South Worcestershire Development Plan

South Worcestershire Design Guide

Supplementary Planning Document

Statement of Consultation: Early Engagement Scoping Paper
February 2017
1. Introduction

1.1 This consultation statement has been prepared in accordance with Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The statement sets out who was consulted on the Design Guide Supplementary Planning Document (SPD) Scoping Paper, when and how, and summarises the representations received and how they have influenced the Draft Design Guide SPD.

2. Name and Purpose of the SPD

Name

2.1 South Worcestershire Design Guide Supplementary Planning Document (SPD)

Purpose

2.2 The purpose of the Design Guide SPD is to encourage a higher standard of design in all aspects of the built environment across south Worcestershire. The guide does not intend to set prescriptive standards, instead it identifies principles of good design that are considered to be best practice. It is intended to be used alongside the appropriate national planning policies, the local plan policies in the South Worcestershire Development Plan (SWDP) and any relevant neighbourhood plan policies.

2.3 The guidance provides good practice for all types of development not just those that require a planning approval following submission of a planning application.

2.4 The following SWDP policies relate in various ways to good quality design in development:

- **SWDP 4** Moving around South Worcestershire
- **SWDP5** Green Infrastructure
- **SWDP 6** Historic Environment
- **SWDP10** Protection and Promotion of Centres and Local Shops
- **SWDP13** Effective Use of Land
- **SWDP14** Market Housing Mix
- **SWDP16** Rural Exception Sites
- **SWDP18** Replacement Dwellings in the Open Countryside
- **SWDP19** Dwellings for Rural Workers
3. **Who was consulted on the SPD?**

3.1 The Early Engagement consultation, in the form of a Scoping paper was targeted towards those organisations with an interest in urban design policies. The Statutory consultees set out in regulation 4 of The Town and Country Planning (Local Planning) (England) regulations 2012 were all consulted. Appendix 1 provides an overview of the types of organisation consulted. A collaborative approach has been taken to the preparation of the Design Guide SPD and conservation and Development management colleagues have been directly involved in contributing to and reviewing the draft SPD.

4. **How Were People Consulted?**

4.1 The consultation took place alongside consultation for the proposed Water Management SPD and the Renewal Energy SPD and the consultation period ran from Monday 13 February to Monday 27 March 2017. A Scoping paper covered the following issues:

- Locally distinctive design
- Design that respects and enhances local character
- How best to incorporate contemporary and sustainable approaches to development
- Design that adheres to the best practice in layout and built form
- Design of the public realm
- Extensions
- Designing for in-fill and greenfield housing schemes
- Designing for major and small scale developments
- Access and movement
- Accessibility
- Sustainable build
- Replacement dwellings in the countryside
- Reuse of rural buildings
- Parking standards in new development
- Lighting
- Health considerations in the design of buildings
4.2 The Scoping paper was sent together with a covering letter to a wide range of consultees as summarised within Appendix 1 in time for the start of the consultation. The Scoping Paper was also available on the three South Worcestershire Councils websites and the SWDP web-site, together with an electronic response form, for the duration of the consultation period. Hard copies of the Scoping Paper were placed in the Customer Service Centres throughout South Worcestershire, together with hard copy response forms. A press release was also issued to promote the consultation within the local area.

5. Summary of Responses

5.1 A total of seven responses were received to the Scoping Paper. All of the responses were from organisations.

5.2 A summary of the comments and the officer responses to these is set out at Appendix 2 to this report.

5.3 All of the responses were either in support of the production of the SPD or raised comments in relation to its content. No responses raised objections to the SPD.

6. Summary of the Main Issues Raised

6.1 The main points raised were:

- Develop approaches for achieving good community design.
- Emphasise linking achieving good design with enhancing natural and historic environment.
- Important to ensure SPD content is consistent with other design guidance.
- Importance of reducing the need to travel and reliance on private motor vehicles.
- SPD needs to help achieve sustainable design and the wider goals of delivering sustainable development.
- Guidance should emphasise the importance of urban design open spaces and green infrastructure.
- Importance of design in terms of mitigating against climate change but also responding to effects of global warming.
- Role of reusing vacant floorspace to deliver housing in sustainable locations.

7. How Have the Issues Raised Been Addressed in the Draft SPD?

7.1 The table at Appendix 2 sets out how each of the comments made has been considered within the Draft SPD.

Appendix 1: List of Consultees
• Statutory Bodies listed in Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
• Parish and town councils in Worcester City, Malvern Hills and Wychavon Districts.
• All adjoining District Councils.
• All Parish and Town Councils adjoining Malvern Hills and Wychavon Districts.
• Worcestershire County Council.
• Registered Providers.
• Agents for developers/ architects/ Tetlow King (who act for local Registered Providers).
• All District Councillors in Malvern Hills District Council, Worcester City Council and Wychavon District Council.
• Economic Development officers/ groups.
• Voluntary sector- wide ranging, local residents groups/ tenants associations.
• Health and public services organisations, e.g. NHS, police and Fire service (and adjoining ones).
• The utilities.
• District Council officers in Development Management.
## Appendix 2 – Summary of responses received and how they have been considered in the draft SPD

