

WYCOMBE DISTRICT COUNCIL

Decision taken by Cllr David Johncock Cabinet Member for Planning

The Member has taken the following decision.

The decision will take effect on 20 June 2017.

Title

Adoption of Residential Design Guidance Supplementary Planning Document

Decision Taken

That the Residential Design Guidance Supplementary Planning Document be approved and form part of the Wycombe Development Plan.

Date of Publication

12 June 2017

Reasons for Decision

The Residential Design Guidance Supplementary Planning Document sets out the key design issues for residential design. It amplifies policies already contained in the Wycombe Delivery and Site Allocations Plan; Core Strategy and Local Plan and New Wycombe District Local Plan and replaces Appendix 1 in the Local Plan.

Consultation Undertaken

The guidance was prepared following a review of the current guidance and draws on the principles contained in a number of key national guidance documents which are referenced throughout the guidance.

It has been subject to formal consultation from 25 July 2016 to 16 September 2016. The documents were available on the Council's website and at locations in High Wycombe, Princes Risborough and Marlow. The consultation was publicised through the Weekly Planning Bulletin and letters/emails were sent to all contacts on the Council's Local Development Framework database. Details of the results of the consultation and changes made to the guidance can be found in the Residential Design Guidance Consultation Report (see background papers). None of the representations were such that it was considered necessary to change the fundamental approach of the SPD.

The guidance also drew on workshops, and tours of recent developments and a residents' survey.

A series of workshops were carried out with members, officers and stakeholders in

the spring and summer of 2013. The issues focused on were: parking, amenity space, and what the new guidance should cover.

Quality Counts Tours: The 2013 'Quality Counts' tour focused on residential design, visiting a number of completed residential schemes in Wycombe and Aylesbury Vale. The 2014 'Quality Counts' tour focused on design and layout issues of major housing developments visiting four sites in South Oxfordshire. The 2016 'Quality Counts' tour focused on contemporary residential design visiting a number of sites in Cambridge.

Residents Survey: In 2013 we carried out a survey of approximately 1000 residents of recently completed developments in the district.

Reports detailing the workshops, Quality Counts Tours and residents survey are provided in the background papers.

Officer Contact

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