

Meeting:
Economy, Regeneration & Climate
Change Scrutiny Committee - 17th
October 2024
Cabinet - 5th November 2024

STOCKPORT TOWN CENTRE RESIDENTIAL DESIGN GUIDE

Report of the Assistant Director for Place Making and Planning

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Cabinet approval to adopt the Town Centre Residential Design Guide.
- 1.2 Prior to Cabinet approval being sought, the views and comments of the Economy, Regeneration and Climate Change Scrutiny Committee are invited on the content of the report and its appendices.

2. BACKGROUND AND INFORMATION

- 2.1 A public consultation on the draft Town Centre Residential Design Guide was held from 22nd May to 3rd July 2024. Details of the consultation are still available to view on the council's website at <https://consultation.stockport.gov.uk/planning/stockport-town-centre-residential-design-guide/>.
- 2.2 A number of comments were received in response to the consultation. These have been reviewed and a number of minor changes to the guide are proposed in response.
- 2.3 A report detailing the comments and officer responses has been prepared and is set out in appendix 1 to this report. A copy of the consultation draft design guide in which the proposed amendments are outlined is set out in appendix 2 to this report.
- 2.4 Following Cabinet approval a final version of the design guide will be prepared and made available on the council's website.
- 2.5 The design guide, once adopted, is intended to be used primarily during the development management process by both developers and council officers/members. Developers will be expected to use the guidance to inform the design of their schemes, whilst officers and members will use it as a decision-making tool and to ensure high-quality design. The design guide can also be used when preparing and reviewing both strategic and detailed masterplanning work within the town centre.

3. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

- 3.1 None

4. LEGAL CONSIDERATIONS

- 4.1 If approved by the cabinet, the Town Centre Residential Design Guide will become a material consideration in the determination of relevant planning applications (a 'material consideration' is a matter that should be taken into account in deciding a planning application or on appeal against a planning decision.)
- 4.2 Whilst anyone proposing residential development in the town centre (or the council in determining relevant planning applications) would not be under a legal obligation to follow the guide, its purpose is to provide guidance on how legal requirements or expectations (such as those arising from development plan policies) might be met.

5. HUMAN RESOURCES IMPACT

- 5.1 None

6. EQUALITIES IMPACT

- 6.1 An Equalities Impact Assessment was conducted on the consultation draft of the design guide and made publicly available. That assessment confirmed that no major barriers were identified and no changes were required.
- 6.2 The proposed changes are minor and do not alter the guide's fundamental purpose. Therefore, refreshing the assessment is not considered necessary.

7. ENVIRONMENTAL IMPACT

- 7.1 An Environmental Impact Assessment was conducted on the consultation draft of the design guide and made publicly available. This confirms that it is unlikely any significant environmental effects will arise as a result of adopting the design guide. It also confirms that the design guide is not likely to have significant adverse effects on the integrity of sites in the National Site Network or Ramsar sites.
- 7.2 The proposed changes are minor and do not alter the guide's fundamental purpose. Therefore, refreshing the assessment is not considered necessary.

8. CONCLUSIONS AND RECOMMENDATIONS

- 8.1 Members of the Economy, Regeneration and Climate Change Scrutiny Committee are invited to comment on the content of this report and its appendices.
- 8.2 Having regard to any comments received from the scrutiny committee, Cabinet are recommended to:
- i. approve the proposed amendments to the Town Centre Residential Design Guide as detailed in appendix 1 to this report and outlined in appendix 2; and
 - ii. approve adoption of the (amended) Town Centre Residential Design Guide for publication on the council's website and subsequent use as a material

consideration in development management and other development related processes.

BACKGROUND PAPERS

Appendix 1 – TCRDG Consultation Report

Appendix 2 – TCRDG Recommended Updates

Appendix 3 – TCRDG Recommended Glossary

Anyone wishing to inspect the above background papers or requiring further information should contact Hannah Mitchell, Senior Planning Policy Officer (Infrastructure and Design Lead), on 0161 474 3771 or Hannah.mitchell@stockport.gov.uk