

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 17 DECEMBER 2019

PART A : REPORT

SUBJECT: Arun Design Guide Supplementary Planning Document (SPD)

REPORT AUTHOR:	Donna Moles, Senior Planning Officer
DATE:	18 November 2019
EXTN:	x 37697
PORTFOLIO AREA:	Planning Policy

EXECUTIVE SUMMARY:

This report updates members on the preparation of the Arun Design Guide Supplementary Planning Document (Design Guide SPD) – which will be subject to a four-week consultation in the spring 2020 and then subsequent adoption by Full Council. The Design Guidance provides more detailed guidance on the application of design polices within the adopted Arun Local Plan 2018 and will be used as a material consideration for the determination of planning applications and will be a vital planning tool for shaping new development in line with the policies set out in the Local Plan.

RECOMMENDATIONS:

That the Planning Policy Sub Committee agrees:

1. The proposed approach and timetable for the public consultation on the Consultation Draft version of the Design Guide Supplementary Planning Document which will be published for a 4-week public consultation from 9th January to 6th February 2020;
2. That the Group Head of Planning in conjunction with the Planning portfolio holder and the Chair of the Planning Policy Sub-Committee be granted delegated authority to finalise the Design Guide SPD Consultation document for publication; and
3. That following consultation, any responses are reported back to Planning Policy Sub Committee to agree any further changes prior to the Design Guide being referred to Full Council for adoption.

1. BACKGROUND:

1.1 The Arun District Design Guide sets out the Council's expectations with regard to the design quality of new development, and for the preservation, conservation and enhancement of the built and natural environment with its distinctive character and qualities that can be found within the District.

1.2 The Arun District Design Guide Supplementary Planning Document (SPD) is intended to provide further detail to the Design policies of the Arun Local Plan (chapter 13) and to raise the standard of design across the District. The SPD will set out what the Council expects development proposals to deliver in terms of the design quality within Arun respectfully responding to landscape, connections, public space, the mix of uses, how buildings relate to their context as well as size, shape and appearance. It is also concerned with vital matters like refuse bins and car parking and is about placemaking; not just about the appearance of buildings.

'Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.' Planning Practice Guidance para 001.

1.3 The Guide aims to:

- address past and current challenges and provide for future needs;
- improve and enhance the distinctive character and qualities of Arun;
- create design principles and criteria that applications should meet and are easy to follow;
- set out the design process that should be followed in order to achieve high quality design, educating readers on best practice, design principles and terminology;
- provide an effective tool that can be used by a variety of people regardless of their familiarity with the application, masterplanning and design processes; guiding applicants through a step-by-step process to ease assessment of proposed development; and
- set out ADC's expectations for future development, safeguarding the District's identity while shaping the future.

1.4 Policies D SP1 'Design', D DM1 'Aspects of form and design quality' and D DM4 'Extensions and alterations to existing buildings', provide a framework which sets the principles of good design across the District. Good design is an integral part of good planning; therefore, the design policies are in alignment with all other policies in the Plan including the strategic policies. They also require development to comply with the Arun District Council Design Guide which will be brought forward through the Design Guide SPD.

1.5 Supplementary Planning Documents (SPDs) are prepared by the Council to support the Local Plan, inform the delivery of infrastructure and to aid applicants in preparing successful development proposals. Following public consultation and adoption by the Council, SPDs become a material consideration in determining planning applications.

1.6 Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

1.7 Planning has a critical role to play in the delivery of good design. The Government's recent reforms (e.g. National Planning Policy Framework 2019 (NPPF 2019)) have ensured that good design and good planning should be indivisible and have set a policy framework that facilitates the delivery of good quality places on the ground. The NPPF 2019 promotes the principles of good design throughout the framework but it is particularly addressed in Chapter 12 – Achieving well-designed places. Paragraph 126 is of significance: -

“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”

1.8 The government published the National Design Guide in late September 2019 which provides a general structure that can be used for the content of local design guides and includes ten characteristics which reflect the government's priorities in a common overarching framework. The proposed Arun Design Guide SPD incorporates all of those key ten characteristics of the framework.

