

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

MANUAL FOR STREETS – A GUIDE FOR NORTH LINCOLNSHIRE

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To notify the Planning Committee of the production of this document with a view to undertaking a consultation exercise and finally adoption by North Lincolnshire Council as a planning guidance document.

2. BACKGROUND INFORMATION

- 2.1 Manual for Streets was produced by Central Government in 2007 and recognises an important shift in thinking on urban design issues. The manual aims to assist in the creation of streets that:

- help build and strengthen the communities they serve;
- meet the needs of all users by embodying the principles of inclusive design;
- form part of a well-connected network;
- are attractive and have their own distinctive identity;
- are cost-effective to construct and maintain; and
- are safe.

- 2.2 Manual for Streets emphasises the importance of streets for social interaction and community cohesion. Also of great importance is the role of planners as place makers and the role of different local authority professionals in the process of creating and maintaining new residential development. The document appended to this report (Manual for Streets – A Guide for North Lincolnshire) is intended to be available for all professionals involved in the development process and will be available on the council's web site.

3. OPTIONS FOR CONSIDERATION

- 3.1 Manual for Streets (2007) has significantly changed the role of local authorities within the development process. Fundamentally Manual for Streets is about the design process, particularly at pre-planning-application stage.
- 3.2 Changes within local authorities are required to ensure a greater collaborative approach is undertaken by the relevant professionals and departments. Some

local authorities have taken bold steps in attempting to update their guidance and ensure that procedural changes needed have been undertaken.

3.3 North Lincolnshire Council must consider if it wishes to amend or ignore the guidance document and decide to what extent the recommended development process is followed.

3.4 If North Lincolnshire Council decides not to adopt the document, members should be aware that it is likely that North Lincolnshire will fall behind other local authorities in terms of the quality of developments and standards of design, layout, sustainability and maintenance of streets.

4. ANALYSIS OF OPTIONS

4.1 **Option 1:** Undertake a full public consultation exercise with regard to the appended document with parish councils, planning agents, developers and any other interested bodies or organisations, as well as individuals. After consultation and possible amendments the aim is to take the document to Full Council for adoption as a planning and highways advisory document. *This is the preferred option* and will potentially fulfil the aims of the project.

4.2 **Option 2:** Do not undertake the consultation procedure or proceed with the production of a guidance document. This option ignores the implications of Manual for Streets upon local authorities and relies upon outdated Government guidance on highways and planning principles. *This is the least preferred option.*

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 **Financial:** The financial implications are not significant but are unavoidable. The finished document will be available on the council's web site, so financial costs due to officer time researching and producing the document, together with publishing costs, are the main financial implications.

5.2 **Staffing:** Whilst staff time has been spent on producing the guidance, once it is available on the council's web site, staff time will be saved explaining the concepts and issues to developers.

5.3 **Property:** There is no impact upon property.

5.4 **IT:** Support may be required to update or amend the document when it is available on the council's web site.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 – CRIME AND DISORDER, RISK AND OTHER)

6.1 **Statutory:** None.

6.2 **Environmental:** Improvements in environmental quality are anticipated.

6.3 **Diversity:** None.

- 6.4 **Section 17 – Crime and Disorder:** Designing out crime is incorporated within the document.
- 6.5 **Risk:** None.
- 6.6 **Other:** None.

7. RECOMMENDATIONS

- 7.1 That the committee chooses Option 1 and that the public consultation process outlined be undertaken with a view to the results being reported back to the Planning Committee at a later date.

HEAD OF PLANNING

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Background papers used in the preparation of this report: Manual for Streets 2007