

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
5 JULY 2016**

**DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SPD)
DRAFT FOR PUBLIC CONSULTATION
Director of Environment, Culture & Communities**

1 PURPOSE OF REPORT

1.1 To inform the Panel of:

- progress on the Design Supplementary Planning Document (SPD);
- the content of the proposed document; and
- the public consultation process to be undertaken in the autumn.

2 RECOMMENDATION(S)

2.1 That the Panel notes progress on the Draft Design SPD at Appendix 1 to this report and provides views on the proposed content.

3 REASONS FOR RECOMMENDATION(S)

3.1 The Council has reviewed its current design guidance and considers that a Design SPD would assist with the implementation of current planning policies and provide prospective applicants with a clearer idea of the Council's expectations for design. A public consultation in line with the Council's Statement of Community Involvement (SCI) will be required as part of this process.

4 ALTERNATIVE OPTIONS CONSIDERED

4.1 Not producing the SPD could result in more time being taken to ensure that planning applications achieve an acceptable standard of design and would not provide guidance with the status afforded to an SPD as a material planning consideration.

5 BACKGROUND

5.1 The National Planning Policy Framework (NPPF) states at paragraph 153 that SPDs should be used to assist applicants to make successful applications. This new SPD is seen as assisting and clarifying policy implementation and details the Council's desire to achieve high quality development across the Borough. The key policies relevant to this new Design SPD will be policy "CS 7 Design", in the Core Strategy Development Plan Document 2007 and Bracknell Forest Borough Local Plan 2002 saved policy "EN20 – Design considerations in new development". The document will also complement and cross reference to the Streetscene SPD and the Character Area Assessments SPD.

5.2 The Council currently has a design leaflet titled "Extending Your Home: A Householders Guide". This is available to download on the Council's website and provides, as the title suggests, guidance for residents on issues relating to extending their homes. This leaflet has proved to be well liked and very useful for both members of the public and technical consultants, agents and officers. However, this document has never been through a public consultation process or adopted as an SPD and is therefore limited in terms of the weight that can be attributed to it. The scope of the design advice within it is also very limited.

- 5.3 On reviewing the design leaflet, it was felt there was an opportunity to produce a document that is similarly simple and easy to use, but with a wider scope to provide more general advice on design principles, including information that could be used on new developments at both small and large scales. This would be a Design SPD. However, it is important to note that the information for householders on extending their homes would also be included as one of the chapters of the document.
- 5.4 Tibbalds Planning and Urban Design consultancy were appointed to produce the document, according to the planning department's brief which set out the scope of the Design SPD. The timing of the document production means that the content of the draft SPD is still subject to review. A copy of the draft is attached and Members will be apprised of any suggested changes at the LPWG meeting. The document seeks to achieve the difficult objective of getting the content and tone of the document correct for such a wide audience. The aim is to keep the document focussed and easy to use and not to reproduce design advice found elsewhere within the Council's portfolio of documents.
- 5.5 Currently, the draft document (at Appendix 1 to this report) is set out as follows:

- Chapter One - Introduction

This sets out the scope of the document, who it is aimed at, and the weight to be given to the information within it.

- Chapter Two - Design and Context

This chapter details some of the more high level principles relating to understanding the site and context of the area, responding to existing character and, where needed, creating "places" with their own identity and the standards of quality expected in new development in the Borough.

- Chapter Three - Built Form and Spaces

Detailed guidance is provided on the basic principles of design to create places that will provide good communities and pleasant homes for our residents in the future.

- Chapter Four – Extending Your Home

This will include much of the information already set out in the Householder's Leaflet: A Guide to Extending Your Home, with additional information and up to date references and sources.

Appendices will also be included in the document detailing information on the content required within Design and Access Statements, checklists and where to go for additional information.

6 NEXT STEPS

- 6.1 Following further internal consultation it is proposed that the Design will go before the Executive in September 2016 to agree the draft version of the document and details of the required public consultation later in the autumn. This public consultation will ensure that the document can be reviewed by all interested parties, which will include:
- householders/residents,
 - Town and Parish Councils,
 - neighbouring authorities and other statutory consultees,
 - planning agents,
 - architects and designers,

Restricted

- house builders; and
- any other interested parties or technical professions considered appropriate to the nature of the document.

Once all the comments and observations on the document have been collated and assessed, a revised version will come before LPWG and the Executive for formal adoption. All of this will be completed in accordance the SCI, SA and SEA Scoping requirements and Paragraphs 11 – 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which sets out procedural issues for the adoption of a SPD.

Background Documents

Appendix 1 – Draft Design SPD

Contact for further information

Ann Groves – Urban Design Officer

Tel: 01344 351146

Email: ann.groves@bracknell-forest.gov.uk

Hilary Coplestone – Strategic Sites and Design Team Manager

Tel: 01344 351185

Email: hilary.coplestone@bracknell-forest.gov.uk