1.9 The key objectives of the Design Guide (not listed in any priority order) which provide the basis for the guidance are:

- Local Distinctiveness, Character & Identity
- Cohesive & Vibrant Neighbourhoods
- Diversity
- Ease of Movement
- Accessibility & Inclusion
- Legibility & Integration
- Adaptability & Future Needs
- Safety, Security & Crime Prevention
- Efficient Use of Natural Resources
- Innovation
- Climate Change & Sustainability
- Good Streets & Spaces
- Well Designed Buildings

1.10 The Arun District Design Guide consists of criteria and principles that development should adhere to, followed by supporting text, illustrations and general guidance. The guidance is relevant to all scales of development (from a major residential development with several hundred new homes to a modest extension or conversion to an existing building) and to different contexts (coastal towns and surrounding settlements, inland Arun and the countryside). The

Design Guide is structured into three main sections, subdivided into further chapters covering topics from strategic place-making principles to detailed guidance on specific issues:

Section 1

- Introduction: explains what the Design Guide will achieve and how it should be used.
- Chapter A: sets out the characteristics and value of 'good design' and the key design objectives of the document.
- Chapter B: explains the process of design and the role of the Design Guide within this.
- Chapter C: offers an overview of the existing character and context of Arun District in order to provide an initial basis for character assessment.

Section 2

Masterplanning & Working with the Guide

- Chapter D: Responding to the Site and its Setting
- Chapter E: Natural Environment
- Chapter F: Movement Framework
- Chapter G: Built Structure & Development Plots
- Chapter H: Welcoming Streets and Spaces
- Chapter I: Parking Strategy
- Chapter J: Building Design
- Chapter K: Climate Change and Sustainability
- Chapter L: Ensuring Quality

Section 3

Development & Intervention Types

- Chapter M: Housing Extensions
- Chapter N: Building Conversions
- Chapter O: Strategic Housing (100+ dwellings) & Major Residential Development (10-100 dwellings)
- Chapter P: Infill Development (2-9 dwellings)
- Chapter Q: Rural Development
- Chapter R: Apartment Buildings
- Chapter S: New Homes
- Chapter T: Mixed Use Schemes

1.11 The Guide seeks to assist a range of key players in the process of developing and accessing high quality design. It should be read by:-

- Landowners, developers and agents considering potential development proposals;
- Householders considering residential conversions, alterations and extensions;
- Designers drawing up schemes;
- Development Management Officers assessing the suitability of proposals when determining applications;

- Statutory and non-statutory consultees, and members of the public commenting on planning applications; and
- Town/Parish Councils and residents commenting on planning applications.

1.12 Securing good design is central to good planning and place-making. The appearance of a proposed development and its relationship to its surroundings are material planning considerations. All planning decisions within the district must be made in accordance with the Development Plan, which includes the Local Plan. Once adopted, as a Supplementary Planning Document (SPD) the Arun Design Guide will become a material consideration to guide decisions relating to planning applications and will be a vital planning tool for shaping new development in line with the policies set out in the Local Plan.

1.13 Prior to its adoption, including during and after the consultation and public participation period, the Arun Design Guide SPD carries weight that may be material for consideration by developers and decision makers when preparing and determining planning applications for new development.

1.14 NEXT STEPS AND TIMETABLE

Stage	Date
Produce draft SPD document and present to members and officers at workshop. Invite comments to develop content.	3 rd October 2019
Draft Consultation version of the Arun Design Guide SPD taken to Planning Policy Sub-committee	17 th December 2019
Advertise and consult widely on the Design Guide SPD for 4 weeks	9 th Jan to 6 th Feb 2020
Planning Policy Sub Committee to get agreement for the Regulation 12 Statement of public participation, setting out the consultation process, a summary of main issues raised and how those issues were addressed	March 2020 (TBC)
Full Council to get agreement to adopt the Arun Design Guide SPD	April 2020
Publication of final Design Guide SPD, Non-Technical Summary to the Design Guide SPD and Adoption Statement	April 2020
Presentation and training session to ensure appropriate and effective use of the Design Guide SPD for members and officers	April 2020

2. PROPOSAL(S):

That the Arun Design Guide SPD is recommended for the 4-week consultation before reporting back representations and a proposed response to the Planning Policy Sub-Committee.

3. OPTIONS:

The following options are available to Members:

1. To recommend that the draft Arun Design Guide SPD is published for a 4 week public consultation **OR**
2. Not to recommend that the draft Arun Design Guide SPD is published for the 4-

week consultation.

4. CONSULTATION:

There has been informal consultation on the working draft version.

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	x	
Relevant District Ward Councillors	x	
Other groups/persons (please specify)	x	
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x

6. IMPLICATIONS:

Due to this SPD being subject to public consultation, as it progresses to adoption it will have added weight as a material consideration in the determining of planning applications and help to secure more sustainable development benefitting local communities and help improve place making for Arun.

7. REASON FOR THE DECISION:

To ensure that Arun can continue to secure development that is plan led and consistent with sustainable development as well as development which would improve the wellbeing of the people through improved built and natural environments.

8. BACKGROUND PAPERS:

1. Arun Design Guide SPD – Consultation Draft (December 2019):-

<https://www.arun.gov.uk/supplementary-planning-documents-spds>

