



Hinckley & Bosworth Borough Council

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

Scrutiny Commission	12 March 2020
Council	24 March 2020

WARDS AFFECTED: ALL WARDS

The Good Design Guide – Supplementary Planning Document (SPD)

Report of Director (Environment and Planning)

1. PURPOSE OF REPORT

- 1.1 The National Planning Policy Framework of February 2019 (NPPF) states that the creation of high quality buildings and places is fundamental to what the development process should achieve and that sustainable development creates better places in which to live and work and helps makes development acceptable to communities. The NPPF also advises the use of supplementary planning documents as visual tools to provide maximum clarity about design expectations at the early stages of development.
- 1.2 This report seeks to gain Members agreement to adopt The Good Design Guide Supplementary Planning Document (SPD) which aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.

2. RECOMMENDATION

- 2.1 That Members agree to adopt The Good Design Guide Supplementary Planning Document to be used in decision making functions of Development Management.

3. BACKGROUND TO THE REPORT

- 3.1 The NPPF establishes that good design is a critical element of sustainability and the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It also encourages Council's to engage effectively with local communities to reflect local aspirations.
- 3.2 To support the Government's commitment to better designed places, the Ministry of Housing, Communities and Local Government (MHCLG) introduced the National

Design Guide on 1st October 2019, which forms part of their suite of planning practice guidance.

- 3.3 The Council's Local Plan currently consists of the Core Strategy (2009), the Town Centre Area Action Plan (2011), Earl Shilton and Barwell Area Action Plan (2014) and the Site Allocations and Development Management Development Plan Document (2016). This suite of documents details the Borough's growth aspirations through planning policies and site allocations.
- 3.4 The main planning policies in the Council's Local Plan which relate directly to design is DM10: Development and Design in the Site Allocations and Development Management Plan (SADMP) and Policy 22: Development and Design in the Earl Shilton and Barwell Area Action Plan. The list of design requirements listed in these policies is fairly prescriptive; however they do not offer any visual aids or design standards leaving a design guidance gap for decision makers (officers and Members) and applicants.
- 3.5 As well as Policy DM10 and Policy 22, there are also other policies within the SADMP and Earl Shilton and Barwell Area Action Plan which would benefit from supplementary design guidance. These policies include:

SADMP

- DM2 – Delivering Renewable Energy and Low Carbon Development
- DM6 – Enhancement of Biodiversity and Geological Interest
- DM7 – Preventing Pollution and Flooding
- DM11 – Protecting and Enhancing the Historic Environment
- DM12 – Heritage Assets
- DM14 – Replacement Dwellings in the Rural Area
- DM18 – Vehicle Parking Standards
- DM23 – High quality Shop Front and Advertisements

Earl Shilton and Barwell AAP

- Policy 19 – Regeneration of the District Centre

- 3.6 The Council is mindful that there is a gap in locally specific design guidance for all development to those involved in the planning application process (members of the public, planning officers, agents, developers, parish councils and Elected Members) and has sought to create The Good Design Guide SPD to fill that gap by providing visual tools and illustrations of good design principles to support the Government's drive towards better designed places and provide guidance on:
- The planning and design process;
 - Urban design principles;
 - Understanding local context;
 - New residential development;
 - Existing residential development;
 - Converting agricultural buildings;
 - Commercial/mixed use development; and
 - Shopfronts.

- 3.7 The document will be designated an SPD and will provide more information and guidance on the policies in the Local Plan. It will be used when assessing planning applications with the intention of raising design standards in development

Training for both Officers and Members will be provided so that the document can be fully embedded in the decision making process.

- 3.8 In preparing the Good Design Guide SPD the Council has had regard to the Town and Country Planning (Local Planning) (England) Regulations 2012. These include:
- The final document containing the date on which the document is adopted – this will be actioned once the document is adopted by the Council;
 - Indicating that the Good Design Guide is a Supplementary Planning Document;
 - Ensuring that there is a reasoned justification to the guidance contained within the SPD; and
 - Ensuring the guidance contained in the SPD does not conflict with the adopted Plan.

4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

- 4.1 Open session

5. FINANCIAL IMPLICATIONS [CS]

- 5.1 None arising at this point.

6. LEGAL IMPLICATIONS [MR]

- 6.1 None.

