

Strategic Environmental Assessment: Screening Report Appendix A

Design Policies in Adopted and Emerging Local Plans in the High Weald AONB

Ashford Local Plan 2030 (adopted February 2019)

Policy SP6 - Promoting High Quality Design

Development proposals must be of high quality design and demonstrate a careful consideration of and a positive response to each of the following design criteria:

- a) Character, distinctiveness and sense of place
- b) Ease of movement
- c) Legibility
- d) Mixed use and diversity
- e) Public safety and crime
- f) Quality of public spaces and their future management
- g) Flexibility and liveability
- h) Richness in detail
- i) Efficient use of natural resources

Development proposals should show how they have responded positively to the design policy and guidance, including national and local design guidance, relevant Neighbourhood Plans, Village Design Statements and site specific development briefs. Developers are strongly encouraged to participate in the Council's 'Quality Monitoring Initiative' which works to make sure that the approach agreed to design quality when planning permission is given is delivered on site.

Crawley Local Plan 2015-2030 (adopted December 2015)

Policy CH2: Principles of Good Urban Design

To assist in the creation, retention or enhancement of successful places in Crawley, development proposals will be required to:

- a) respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets;
- b) create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas;
- c) create public spaces and routes that are attractive, safe, uncluttered and which work effectively for all in society, including disabled and elderly people;
- d) make places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport networks;
- e) provide recognisable routes, intersections and landmarks to help people find their way around;
- f) consider flexible development forms that can respond to changing social, technological and economic conditions; and
- g) provide diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

Applications must include information that demonstrates that these principles would be achieved, or not compromised, through the proposed development.

Hastings Development Management Plan (adopted September 2015)

Policy DM1 – Design Principles

All proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:

- a) protecting and enhancing local character;
- b) showing an appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials;
- c. good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness;
- d. the layout and siting of buildings to make efficient use of land, the orientation of frontages to achieve attractive streetscapes and to best take into account the effects of solar gain;
- e. an assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints. This is particularly important when there are potential impacts upon areas of heritage and/or landscape value as outlined in the Planning Strategy (this could include a landscape assessment where appropriate).

Supplementary Planning Documents provide further detail to this policy.

Horsham District Planning Framework (adopted November 2015)

Policy 32 Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Mid Sussex District Plan (adopted March 2018)

DP24: Character and Design

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with building frontages facing streets and public open spaces;

- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight;
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment;
- positively addresses sustainability considerations in the layout and the building design.

Rother Local Plan Core Strategy (adopted September 2014)

Policy EN3: Design Quality

New development will be required to be of high design quality by:

- (i) Contributing positively to the character of the site and surroundings, including taking opportunities to improve areas of poor visual character or with poor townscape qualities, and
- (ii) Demonstrating robust design solutions tested against the following Key Design Principles as appropriate (expanded in Appendix 4), tailored to a thorough and empathetic understanding of the particular site and context:
 - (a) Character, Identity, Place-Making & Legibility
 - (b) Continuity and Enclosure
 - (c) Quality of Public Realm, Ease of Movement, and 'Secured By Design'
 - (d) Diversity
 - (e) Landscape Setting of Buildings and Settlements
 - (f) Design in Context (Understanding & appraisal of site and wider setting, and incorporation of existing site features into proposals)
 - (g) Building Appearance & Architectural Quality
 - (h) Sustainable Design and Construction.

Sevenoaks Local Plan – Regulation 19 Consultation December 2018

Policy EN1 - Design Principles

Proposals must exhibit high quality design and respond to the distinctive local character of the area. New development must create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity. Developments must all be designed to promote healthy living opportunities both mental and physical. Applicants will be expected to follow a thorough design process appropriate to the scale of development proposed. This should include survey and analysis of the site and its wider context including policy, guidance and character assessments, early engagement with the community and other relevant stakeholders, establishment of clear design principles for the site and exploration of design options. All new developments must meet the following design criteria and set out how this has been achieved in a supporting statement. The additional details set out in the Design Appendix also needs to be addressed:

