

Appendix 6 – Proposed Design Guidance for Consultation

1. Character

Key Question

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Supplementary Questions:

- *How can the development be designed to have a local or distinctive identity?*
- *Is the design specific to the site? Could it be found in any location?*
- *Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of street and spaces that the development should draw inspiration from?*
- *Is there a variety in the built form? Does the scheme avoid standard building types?*
- *What materials have been used? Are they site specific and appropriate?*
- *Does the scheme take account of Local Landscape Character, conservation area or AONB?*

2. Working with the Site and its Context

Key Questions:

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

Supplementary Questions:

- *Are there any views into or from the site that need to be carefully considered?*
- *Have existing trees, hedgerows or other features, such as streams, been carefully designed into the development?*
- *Has the development kept any existing buildings or other features? How have they been incorporated? If not, why not?*
- *How does the scheme integrate into its surroundings? How does it integrate into the wider settlement?*
- *Is the site at the gateway or urban fringe of a settlement? If so, how does the scheme reflect this setting?*
- *How does the scheme take account of site topography?*
- *Where do vehicles come in and out of the development?*

- *Are there be pedestrian and cycle only routes into and through the development? Are there links to the existing PROW network or could they be provided?*
- *How are new streets placed so that they help create linkages across the scheme and into the existing neighbourhood?*
- *What happens at the edge of the development site?*
- *What are the connections to services and facilities? By car, bus, bicycle and foot?*

3. **Natural Landscaping, Blue Green Infrastructure, Biodiversity and Flooding**

Key Questions:

Does the scheme retain existing habitats and incorporate new ones?

How has surface water runoff been considered in the scheme?

Have areas at risk of flooding been avoided before mitigation measures have been considered?

Supplementary Questions:

- *How is sustainable drainage incorporated into the scheme using the following hierarchy:*
 1. *Discharge into the ground*
 2. *Discharge to a surface water body*
 3. *Discharge to a surface water sewer, highway drain or other drainage system.*
 4. *Discharge to a combined sewer where there are absolutely no other options, and surface water is attenuated onsite to ensure that there is a minimum 50% betterment on pre-development discharge levels to the combined sewer of both surface and foul water. Where there is no present discharge to the combined sewer it must be demonstrated that the proposal will not result in sewer flooding to the satisfaction of the Local Planning Authority?*
- *Have all possible SuDS options been considered taking account of the expected duration, frequency and depth of any potential surface water flooding, including:*
 - *Soakaways*
 - *Cellular Storage*
 - *Bio-attenuation*
 - *Rain Gardens*
 - *Permeable paving*
 - *Swales*
 - *Basins?*
- *How do the SuDS work with the ecology and biodiversity of the site? Are they in conflict?*
- *If the site lies within an area at risk of flooding have appropriate mitigation measures been included? Such as:*

- SuDS
- Raising ground or floor levels
- Flood avoidance measures such as bunds, boundary walls, fencing etc.
- Water resistant floors and walls
- Electricity installed at higher levels
- Higher placement of/periscopic air vents
- *Is the landscaping appropriate and specific to the scheme?*
- *How does it relate to the surrounding Green Infrastructure? Have wildlife corridors been incorporated either through connecting to existing green infrastructure both in and around the site or through new provision?*
- *Is there a management plan in place for the landscaping, green infrastructure and SuDS? Can they be easily maintained?*

4. Well Defined Streets and Spaces including Car Parking

Key Questions:

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn corners well?

Is the car parking well integrated so that it does not dominate the street?

Supplementary Questions:

- *Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?*
- *Good buildings “turn” corners. Do the buildings turn corners well?*
- *Do all fronts of buildings, including front doors, face the street?*
- *Is there a hierarchy of streets?*
- *Is there a range of road and footpath materials? Is there an overreliance on tarmac or a single material?*
- *Is there enough car parking for residents and visitors?*
- *Is parking positioned to allow safe access to people’s homes?*
- *Does the road or parking dominate the buildings?*
- *Are any parking courtyards small in size and are they well overlooked by neighbouring properties? Do they feel safe?*
- *Are garages well positioned so that they do not dominate the street scene?*
- *Are there a range of parking solutions appropriate to the context and the types of housing proposed?*

5. Streets and Access for All including. Active Design and Travel

Key Question

Are streets designed in a way that encourage low vehicles speeds, allow them to function as social spaces and are easy to navigate?

Is the development easy to navigate and does it provide easy access for all?

Supplementary Questions:

- *Are the streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?*
- *Are pedestrian routes overlooked, welcoming, obvious, direct and appropriate for wheelchairs, buggies and those with limited mobility? Are there pavements?*
- *How have Sport England Active Design principles been incorporated?*
- *Is there a Travel Plan?*
- *Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?*
- *Is there adequate and appropriate signage? Is it well designed and does it reflect local features/character?*
- *Are the streets designed in a way that they can be used as social spaces, such as places for children to play safely?*
- *Are the streets and pedestrian areas designed to allow access for all and to prevent trips and falls?*

6. Public and Private Spaces

Key Question

Are public and private spaces clearly defined and designed to have appropriate access and be able to be well managed and safe to use?

Supplementary Questions:

- *What types of open space should be provided within this development?*
- *Is there a need for play facilities?*
- *Are the public spaces well overlooked and do they feel safe?*
- *Is there sufficient amenity for private spaces?*
- *Is there an overreliance on fencing or hard landscaping? Has appropriate soft landscaping been adequately used?*
- *Are public spaces adequately lit if appropriate?*
- *Is the public space appropriately located to serve the residents?*

7. External Storage and Utilities including Broadband, Cycle Storage, Green Technologies

Key Question

Is there adequate external storage space and appropriate broadband infrastructure?

Supplementary Questions:

- *Is each household provided with convenient, dedicated bin and recycling storage where bins and crates can be stored out of sight?*
- *Are garages large enough to fit a modern family sized car and allow the driver to get out of the car easily?*
- *Is there sufficient external storage for outside items such as garden equipment and cycles? Is it secure?*
- *Are green technologies included within the scheme such as Solar Panels, electric vehicle charging points, biomass boilers, ground source heat pumps etc.?*
- *Is there appropriate infrastructure and space for future retrofitting of green technologies? E.g. voltage requirements, roof space?*

8. Design and Character Guidance

Key Question:

How has the relevant design guidance been used to determine the distinctive character of the scheme?

Supplementary Questions:

- *Does the scheme lie within an Area of Outstanding Natural Beauty? How has the relevant management plan been taken into account?*
- *Does the scheme lie in an area with a character area assessment or village design statement supplementary planning document? How has the document been taken into account?*
- *Does the scheme lie within a conservation area? How has the appraisal and management plan been taken into account?*