7. CORPORATE PLAN IMPLICATIONS

- 7.1 The Good Design Guide SPD will contribute to the delivery of the following Corporate Plan priorities:

People

- Help people to stay healthy, be active and feel well
- Take measure to reduce crime and antisocial behaviour and protect people from harm
- Give children and young people the best start in life and offer them the opportunity to thrive in their communities

Places

- Make our neighbourhoods safer
- Improve the quality of existing homes and enable the delivery of affordable housing
- Inspire standards of urban design that create attractive places to live

Prosperity

- Boost economic growth and regeneration...places to work and live all over the borough.
- Support the regeneration of our town centres and villages
- Support our rural communities

8. CONSULTATION

8.1 There have been many forms of engagement and consultation for The Good Design Guide. These include:

- 19 March 2018 – Planning officer workshop, all officers were asked to express their views on current design gaps and issues when determining planning applications.
- 11 April 2018 – Developer and planning agent workshops. This sought the development community's views on development design and what design principles work in practice.
- 11 April 2018 – Member workshop. This included the Leader, Executive Member for Regeneration, Asset Management and Growth and Chair of Planning Committee.
- 8 March 2019 – Developer and agent workshop to review the first draft of The Good Design Guide.
- 8 March 2019 – Member workshop to review the first draft of The Good Design Guide. This had the Executive Member for Regeneration, Asset Management and Growth as well as the Deputy Chair of Planning Committee.
- 19 March 2019 – The first draft was taken to the Member Working Group
- 19 March 2019 – Press release informing residents of the upcoming The Good Design Guide SPD public consultation.
- 15 April 2019 – 13 May 2019 – Public consultation. All of those on our Local Plan consultation list were notified as well as parish councils and all councillors. The consultation was also published on our website and a paper copy was left in The Hub's reception.

8.2 The public consultation received 28 responses from statutory consultees, developers, planning agents, parish councils and members of the public. A consultation report which summarises all comments is referenced as a background paper.

8.3 Further to the Borough elections in May 2019, which saw a change in political administration, the Leader, Executive Member for Planning and all councillors were consulted on the Design Guide to ensure their design aspirations were being met by the document.

9. RISK IMPLICATIONS

9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

- 9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
DLS.36 – Improve quality of place through design. Failure to do so could lead to poorly designed development which has a negative impact on quality of place for citizens.	Ensure community consultation on planning applications and regeneration schemes with the adoption of The Good Design Guide SPD.	Nicola Smith
DLC 37 Consult with customers and stakeholders: failure to do so leads to non compliance of Local Authority's Statement of Community Involvement	Ensure consultation to meet statutory requirements ensuring it is all inclusive. Regularly reviewing processes.	Kirstie Rea
DLS. 51 – Housing Delivery Test. Failure to have design guidance elongates the planning process and can delay the delivery of housing, which could result in the Council failing the housing Delivery Test in future years.	Officers to engage with developers and agents to ensure the delivery of housing at the earliest stages using the Good Design Guide as a starting point for design discussions.	Stephen Meynell

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

- 10.1 The Good Design Guide SPD along with the already adopted Site Allocations and Development Management Policies DPD, Core Strategy, Hinckley Town Centre Area Action Plan and Earl Shilton and Barwell Area Action Plan, address issues associated with development.
- 10.2 Engagement with relevant stakeholders and other local authorities is an integral part of plan making and this has been undertaken in accordance with the Council's Statement of Community Involvement.
- 10.3 An Equality Impact Assessment was conducted as part of the Site Allocations and Development Management Policies DPD (2016) and The Good Design Guide provides additional guidance to those policies which have regard to the requirements of the Equality Duty set out in Section 149 of the Equality Act 2010.

11. CORPORATE IMPLICATIONS

- 11.1 By submitting this report, the report author has taken the following into account:
- Community Safety implications
 - Environmental implications
 - ICT implications
 - Asset Management implications
 - Procurement implications
 - Human Resources implications
 - Planning implications
 - Data Protection implications
 - Voluntary Sector

Background papers: The National Planning Policy Framework (2019)
National Planning Practice Guidance
Hinckley Town Centre AAP (2011)
Earl Shilton and Barwell AAP (2014)
The Site Allocations and Development Management Policies DPD
(2016)
The Good Design Guide SPD Consultation Statement

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