

<b>Report to:</b>	Housing, Economy and Business Committee	<b>Date:</b>	7 January 2020
<b>Report title:</b>	Adoption for the Sutton Town Centre Public Realm Design Guide (for Developers and Infrastructure Providers) Supplementary Planning Document		
<b>Report from:</b>	Mary Morrissey Strategic Director of Environment, Housing and Regeneration		
<b>Ward/Areas affected:</b>	Sutton South, Sutton Central, Sutton West, and Sutton North		
<b>Chair of Committee/Lead Member:</b>	Councillor Jayne McCoy		
<b>Author(s):</b>	Duncan Clarke Strategic Planning Manager		
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<b>Corporate Plan Priorities:</b>	<ul style="list-style-type: none"> <li>• Making Informed Choices</li> <li>• Living Well Independently</li> </ul>		
<b>Open/Exempt:</b>	Open		
<b>Signed:</b>		<b>Date:</b>	6 December 2019

## 1. Summary

- 1.1 As part of Ambitious for Sutton's pledge to ensure that the physical environment is improved for all residents, this report seeks the adoption of the Sutton Town Centre Public Realm Design Guide (for Developers and Infrastructure Providers) Supplementary Planning Document (SPD). The document has been revised in light of representations received during a public consultation, which was held in September and October 2019. The guide is primarily for developers and infrastructure providers and sets guidelines and standards for the improvement of the public realm in Sutton town centre.

## **2. Recommendations**

- 2.1 To approve the 'Council Responses' to representations (Appendix A), Representations on the Draft Sutton Town Centre Public Realm Design Guide SPD.
- 2.2 To approve the changes from the draft version to the adopted version of the Sutton Town Centre Public Realm Design Guide Supplementary Planning Document arising as a consequence of the representations (see Paragraphs 4.1-4.4 of this report)
- 2.3 To adopt the Sutton Town Centre Public Realm Design Guide Supplementary Planning Document for use in the determination of planning applications and guiding infrastructure providers on the council's expectations for high quality public realm arising from any public works affecting the Town Centre (Appendix B)

## **3. Background**

- 3.1 Sutton town centre will see a step-change in its evolution over the next decade. The Local Plan anticipates 55% of all new housing growth will occur in Sutton town centre. The centre will also see changes to retail premises and the uses in town centres and additional infrastructure, most significantly the Sutton Link tram. As part of this vision for growth, it is vital that the physical environment is thoughtfully addressed to improve the experience for residents and visitors to the centre. Consequently, the council has produced this Sutton Town Centre Public Realm Design Guide Supplementary Planning Document (SPD) to ensure that changes to the public realm arising from new development or public works is to the highest design standard and reflect a consistent approach to prevent a "patchwork quilt" effect. Most of the redevelopment in Sutton town centre will be delivered incrementally over the next 10 years by developers and infrastructure providers, such as Transport for London, and this document will ensure that all stakeholders work towards the same shared vision for how the Town Centre will evolve at street level..
- 3.2 At HEB on 2 July 2019 (Item 7), it was resolved to approve a draft version of the SPD for consultation. The consultation sought to gain the views of experts in the urban design field and residents and took place between 12 September and 27 October 2019 and comprised the following:
  - Emails and letters to all those individuals, residents groups, businesses and organisations on the Strategic Planning Consultation Database
  - Dedicated page on the council's website
  - Dedicated page on the council's consultation hub
  - Copies of the draft in the SPD in council offices and libraries
  - A public notice in the Sutton Guardian on 12 September 2019
  - An officer presentation at the meeting of the Sutton Civic Society on 25 September 2019
  - An officer presentation at a Members briefing on 23 October 2019
  - Facebook and Twitter posts

- 3.3 The consultation response produced many exceptionally well-informed representations with insightful comments and constructive suggestions. In total, there were 13 representors making 69 representations on different aspects of the document.

#### **4. Issues**

- 4.1 Two representors generated the most revisions to the draft document: Transport for London and Sutton Vision, a charity supporting the blind and partially sighted. They both raised a number of issues, some of which the council agreed with and have resulted in changes to the document and some which the council noted. The changes arising from the representations are set out in the following two paragraphs.

##### Changes arising from Transport for London's Representation

- 4.2 The changes arising from the Transport for London representation are:
- An additional map showing the principal sustainable transport gateways to Sutton Town Centre
  - A reference to the Mayor of London's Vision Zero approach
  - A reference that the bus stop on St Nicholas Way, outside the Civic Centre, may need to be re-sited
  - A reference to say that the pedestrian crossing of Cheam Road could be widened on the eastern (Foxtons) side
  - An amendment to the text to say that Legible London signs will be favoured

##### Changes arising from Sutton Vision's Representation

- 4.3 The changes arising from the Sutton Vision representation are:
- A reference to the British Standard for accessible and inclusive environment in the 'Making Sutton an Age-Friendly Town Centre'
  - A reference to Sutton Vision's own audit of Sutton Town Centre for blind and partially sighted people.
  - Ensuring that cultural activities do not obstruct footways
  - Ensuring level changes at Trinity Square are suitable designed for visually impaired people
  - An additional reference to the drawbacks of shared pedestrian and cycling shared space
  - A change of specification for the preferred bollards in Chapter 5: palette

### Other Changes arising from the Consultation

- 4.4 The principal changes arising from the consultation are:
- Additional text to ensure developers have demonstrated they have taken the document into account in their proposals
  - Additional text to explain the link between the SPD and the Sutton Town Centre Conservation Area and Management Plan
  - Additional text to Guiding Principle 2 (Promoting the Heritage of Sutton) to stress what developers will be expected to consider
  - Additional text to explain that temporary cultural activities should be a catalyst for longer-term cultural activities
  - Additional text to encourage the retention of historic signage
  - Replacement of an example on Page 44 (now Page 45) to show a better example of traffic calming.

## **5. Options Considered**

- 5.1 *Adopt the document.* The adoption of the document will ensure there are high standards and common guidelines that developers and infrastructure providers will be required to follow when implementing schemes in Sutton town centre. The SPD also gives the council more scope to attract Section 106 and Community Infrastructure Levy funding for public realm improvements.
- 5.2 *Not adopt the document.* Sutton town centre will be developed in a piecemeal fashion, leading to an unsatisfactory 'patchwork quilt' effect.

## **6. Impacts and Implications**

### Financial

- 6.1 All costs associated with the production of the document were contained within existing resources. The consultation was part of the budgeted business as usual and there is no additional request for revenue funding besides the current provisions in the budget.

### Legal

- 6.2 Once adopted the Sutton Town Centre Public Realm SPD will be a material consideration in the determination of planning applications affecting the Town Centre.

## 7. Appendices and Background Documents

Appendix letter	Title
A	Representations on the Draft Sutton Town Centre Public Realm Design Guide SPD
B	Sutton Town Centre Public Realm Design Guide SPD (Proposed Adoption version)

Background documents
None

Audit Trail		
Version	Final	6 December 2019
Consultation with other officers		
Finance	Yes	Solomon Akuffo
Legal	Yes	Allison Letts
Equality Impact Assessment required?	No	N/A

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