



Report of the Director of City Development

Report to: Executive Board

Date: 2 September 2008

Subject: Adoption of the Supplementary Planning Document of the Street Design Guide

<p>Electoral Wards Affected:</p> <p>All</p> <p><input type="checkbox"/> Ward Members consulted (referred to in report)</p>
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<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

EXECUTIVE SUMMARY

1. A new Street Design Guide has been prepared following the principles of the Government's recent publication, Manual for Streets and our own Neighbourhoods for Living which is supplementary planning guidance. The Street Design Guide ensures that the principles in Manual for Streets are applied to Leeds and used as a basis for new housing design and for adoption of the highway. Consultation on the document has now taken place and a report setting out the issues raised, and how these issues have been dealt with, has been produced.
2. One issue raised is the concerns of disabled people on the provision of shared space.
3. After extensive consultations a solution has been reached which provides for a safe route through these areas when they serve through routes or cul-de-sacs serving over 25 dwellings and follows advice from the Guide Dogs for the Blind Association. The document has been amended accordingly.
4. This report seeks approval for the adoption of the Street Design Guide as a Supplementary Planning Document. This SPD amplifies the UDP (Review) Policy T2 which has been saved as part of the LDF process.

1.0 Purpose Of This Report

- 1.1 The purpose of the report is to inform members of the outcome of the consultation on the Street Design Guide and to endorse the contents of the amended document. The report also seeks approval for the adoption of the Street Design Guide as a Supplementary Planning Document.

1.0 Background Information

- 2.1 The Highway Design Guide (HDG) was written in 1979 and adopted by Leeds City Council in 1986 as guidance on the design of residential streets. Since the publication of the HDG "Design Bulletin 32 - Design of Residential Streets" (1992) (DB32) and "Places Streets and Movement" (1998) have been published by the government. Most recently the "Manual for Streets" (2007) (MfS) has been produced by the government.
- 2.2 A requirement of MfS is that local authorities amend their existing guidance. A new design guide has therefore been produced which incorporates the appropriate principles in these documents and embraces "Neighbourhoods for Living", our own document produced in 2003. The draft document is called the "Street Design Guide" and as the new title suggests it puts emphasis on the road as a place rather than a highway, as set out in the new guidance. All new residential streets serving less than 200 dwellings will have a speed limit of 20mph.
- 2.3 Shared surfaces have always been one of the options for the design of a street, the old guide restricting the use to a cul-de-sac serving a maximum of 25 dwellings. In the HDG the streets were known as 'access ways' and 'mews courts' as opposed to Shared Surface in the Street Design Guide.
- 2.4 'Places, Streets and Movement' allowed for through routes of up to 50 dwellings to be served off a shared surface, which was informally adopted by Leeds. Manual for Streets suggests that shared surfaces serving up to 100 vehicular movements in the busiest hour are acceptable, which is equivalent to approximately 120 houses or 200 apartments.
- 2.5 In the draft Street Design Guide it was determined that our own criteria for shared surfaces, 25 dwellings off culs-de-sac or 50 dwellings off through routes, was more appropriate, rather than the guidance in MfS. MfS does not give guidance for the provision of "Home Zones", which are similar to shared surfaces but are more irregular in shape and have a maximum speed of 10mph. It is proposed that these areas will be allowed to serve up to 120 dwelling or 200 apartments.
- 2.6 As the draft Street Design Guide was produced as a Supplementary Planning Document consultation was carried out following the requirements of the Statement of Community Involvement.
- 2.7 A number of comments have been received and a report setting out the various comments, and how each comment has been acted on, produced. Both this report and the Street Design Guide are attached to Executive Board Members' agendas and are also available from Governance Services.

