

# SOUTH BUCKS DISTRICT COUNCIL

## *Decisions*

**ROGER REED**

*Cabinet Member - Sustainable Development*

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Having considered the reports contained in the agenda of a meeting of the Policy Advisory Group (PAG) held on 17 April 2008 and the views of the PAG expressed at the meeting, the Cabinet Member has made the following decisions:

### 1. CONSERVATION AREAS PROGRAMME

The Cabinet Member has considered a report on the current programme for the review of existing Conservation Areas and the designation of new Areas, with recommendations for some amendments.

The Cabinet Member has decided to approve a revised programme of reviews, as set out in the report, for carrying out in the next year until Spring 2009. This meant bringing forward reviews of some Areas while omitting others, with Character Appraisals to be prepared as part of the review of each conservation area so that they are ready to be published at the time of (re)designation.

### 2. BUCKINGHAMSHIRE MINERALS AND WASTE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

The Cabinet Member has considered a report on the Buckinghamshire Minerals and Waste Core Strategy Development Plan Document (DPD), seeking approval to make representations to the County Council to secure changes to the DPD before it is submitted to the Secretary of State for examination.

The Core Strategy sets out the guiding principles for the amount of mineral extraction and waste treatment that will take place in the county, identifies the locations where the most important of these activities will take place, and contains some broad principles that will apply when planning applications for minerals or waste development are being considered.

The Cabinet Member has approved a detailed response to the County Council, in line with the comments set out in the report as added to at the meeting, and centring on objections in the following main areas:

#### Waste

- Wapseys Wood is clearly an unacceptable site for major recovery facilities;
- Springfield Farm is also clearly an unacceptable site for major recovery facilities;
- Richings Park is clearly an unacceptable site for a waste transfer station;
- The potential for emissions created by the waste treatment processes proposed for Wapseys Wood and Springfield Farm would affect the amenity of residents living in close proximity, as well as residents in a much wider area given prevailing winds.

#### Minerals

- Through lack of action by the County Council to explore reserves of sand and gravel in northern Buckinghamshire and to make any direct approach landowners, it is contended that all reasonable alternatives have not been considered and the Plan could be found to be unsound as a result.

### 3. INTERIM INTERPRETATION GUIDANCE ON RESIDENTIAL PARKING STANDARDS

The Cabinet Member has considered a report of the Director of Services on the adoption of revised guidance for residential parking standards.

The Cabinet Member has decided to **RECOMMEND** to Cabinet and Council the adoption of the guidance as an interim basis for residential parking standards until a new parking policy is adopted in the Development Control Policies Development Plan Document or the publication of other new Government Guidance on parking standards. The Guidance is as set out in the report, subject to revised paragraphs 13 and 14 as follows:

13. Good design is central to sustainable development. In accordance with PPS 1, the Council is, and will continue to promote good design in new developments. The Council also supports the principle of efficient use of land given that local characters would not be affected or the quality of life would not be compromised. Having taken into account Government policy and the local circumstances set out in PPS3, the Council seeks, in the interim period prior to the preparation of the Development Control Policies DPD, to interpret the guidance for parking standards for residential development as follows:-

Table 1: Parking standards for residential development for the interim period

Dwellings (Number of bedrooms)	Car Parking Standard*
1 bedroom dwelling	1 space per dwelling
2 or 3 bedrooms dwelling	2 spaces per dwelling
4 or more bedrooms dwelling	3 spaces per dwelling
Houses in multiple occupation / bedsits	1 space per bedroom

\* This includes parking spaces for occupants as well as space for visitors and people with special needs. The standard for special needs parking spaces are set out in 2.1-2.6 of Appendix 6 of the Local Plan.

14. Subject to the overall endeavour to reduce the reliance on the car in accordance with the wider sustainability agenda, particularly in those locations with good accessibility to a range of infrastructure and services, the actual level of provision made in connection with each proposal for residential development will depend upon a consideration of the following factors (in no particular order):-
- Expected levels of car ownership
  - The need to promote good design to ensure that the car does not dominate
  - The need to use land efficiently, thus ensuring that the maximum amount of land is made available for uses other than parking
  - The location of the site
  - The availability of alternative modes of transport
  - The availability of on street parking, and whether there are any on street parking problems in the immediate vicinity
  - The current use of the site
  - The type of dwellings proposed, in particular the split between houses and flats
  - Large scale development (with over 100 dwellings) may offer an opportunity to have a reduced level of parking provision as it may have the critical mass to include sustainable measures to provide alternative means of travel other than travel by car

Date Published: 21 April 2008      Date to be Implemented: 29 April 2008.