



Report to the Leader (Planning and Regeneration portfolio)

Date:	26 June 2023
Reference number:	PR02.23
Title:	Vale of Aylesbury Local Plan – Design Supplementary Planning Document - Adoption version
Cabinet Member(s):	Martin Tett – Leader in consultation with Peter Strachan, Cabinet Member for Planning and Regeneration
Contact officer:	Simon Meecham, Lead Local Plan Consultant
Ward(s) affected:	All north and central planning area wards.
Recommendations:	Approve for Adoption the Vale of Aylesbury Local Plan, Design Supplementary Planning Document.
Reason for decision:	To provide guidance to applicants and decision makers on design matters in the north and central planning areas.

1. Executive summary

- 1.1 This report requests that the Vale of Aylesbury Plan, Design Supplementary Planning Document is approved for adoption.
- 1.2 Supplementary Planning Documents provide guidance to implement Local Plan policies. This Supplementary Planning Document applies to the north and central planning areas of Buckinghamshire. The north and central planning areas are covered by the Vale of Aylesbury Local Plan. This means that this Supplementary Planning Document will not apply to the south, west or east planning areas.
- 1.3 To adopt a Supplementary Planning Document, the council is legally required to conduct a public consultation for a minimum of four weeks. This was conducted from 22 September to 2 November 2022. This report requests that the Leader of the Council

exercises his powers to approve the adoption of this Supplementary Planning Document.

2. Design Supplementary Planning Document

- 2.1 The Vale of Aylesbury Local Plan sets out a vision and framework for sustainable growth across the north and central planning areas area for the period up to 2033. It promotes new development to meet identified needs, and which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit.
- 2.2 It also promotes growth that is shaped by strong place-shaping and sustainability principles to create well-designed developments that are sensitive to the area's local character and heritage and well-integrated with existing communities, both in terms of scale, land use and design.
- 2.3 This Supplementary Planning Document is intended to inform and guide the quality of design for all development across the north and central planning areas. Whilst an important focus is large urban extensions, it is equally important in guiding the design of proposals for a single house, for a household extension or building conversion.
- 2.4 The Design Supplementary Planning Document puts forward principles and standards for new development that aim to create safe and attractive places that are sensitive to and maintain or enhance Aylesbury Vale's special character while also allowing creative and innovative design solutions.
- 2.5 High quality design is essential to optimise the development potential of sites and to deliver the kind of places that will provide economic and environmental well-being and quality of life for the area's residents, both now and into the future.
- 2.6 This Design Supplementary Planning Document provides a design-led approach to development. This follows the direction set out in the National Planning Policy Framework, the National Design Guide, and the Vale of Aylesbury Local Plan's Policy BE2 – Design of new development.
- 2.7 The draft version of this Supplementary Planning Document was the subject of public consultation, and it is proposed to be amended with the changes set out in the Consultation and Adoption Statement (appended). The revised version of the Design Supplementary Planning Document (appended) is presented to the Leader to seek agreement for its adoption and to become guidance for developers and decision makers in the north and central planning areas.

3. Other options considered

- 3.1 The alternative is to not adopt the Supplementary Planning Document. This would mean that the requirement for the Supplementary Planning Document as set out in the Vale of Aylesbury Local Plan would not be met.
- 3.2 This option was considered but officers concluded it was not an appropriate option for the reason set out in 3.1.

4. Legal and financial implications

4.1 Legal Implications

A Supplementary Planning Document is a document that contains additional detail on how the Local Planning Authority will interpret and apply specific policies in its Development Plan. Any guidance contained in a Supplementary Planning Document must not conflict with the relevant adopted Development Plan and must be linked to a Development Plan policy. Supplementary Planning Documents are a material consideration in the determination of planning applications. Officers paid due regard to these requirements and have prepared a Supplementary Planning Document that is drafted appropriately in relation to the Vale of Aylesbury Local Plan.

4.2 Financial Implications

There are no unbudgeted costs regarding the adoption of this Supplementary Planning Document.

- 4.3 There are also no wider financial implications of adopting the Supplementary Planning Document, as the Supplementary Planning Document does not commit the council to any unbudgeted costs.

5. Corporate implications

5.1 Equalities Impact Assessment

- 5.2 The Public Sector Equality Duty was introduced as part of the Equality Act 2010 (the Act). The Act protects people from discrimination in the workplace and in the provision of services and in wider society. Section 149 of the Act requires public authorities to have due regard to a number of equality considerations when exercising their functions.

- 5.3 All public bodies must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not share it; and

- Foster good relations between people who share a relevant protected characteristic and those who do not share it.

The Council has conducted an Equalities Impact Assessment (EqIA) screening in compliance with the Act. The EqIA screening on the adoption version of the Design Supplementary Planning Document, was conducted on 16 May 2023, this determined that a full EqIA is not necessary. The document itself is unlikely to have impacts on protected groups. The adopted document will be available in an accessible format in accordance with Buckinghamshire Council's guidelines.

5.4 Data Protection Impact Assessment

- 5.5 The Council has conducted a Data Protection Impact Assessment screening, and this determined that a full data impact assessment is not required for the approval of this adoption version of the Design Supplementary Planning Document.

6. Local councillors & community boards consultation & views

- 6.1 The draft Supplementary Planning Document was consulted upon in Autumn 2022. Comments have been received by the public, public bodies, industry, societies and local councillors. These have been taken account of and changes have been made to the draft, as set out in the Consultation and adoption Statement attached as an appendix to this report.
- 6.2 Councillor Peter Strachan, as Cabinet Member for Planning and Regeneration at his Portfolio Holder briefing session on 14 April 2023 considered and endorsed that the post consultation version of the Supplementary Planning Document go forward to be considered for Adoption by the Leader.
- 6.3 At that meeting, Councillor Strachan stated that he considered that the Supplementary Planning Document was important to help guide new place making in the context of the natural and historic environment for the Vale of Aylesbury. He also noted the consultation responses made by parish councils, government bodies, societies and individuals, and the resulting changes to the final document.
- 6.4 Consultation was conducted on the draft version of this Supplementary Planning Document, please see section 7.

7. Communication, engagement & further consultation

- 7.1 The Council has consulted on the Draft Supplementary Planning Guidance in accordance with the Adopted Statement of Community Involvement 2021. Thereby it published the draft Supplementary Planning Guidance for consultation on its website, together with the required supporting documentation and made paper

copies available to view at the public council offices. It also issued a press release informing people about the consultation and promoted it through 'Your Voice Buckinghamshire,' the Planning Policy team's consultation database, and through social media.

7.2 For the adoption of the Supplementary Planning Guidance, in accordance with the Statement of Community Involvement and consistency with the consultation on the Draft Supplementary Planning Guidance, the council will:

- publish the adopted document, the amended consultation statement and adoption statement by making them available to view at the public council offices, and on the council's website;
- send a copy of the Adoption Statement directly to those who asked to be notified;
- issue a press release; and
- use of social media.

8. Next steps and review

8.1 The post consultation version for Adoption of the Supplementary Planning Guidance and its supporting documents will be presented to the Leader of the council for consideration and for, a decision on whether not to adopt the Supplementary Planning Document with or without modification. If adopted, the guidance will be published on the council's website and will become a material consideration in the determination of planning applications in the north and central planning areas.

9. Background papers

9.1 The Adoption version of the Supplementary Planning Document and the consultation and Adoption Statement.

10. Your questions and views (for key decisions)

10.1 If you have any questions about the matters contained in this report, please get in touch with the author of this report. If you have any views that you would like the cabinet member to consider, please inform the democratic services team. This can be done by email to democracy@buckinghamshire.gov.uk