Design consideration	Design criteria	Key question/s
1. Character	The proposal must not result in the loss of buildings, open spaces or blue green infrastructure that would have an unacceptable impact on the character of the area; While towns and villages need to evolve to accommodate increased densities, the form of the proposed development must be sensitive to the scale, height, materials and site coverage of the area. Account must be taken of adopted guidance including Supplementary Planning Documents, the Kent Design Guide, Conservation Area Appraisals and Management Plans, Neighbourhood Plans, KCC PRoW Good Design Guide, and relevant AONB Management Plans and associated design guidance.	Does the scheme create a place with a locally inspired or otherwise distinctive character? How has the relevant design guidance been used to determine the distinctive character of the scheme?
2. Working with the Site and its Context	The design of new buildings and the layout of streets and spaces, including footways, car and cycle parking areas, must be permeable and provide connectivity with neighbouring areas, creating a connected network of streets as places expand; The layout of the proposed development must respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;	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?
3. Natural Landscaping, Blue Green Infrastructure, Biodiversity and Flooding	The proposal must incorporate within the design opportunities for increasing biodiversity potential, and retaining and enhancing blue green infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Blue green Infrastructure must	Does the scheme retain existing habitats and incorporate new ones? How has surface water runoff been considered from source to site exit in the scheme? Have areas at risk off flooding been avoided before mitigation measures have been considered?

	be designed in a way that avoids or mitigates any potential harm; The proposal must seek to decrease and must not increase the volume or rate of surface water runoff and flooding on the site through landscape-based rather than engineered systems.	
4. Well Defined Streets and Spaces inc. Car Parking,	The proposal must create or enhance a network of streets with an appropriate sense of enclosure and good surveillance achieved through principal elevations facing each other and the street;	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?
5. Streets and Access for All inc. Active Design and Travel	New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for all, including people with physical, sensory or intellectual impairments and other vulnerable groups;	Are streets designed in a way that encourage low vehicles speeds, allow them to function as social spaces? Is the development easy to navigate and does it provide easy access for all?
6. Public and Private Spaces	The design of new development must result in the creation of a safe and secure environment discouraging crime, disorder and anti-social behaviour, in the first instance through passive surveillance and well-used public spaces, then through additional security measures; All new flatted development must provide communal or private amenity space on site.	Are public and private spaces clearly defined and designed to have appropriate access and be able to be well managed and safe to use?
7. External Storage and Utilities including Broadband, Cycle Storage, Green Technologies.	Green Technologies New developments must include infrastructure that meets modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology	Is there adequate external storage space (including convenient refuse and cycle storage)Is there appropriate broadband and electric car-charging infrastructure?

	initiatives such as in home electric car charging points.	
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Proposals for adverts, signage lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene, the countryside or the amenity of neighbours.

Design Review Panel Process

New development will be subject to a Design Review Panel Process as set out in the Design Review Panel SPD.

Residential Amenity and Noise

Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not contribute to and avoids areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

Proposals which meet the following criteria will be permitted:

- a. Development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment including existing and future occupiers of the development and the amenities of existing and future occupants of nearby properties; and
- b. Development would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.

Where proposals for high noise generating development would affect Areas of Outstanding Natural Beauty or open countryside or sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these areas.

Outdoor Lighting Proposals for lighting that affect the outdoor environment which meet the following criteria will be permitted:

- a. where associated with a wider development, the proposal would be well integrated within the scheme;
- b. any impact on the night sky would be minimised through time-limited and user activated lighting, the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity;
- c. there would be no harmful impact on privacy or amenity for nearby residential properties;
- d. the proposal would preserve or enhance the character or appearance of any Heritage Asset which may be affected;
- e. any potential impacts on wildlife would be avoided or adequately mitigated where avoidance is not possible
- f. where proposals affect Areas of Outstanding Natural Beauty or open countryside, it can be demonstrated that the lighting is essential for safety or security reasons.
- g. Where these criteria are met, proposals incorporating the use of low energy lighting will be encouraged; and
- h. Street lighting in new developments must be designed alongside tree planting plans to ensure there are no conflicts.

TLP18: Place-Making and Design

The Council will require that new development is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.

All new development across all settlements and within the countryside, irrespective of use is required to:

- I. Be of the highest design quality and contribute positively to the area's character and identity, and
- II. Respect the context within which it will sit and address the opportunities to enhance the character and quality of the area and local distinctiveness, and
- III. Have particular regard to heritage assets and successfully integrate with the historic character, and
- IV. Provide accessibility and permeability for all by creating safe and welcoming places that connect with each other, and
- V. Provide a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, multi-functional open spaces and green infrastructure, and
- VI. Incorporate measures to promote community safety ensuring that private and public amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable, and
- VII. Promote environmental resilience through sustainable design and have regard to energy use and resistance to changing climates including through the orientation and layout of properties, and
- VIII. Integrate functional needs such as refuse / recycling storage and collection points, car and cycle parking.

