

A Well-Designed Borough

- 10.6 The Council will support proposals that promote the enhancement of well-designed places across the borough.

Policy PE1 - A Well-Designed Borough

Development proposals should demonstrate how design supports the delivery of a high-quality, inclusive environment. New development is required to be well-designed and be compliant with relevant local and national design guidance and/or codes, or supplementary planning documents.

Significant projects such as large-scale housing and mixed-use developments are to be comprehensively masterplanned and a design code should be produced before any part is to come forward.

Applications for major development should be accompanied by a design and access statement, which should demonstrate how the relevant policy considerations have been addressed and taken into account. This should include a design analysis and rationale for the scheme. Where appropriate, development proposals are expected to make use of design tools, advice and review arrangements and assessment frameworks, including demonstrating early, proactive and effective community involvement in accordance with the Council's adopted Statement of Community Involvement.

Places for Everyone Links:

Policy JP-P1 Sustainable Places

- 10.7 In accordance with Chapter 12 of the National Planning Policy Framework, the Council expects applicants to adopt a design-led approach, supporting inclusive, safe and enhanced local environments. Proposals should aim to deliver the right type of design in the right location, and one that benefits the existing quality of the natural and built environment.
- 10.8 All development should take available opportunities to integrate the principles of sustainable design and construction into their proposals. The development and re-use of under-used land, buildings and spaces should be maximised and provide a high standard of internal and external amenity that creates comfortable places to live, work and visit. Development proposals must also demonstrate how it has considered the impact on other residents, including the privacy and amenity of neighbours. Development should also not burden users with onerous ongoing maintenance or management requirements. Good design principles should also establish creating environments that promote a variety of uses for residents, whilst also considering the most vulnerable people in society including benefitting less mobile or more deprived members of the community.

- 10.9 The Council will update supplementary planning documents and/or site-specific design codes to support the design policy. Where guidance is adopted, development proposals must demonstrate accordance with it. In the absence of this, the principles of the National Model Design Code and ten characteristics, should be followed in conjunction with local and national planning policy.
- 10.10 Design and access statements should accompany certain planning applications which explain the design process and rationale behind a proposed development. Where applicable, the Council will require these statements to demonstrate a good level of understanding and analysis of the existing area, environment and its character to ensure any new development sits in lieu of an already established scene.
- 10.11 Where appropriate, major, large or sensitive development proposals may be referred to an independent Design Review Panel. The Council will establish or participate in such a panel, and the outcomes of a design review will be taken into account in the determination of applications.
- 10.12 The Council will not accept development that is of poor-quality design under the premise it is reflective of existing poor design in that area. New development will be expected to improve and enhance local design outcomes and not be of detriment. Developers should therefore be pragmatic in this approach and actively look to re-balance the quality of development if other development in the immediate area is identified as being of a poor standard. This should be supported and underpinned by appropriate masterplans, supplementary planning documents and local evidence as per the outline above.