

## THE NATIONAL DESIGN GUIDE POLICY ADDENDUM

This addendum to the submitted Planning Design & Access Statement has been prepared in respect of a proposed development of 30 dwellings on land at Clays Farm Yapton. The outline application submitted to Arun District Council was registered as valid on 4<sup>th</sup> October 2019 under LA Ref Y/62/18/OUT. Following validation of the application the Council requested further justification of the application proposal against National policy contained in the **National Design Guide** (September 2019).

This addendum addresses policy in the Design Guide particularly paragraphs 23-31 and the Good Design Character Criteria in Part 2 which was a specific request of the application case officer. It demonstrates that the proposed residential development is consistent with the planning principles in the Design Guide as well the Planning Practice Guidance and principles in the National Planning Policy Framework (NPPF) as already explained in the main Planning Design & Access Statement.

### The Purpose of the Design Guide

The purpose of the Guide is to illustrate how well-designed places can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. Paragraph 9 of the Guide states that it addresses the question of how well-designed places can be recognised, and outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics.

### Policy Considerations from the Design Guide

Planning officers have requested we address paragraphs 23-31 of the Guide dealing with Components for Good Design and the Ten Characteristics for Good Design in Part 2.

## **i) Components for Good Design**

Paragraphs 20- 21 of the Design Guide explain how good design should pay regard to place and context and that ‘a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Some of the above components (appearance, landscaping, layout and scale) also happen to be matters in outline planning applications that can be reserved for subsequent approval as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. They are all reserved for subsequent approval in this outline application submission.

Materials and their detailing will fall to be considered within the issue of appearance but at this stage we confirm that the proposed dwellings will as a matter of course, accord with design policies in the adopted Arun Local Plan (Policy DSP1 and DDM1), and the ‘made’ Yapton Neighbourhood Plan. They will respect local vernacular and use of materials elsewhere in local area of Yapton including the functional and decorative features of the building (lighting, guttering windows and door surrounds).

The layout, form and scale of the buildings will ensure there are adequate separation distances between the dwellings and their orientation prevent overlooking or overshadowing of each other. With regards to landscaping, the site benefits from well landscaped boundaries with mature trees and planting. The landscape Master Plan shows this and proposed reinforcement planting along the east boundary.

The application proposals have been fully informed by a tree survey including a tree constraints and protection plan to ensure the proposed development would not adversely affect existing high-quality landscaping that positively contribute to the amenity of the area.

## ii) Characteristics for Good Design

The ten characteristics for good design are set out in Part 2 of the Design guide. They are:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

The application proposal will need to secure compliance with all 10 objectives for the Council to grant approval for the outline application and any subsequent reserved matters application. However, with regards to the 10 characteristics, we would comment that:

1. The proposal is in a sustainable location and a part of Yapton already identified as suitable for residential development by Planning Inspectors, Arun District and Yapton Parish all of whom have either allocated or approved adjacent land to the current application site for residential development. The proposal will respect surrounding built development in terms of density, layout, form, scale, appearance, details, and materials.
2. The identity of this part of Yapton will be reinforced with use of materials and design in keeping with surrounding developments
3. The built form will, wherever possible facilitate linkages with the surrounding developments, have a legible layout and reflect basic 'secure by design' principles.
4. Will respect surrounding footpath networks and facilitate linkages with the surrounding sites to create accessible and safe pedestrian routes to the school and other facilities in the nearby area and deliver a clear pattern of streets that is safe and accessible for all.
5. The existing trees and landscape planting will be retained and reinforced with new planting wherever possible and no TPO trees will be lost. Bat boxes will be available to encourage on site biodiversity.
6. Public open space will be provided on site as shown on the illustrative layout plan.

7. The development will include a range of dwellings including affordable housing and a range of tenures to ensure the development is socially inclusive.
8. The dwellings will be well-related to external amenity and public space and built to the national space standards.
9. The layout will pay regard to need to maximise solar gain, prevent overlooking and overshadowing. They will be built to a high standard of sustainable construction.
10. And with regards to the last longevity criterion, they will built to last using high quality materials, allow for future home working and other changes in personal circumstances with some lifetime homes in the overall mix.