

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I065838
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1. **TITLE:** Design Supplementary Planning Document
2. **SERVICE AREA:** Environment, Culture & Communities
3. **PURPOSE OF DECISION**

To approve a Design SPD to provide guidance on designing new housing schemes, extensions and alterations to existing properties

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Executive
6. **DECISION:**

That the Executive:

- (i) Approved the adoption of the Design SPD at Appendix A as a material consideration in the determination of all planning applications validated from the date of its adoption;
- (ii) Approved the revocation of the design leaflet “Extending Your Home: A Householders Guide” for all planning applications validated from the date of the adoption of the Design SPD at Appendix A;
- (iii) Agreed the publication of the Consultation Statement at Appendix B;
- (iv) Authorised the Executive Member for Planning and Transport to agree any minor changes to Appendix A and Appendix B prior to adoption in (i) above.

7. **REASON FOR DECISION**

The Council has reviewed its current design guidance and considers that a Design SPD would assist with:

- the implementation of current planning policies;
- support the approach to design in the emerging Comprehensive Local Plan; and,
- provide prospective applicants with a clearer idea of the Council’s expectations for design.

The public consultation secured the views of the public and professionals in accordance with the Council’s Statement of Community Involvement (SCI). In general, the document was welcomed as providing additional guidance of value when designing new development in the Borough and submitting planning applications. The new document will replace and update information contained in the leaflet titled “Extending Your Home: A Householders Guide”. It

includes additional design advice covering key design principles for new housing and commercial development in the Borough in addition to guidance for householders. The Design SPD is consistent with national and local policy and its adoption will ensure that it becomes a material consideration in the determination of planning applications from the date of adoption.

8. ALTERNATIVE OPTIONS CONSIDERED

Not adopting the Design SPD would be likely to result in more officer time being spent on assessing the standard of design included within planning applications to ensure that an acceptable standard is achieved. In addition, the Council's current guidance leaflet does not have the same legal status as a SPD which is a material planning consideration, and therefore carries less weight in planning terms.

9. PRINCIPAL GROUPS CONSULTED: The Public

10. DOCUMENT CONSIDERED: Report of the Director of Environment, Culture & Communities

11. DECLARED CONFLICTS OF INTEREST: None.

Date Decision Made	Final Day of Call-in Period
14 March 2017	21 March 2017