda Item
Date:	26 September 2006	16
Title:	Supplementary Planning Document – Replacement Dwellings	
Author:	Melanie Jones, Principal Planning Officer, Local Plan Policy and Conservation 01799 510461	Item for decision

Summary

- 1 This report presents the Replacement Dwellings - Supplementary Planning Document with the changes proposed following consultation.

Recommendations

- 2 Members adopt the SPD to form part of the Uttlesford Local Development Framework, as a supplement to the Uttlesford Local Plan adopted in January 2005

Background Papers

- 3 Supplementary Planning Document – Replacement Dwellings, Sustainability Appraisal - Scoping Report, May 2006
 Supplementary Planning Document – Replacement Dwellings, Sustainability Appraisal, Update September 2006
 Supplementary Planning Document – Replacement Dwellings, Summary of Consultation Responses, September 2006
 Supplementary Planning Document – Replacement Dwellings, Draft for Consultation, June 2006

Impact

Communication/Consultation	When the SPD is adopted it will be made generally available to town and parish councils, agents and members of the public via the website and on request. It will also be sent out with application forms for replacement dwellings.
Community Safety	[Check contents with EM]
Equalities	[Assess impact on hard to reach groups etc]

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Finance	[Check contents with EM (Finance)]
Human Rights	[Check contents with EM (Corp Governance)]
Legal implications	[Check contents with EM (Corp Governance)]
Ward-specific impacts	All
Workforce/Workplace	[Check with EM (HR)]

Risk Analysis

- 4 The following have been assessed as the potential risks associated with this issue

Risk	Likelihood	Impact	Mitigating actions
If the SPD is not adopted then a key milestone in the LDS will not be met	Low	PDG may be affected	All steps have been taken to ensure that there are no outstanding issues which would require members to defer a decision to adopt the SPD

Background

- 5 The Local Development Scheme includes four SPDs that the Council will prepare as part of the new Local Development Framework. The Replacement Dwelling SPD is the third of these. The SPDs on home extensions and accessible homes and playspace were adopted last year and work will begin on the Energy Efficiency SPD next year. The Replacement Dwelling SPD will provide applicants with additional information and advice about the implementation of Policy H7 in the Uttlesford Local Plan, adopted 2005.

Responses to Consultation and Proposed Changes

- 6 The draft SPD was prepared after consultation about the issues and options with local groups and organisations, town and parish councils and agents.
- 7 Formal consultation on the draft SPD and the environmental appraisal took place between 16 June and 28 July 2006. In accordance with the Statement of Community Involvement the SPD was advertised in the local press and copies were sent to town and parish councils, members of the agents panel, the access group, LA21 and other relevant groups and organisations. Generally the town and parish councils who replied supported the draft SPD and there was general support for the sections on sustainability and energy efficiency. In the light of the consultation responses some changes were suggested by officers and these were considered by the Development Control Committee at the meeting on 30 August 2006. After the committee it was felt that people

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who had previously commented should be made aware of the proposed changes and given the opportunity to make any further comments. The SPD, with the suggested changes was sent out for a further two week period of consultation. The closing date for responses was the 15th September. Four responses have been received so far as set out in the table below.

Representation by:	Representation	Comments
Charles Nash Robert Crawford Associates	If you accept a replacement in a different position you must make it clear that conditions will be imposed to restrict the occupation of the new house only once the empty house has been demolished otherwise we will have the situation in Lindsell where there are several examples of the original houses still being occupied long after the new house has been completed	Current practise is to impose a condition requiring the existing house to be demolished within one month of the completion of the new dwelling and it is suggested that the guidance should be amended to reflect this.
Paul Garland Chairman LA21	Really pleased that our previous comments have been taken into account but still think that para 34 should require people to provide storage space for recyclables within the new home.	Suggest SPD is changed as requested. .
Patricia Dale Saffron Walden and District Friends of the Earth	We find the SPD both readable and clear in its requirements and advice. We have only one suggestion. In Recycle and Reduce Waste, number 33, we suggest that rather than saying "You <i>may be able to</i> provide extra storage space" it would be better to say "You <i>should</i> provide". The recent introduction of wheelie bins has exposed a great lack of such space in many dwellings including recent developments and obviously developers need to give this more thought and action.	
Richard Seamark Weston Homes	Para 12 still fails to acknowledge the issue of visual enhancement where the current building contributes poorly to the surrounding area and where replacement will result in a visual enhancement to the site	Suggest change to wording to say that a replacement will only be allowed where the existing building does not make a contribution to the local character of the

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	and its surrounding area.	area and where the replacement will result in a visual improvement to the site and the surrounding area.
	Para 17 should also make reference to the non-residential properties that may collectively contribute to forming a small cluster of buildings in a particular area where scale and character for the replacement dwelling can be derived from.	No further changes are suggested - the important thing is that the replacement dwelling should be of domestic scale – taking reference from non domestic buildings which could include barns etc would not be appropriate
	Para 29 states that “you should position the building to maximise energy use – this should be minimise	Agree – further changes are suggested to make this para clearer.

- 8 Any further comments will be reported at the meeting. All the comments which have been received at the various consultation stages are reported in full in the Summary of Consultation Responses which is available on the website.
- 9 The draft SPD showing all the proposed amendments is attached to this report (appendix**). Additional text is shown highlighted and deleted text with a strikethrough. This is the document that officers are now recommending should be adopted.
- 10 Following adoption the SPD will be published on the website and it will be available for inspection at the Council offices and Libraries. If anyone is unhappy with the decision to adopt the SPD they can apply to the High Court for permission to apply for a judicial review within 3 months of the adoption date.