Development proposals will be required to adhere to the principles of good design as set out in national policy and locally recognised design guides, and give particular attention to all of the following considerations:

- IX. The relationship of the development with the topography of the site, important trees or groups of trees and other important features that need to be retained. Wooded hillsides, as depicted on the policies map, will be protected by ensuring that new development does not adversely affect the character of the surrounding areas and that there is no overall loss of tree cover.
- X. The quality of the development in terms of scale, density, massing, height, materials and layout, including the provision of private space where appropriate.
- XI. The quality of the public spaces created by new buildings in terms of public safety, hard and soft landscaping, and how buildings interact with public space.
- XII. The development does not significantly harm the amenities of the occupiers of existing development by reason of overlooking, overshadowing, visual intrusion, noise, traffic or any adverse impact.
- XIII. Developers will be required to implement or contribute towards measures to mitigate adverse impacts.

The Council will be considering the role of design codes and panels in future and this should be discussed at the earliest opportunity in the application process. Pre-application discussions should address any early design (and other) factors of the scheme which will be essential to successful development.

Tonbridge and Malling Local Plan (submitted January 2019)

LP14: Achieving High Quality Sustainable Design

1. Development must:

- a. protect the local distinctiveness of the area including the setting and pattern of the settlement and its historical and architectural interest and the landscape character; and
 - b. protect the amenity of the local area, including any important prevailing features or characteristics; and
 - c. be well designed and of a high quality in terms of detailing and use of materials and through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings.
2. Development should, where practicable and proportionate, be designed to:
- a. maximise opportunities to reduce energy demands through the orientation of habitable rooms to harness natural light and through landscaping to prevent overheating;
 - c. deter crime and reduce the fear of crime;
 - d. maximise opportunities for healthy active lifestyle choices including access to open spaces; and
 - e. maximise opportunities for achieving net biodiversity gains.

Tunbridge Wells Local Plan (2006)

Policy EN1

All proposals for development within the Plan area will be required to satisfy all of the following criteria:

- 1) The nature and intensity of the proposed use would be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;
- 2) The proposal would not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future occupiers of the development, when assessed in terms of daylight, sunlight and privacy;
- 3) The design of the proposal, encompassing scale, layout and orientation of buildings, site coverage by buildings, external appearance, roofscape, materials and landscaping, would respect the context of the site and take account of the efficient use of energy;
- 4) The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape;
- 5) There would be no significant adverse effect on any features of nature conservation importance which could not be prevented by conditions or agreements;
- 6) The design, layout and landscaping of all development should take account of the security of people and property and incorporate measures to reduce or eliminate crime; and
- 7) The design of public spaces and pedestrian routes to all new development proposals should provide safe and easy access for people with disabilities and people with particular access requirements.

Tunbridge Wells Core Strategy (adopted June 2010)

Core Policy 5 Sustainable Design and Construction

The Borough Council will apply and encourage sustainable design and construction principles and best practice in order to combat avoidable causes of climate change and adapt to and/or mitigate already-unavoidable impacts of climate change, while also recognising the aim of Core Policy 4: Environment to conserve and enhance the unique urban and rural heritage characteristics of the Borough. All new developments will be expected to:

- 1) Make efficient use of water resources and protect water quality
- 2) Be located in accordance with the PPS25 sequential test, generally outside of the Borough's high risk flood zones; produce no negative effects on existing flood patterns; and, where necessary, apply mitigation and adaptation measures to reduce potential flood risk
- 3) Have regard to, and implement, South East Plan renewable energy and energy efficiency targets, as well as wider carbon reduction targets
- 4) Manage, and seek to reduce, air, light, soil and noise pollution levels
- 5) Be designed to minimise waste creation and disposal throughout the lifetime of the development.

Developments will also be of high-quality design, which will:

- 6) Create safe, accessible, legible and adaptable environments
- 7) Conserve and enhance the public realm".

Wealden Local Plan (submitted January 2019)

Policy BED 1 Design

In order to conserve and enhance the natural and built environment developments shall be required to:

- a) Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
- b) Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities and character of surrounding development;
- c) Ensure that the scale, massing and appearance of the development leads to a high standard of design and layout and relating sympathetically to the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
- d) Demonstrate that they are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available, take account of the relevant Design Statements and Character Assessments;
- e) Use high standards of building materials, finishes and landscaping and include the provision of appropriate boundary features, street furniture and public art where appropriate;
- f) Seek to retain existing important landscape and natural features including trees, hedges, banks and watercourses;
- g) Must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;

- h) Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality;
- i) Incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and areas for the storage of bins/recycling facilities without dominating the development or its surroundings;
- j) Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site; and
- k) Make a clear distinction between the public and private spaces within the site.

It is encouraged that buildings and surrounds, to be accessed by the public, are designed to assist people living with dementia.