<table>
<thead>
<tr>
<th>Rep no.</th>
<th>Respondent</th>
<th>Summary of representation</th>
<th>Officer Comments on Representations</th>
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<tbody>
<tr>
<td>1</td>
<td>Environment Agency</td>
<td>The SPD should include SWDP 30 Water Resources, Efficiency and Treatment. During the design of residential buildings applicants will need to consider different method(s) to meet this water use target.</td>
<td>Agree that SWDP30 is relevant to good design but it is important that the Design Guide SPD does not just repeat guidance included in the South Worcestershire Water Management SPD.</td>
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<td>2</td>
<td>Malvern Hills Task &amp; Finish Group ‘Design for Community’</td>
<td>The SPD should include reference to the approaches for designing for the community as suggested in its report. Need to seek out examples of good community design to improve standards in south Worcestershire.</td>
<td>Well design buildings and open space are integral to achieving community cohesion and spaces that people feel comfortable using and living in. These principles underpin the whole content of the guide and if followed will help to deliver good community design.</td>
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<td>3</td>
<td>Wychavon District Council</td>
<td>The SPD should include a named section on Landscape Design, including some of the information in a range of existing leaflets. It would be helpful to developers to have some guidance both on strategic landscape design (with the design of larger developments hopefully being landscape-led, informed by an LVIA), and on landscape design at a more localised level (e.g. appropriate planted boundary treatment in rural areas, appropriate</td>
<td>Agreed this has been incorporated into the draft SPD.</td>
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<td></td>
<td>The Green Party</td>
<td>The SPD should include guidance on living over the shop.</td>
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<td>The main issue when designing homes is cycle storage to encourage the use of an alternative mode of transport.</td>
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<td>The main issue to be considered for whole site design is reducing parking standards in town centres to encourage use of public transport.</td>
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<td>Deliver homes in city/town centres to reduce pressure on greenfield sites. This could be encouraged by the following wording: “When considering city centre applications for retail and office sites we favour developments that include</td>
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<td>SWDP10 seeks to avoid the use of upper floors in retail centres. As the range of spaces available above town centre premises are diverse in size and character any one size fits all guidance would risk making schemes unacceptable in planning terms. A flexible approach considering each application on its merits is considered the best approach to ensure no opportunity to bring vacant floor space back into use is not missed.</td>
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<td>Cycle storage is a requirement for all development within SWDP4</td>
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<td>Car Parking standards must be supported by a comprehensive evidence base and will be included in the South Worcestershire Parking Standards SPD.</td>
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<td>5</td>
<td>Hallam Land Management</td>
<td>The SPD should not be too prescriptive and restrict masterplanning to achieve appropriate solutions and sustainable design. The main issues when designing homes are parking and amenity. The main issues to be considered for whole site design are parking, amenity, connectivity, accessibility.</td>
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<td>Agreed the site appraisal based approach advocated by the SPD ensures the best and most appropriate solution can be supported for each development. If the South Worcestershire Councils wish to introduce local parking standards this will done via a Parking Standards SPD.</td>
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<td>6</td>
<td>Malvern Hills AONB Board</td>
<td>The SPD should cross reference with other design guidance, e.g. AONB material and management plan. It is important that the SPD does not conflict with this but is consistent. Suggest separate section on designing in the AONB or careful drafting so they are complimenting each other.</td>
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<td>The SPD draws applicants attention to the wide range of design guidance available from all sources but it does this in generic terms to avoid making the document excessive long and difficult to navigate. The SPD does ensure that were specific guidance such as AONB management plans exists this will be used to assess the suitability of proposed designs. Part 2 of the document will contain guidance about design in specific locations such as the Malvern Hills AONB.</td>
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<td>7</td>
<td>Worcestershire County Council</td>
<td>Support section on encouraging sustainable buildings. The main issue when designing homes is sustainable build. The main issues to be considered for whole site design are guidance on 'sustainable build' should</td>
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<td>The SPD content reflects the issues raised by the County Council, or where not applicable will be included in the Water Management and Flooding SPD and Energy Use and Renewables SPD.</td>
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include guidance on all of the following aspects (but not exhaustive):
- energy efficiency measures particularly looking to reduce fuel poverty of new developments (considering affordable houses in particular).
- facilitation for renewable energy generation capacity to be increased in the future through orientation of buildings, grid capacity etc.
- electric vehicle charging infrastructure and capacity for increases in this in the future.
- smart grid / smart energy incorporation or facilitation of this in the future.
- waste prevention and waste management including composting, recycling etc.
- features to ensure adaptation to climate change, such as reducing run-off, shading to prevent overheating, green roofs and other green infrastructure.
- planting to support native plants and pollinators.
- facilitation of sustainable transport options through provision of cycle storage for example.
- reducing water usage through water efficient toilets for example, water butts.

An opportunity exists to build an exemplar sustainable development in Worcestershire which would showcase and demonstrate commitment from the county to sustainable development and lead the way for future developments.

<p>| 8   | Worcestershire Wildlife Trust | The SPD should include Biodiversity Enhancement and also include SWDP22 in the list of policies. SuDS should have its own section rather than | Agreed these have been added to the draft SPD. SuDS will be a major part of the South Worcestershire Water Management SPD |</p>
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<td><strong>Sport England</strong></td>
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<td>The SPD should include designing for active design and there is no need to repeat that guidance in the Design SPD. The South Worcestershire Councils consider that these aspects of design have been covered by the draft SPD but welcome any specific advice on wording during the forthcoming consultation on the draft SPD.</td>
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<td><strong>Natural England</strong></td>
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<td>The SPD should include consideration of the opportunities to promote habitat and biodiversity in design. Suggest the SPD prescribes features that promote this, cite Exeter Residential Design Guide as best practice. The main issues when designing homes are opportunities to secure more GI and retro fit green design features, e.g. green roofs and walls.</td>
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<td><strong>Historic England</strong></td>
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<td>Support the SPD promoting positive design that respects local character and locally distinctive design. Emphasise the positive contribution historic assets bring to an area. Additionally, there could be</td>
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<td>links to information for the historic environment such as conservation area appraisals and management plans that would guide appropriate design parameters in certain cases. Recommend include ref to Policy SWDP6: Historic Environment. Tall Buildings Advice note cited which may be appropriate in parts of south Worcestershire.</td>
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<td>series in the Annexe.</td>
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