3.0 Main Issues

- 3.1 The Street Design Guide has been proposed to amplify the following saved policy of the adopted revised UDP:-
- Policy T2 (New developments should be served adequately by existing or programmed highways)
- 3.2 The main issue arising out of the consultation was the concern regarding 'shared surfaces', raised by a number of groups representing disabled people and in particular blind and partially sighted people, one group being the Alliance of Users and Carers. Their concern was that in a shared surface environment they felt vulnerable to being knocked down by other users. They requested that a designated safe route through a shared area is provided.
- 3.3 Research has been carried out by the Guide Dogs for the Blind Association in conjunction with University College London, to try and determine a suitable delineator to demarcate pedestrian paths in a shared space environment. Unfortunately the conclusion reached was that "whilst none of the delineators emerged as meeting the needs of both groups of users [blind and partially sighted people and wheelchair users] two were identified by the researchers as warranting further research..." As that report was only published recently no further information is available.
- 3.4 Another piece of research entitled 'Designing for Disabled People in Home Zones' has also been produced in conjunction with the Guide Dogs for the Blind Association. This sets out a number of recommendations for designing such areas.
- 3.5 Several meetings have been held with the Alliance of Users and Carers to determine an acceptable solution. At a meeting held on 29 April 2008 an agreement was reached that resolved this issue. The proposal was that a shared surface could be provided on a cul-de-sac serving a maximum of 25 dwellings. Any shared surface serving a higher number of dwellings, either as a cul-de-sac or a through route, would have at least one designated safe area, being a minimum of 2.0m in width. It was determined that the safe area be delineated by a kerb with an up-stand of 30mm and that at each end, and other appropriate locations, a flush kerb with tactile paving would be provided. The material used in the safe area would be of contrasting colour to the remaining surface.
- 3.6 A request for the safe area to be constructed of a material with a smooth surface, such as a bituminous material, as opposed to block paving, was made. However as this would defeat the overall objectives of providing a shared area, this proposal was not accepted.
- 3.7 A further request was that a delineation feature be provided at the back of the footway, such as a garden wall or an edging raised to a height of 30mm was also made. As this would depend on the proposed development this has been incorporated within the Street Design Guide as a further consideration when dealing with any proposal.
- 3.8 It was also agreed that when designing Home Zones the recommendations within Designing for the Disabled in Home Zones would be followed.
- 3.9 Following this agreement further representation has been made by letter on 29 May 2008. The letter is from the same association stating that they now feel that they did

not reach a satisfactory solution and further research should be undertaken before they can agree to any proposals.

3.10 As the document is an SPD, which requires regular monitoring, and is reviewed where appropriate, it is proposed that the above provisions be included in the Design Guide and monitored accordingly.

3.11 There has been a deputation submitted to the Council, by the National Federation of the Blind, regarding the prevention of the development of Shared Spaces. Permission has been granted for attendance at the Council meeting of the 10 September 2008.

Compliance with the Regulations

In accordance with the statutory regulations and the Leeds City Council SPD Production Procedural Requirements, the following documents/statements have been prepared and cleared by Legal and Democratic Services:-

- Adoption Statement
- Sustainability Statement
- Statement confirming compliance with SCI

5.0 Conclusions

5.1 The draft Street Design Guide follows the principles of Government guidance set out in the recently published Manual for Streets.

5.2 Objections to the provision of Shared Surface have been received from groups representing disabled people.

5.3 A solution was initially reached which provides for a safe route through shared areas which are either through routes or serving developments of over 25 dwellings. This agreement was later rescinded by letter dated 29 May 2008. However this Authority considers that this solution is acceptable and provides a safe area for disabled people to pass through these areas.

5.4 The document is a Supplementary Planning Document and thus subject to monitoring and therefore Shared Surfaces will be monitored to determine if the provisions are adequate or require revising.

6.0 Recommendations

6.1 That the Executive Board approves the Street Design Guide, as now drafted, as a Supplementary Planning Document.

7.0 Background Papers

- The Street Design Guide
- Report of Consultation
- Minutes of meeting 29 April 2008
- Letter from the Alliance of Careers and Users dated 29 May 2008