

# Supplementary Planning Guidance

## Residential Design

**CONSULTATION DRAFT**

**July Adopted November 2019**

Mae'r ddogfen hefyd ar gael yn Gymraeg

This document is also available in Welsh



**CONTENTS – Recheck page numbering when changes finalised.**

<b>1.</b>	<b>Introduction and Purpose of the guidance</b>	<b>4</b>
<b>2.</b>	<b>Status of the guidance</b>	<b>4</b>
<b>3.</b>	<b>Form and Content of the SPG</b>	<b>5</b>
<b>PART 1: CONTEXT</b>		
<b>4.</b>	<b>National Context for Good Design</b>	<b>7</b>
4.1	Why is high quality residential design so important?	7
4.2	The promotion of good design	7
<b>5.</b>	<b>National planning policy on design and placemaking</b>	<b>8</b>
5.1	Planning Policy Wales (PPW) Edition 10	8
5.2	Technical Advice Note 12 – TAN 12 (2016)	10
<b>6.</b>	<b>National guidance on residential design</b>	<b>12</b>
6.1	The All Wales Model Design Guide for Residential Development	12
6.2	Building for Life 12 (BfL 12) Wales	12
<b>7.</b>	<b>The Local Context and Local Planning Policy on Good Design</b>	<b>13</b>
7.1	Housing Development and Design Policy in Powys	13
7.2	Development Management Policy - DM13 – Design and Resources	14
7.3	Key Interrelated Policy Issues	16
7.3.1	Protection of Strategic Assets	16
7.3.2	Built Heritage and the Historic Environment	17
7.3.3	Natural Heritage	17
7.3.4	Planning Obligations	18
<b>8.</b>	<b>The Design Process</b>	<b>18</b>
<b>9.</b>	<b>Design and Access Statements</b>	<b>22</b>
<b>10.</b>	<b>Assessing Design Quality</b>	<b>23</b>
<b>11.</b>	<b>Development Briefs – what are they and when are they required?</b>	<b>23</b>
<b>12.</b>	<b>Place Plans - what are they and when do they apply?</b>	<b>24</b>
<b>13.</b>	<b>Pre-Application Procedures</b>	<b>24</b>

## PART 2: IMPLEMENTING POLICY DM13 (Design and Resources)

14.	How to Interpret Policy DM13 alongside the 10 Design Objectives	26
15.	Detailed Analysis of Policy DM13 in Relation to Residential Design	29
	DM13 (Introductory paragraph)	29
	DM13 (cont) and DM13 (1.)	31
	DM13 (2.)	34
	DM13 (3.)	37
	DM13 (4.)	39
	DM13 (5.)	40
	DM13 (6.)	42
	DM13 (7.)	44
	DM13 (8.)	45
	DM13 (9. and 10.)	47
	DM13 (11.)	51
	DM13 (12.)	52
	DM13 (13.)	54
	DM13 (14.)	57

## PART 3: GUIDANCE ON HOUSEHOLDER DEVELOPMENT

16.	Householder Development and Householder Permitted Development Rights	58
-----	--	----

(Householder Guidance Notes 1-10 follow on at the end of the main document)

### APPENDICES – re-number and make document cross-check once finalised

~~APPENDIX 1~~ PPW National Sustainable Placemaking Outcomes – Discuss removing this and just linking

APPENDIX 2 Flowchart showing when a DAS is required

APPENDIX 3 10 Design Objectives (All Wales Model Design Guide for Residential Development)

APPENDIX 4 Locally Distinctive Design in Powys – Review wording in conjunction with DM Officer – are compulsory standards still appropriate?

APPENDIX 5 The Town Character Appraisals – Presteigne (all?) – review compulsory wording/should they be retained at all given age/simplified details?

~~APPENDIX 6~~ The principles of inclusive design – Discuss removing this and just linking

APPENDIX 7 LDP Strategic Policy SP7 (Safeguarding of Strategic Resources and Assets)

**FIGURES**

<b>Figure 1</b>	<b>The Route to Good Design (Source TAN12)</b>	Propose remove	11
<b>Figure 2</b>	<b>Design Process for a Residential Development Proposal</b>		20

**TABLES**

<b>Table 1</b>	<b>The Objectives of Good Design</b>		9
<b>Table 2</b>	<b>Showing how Policy DM13 integrates with the five key aspects (and objectives) of good design found in national planning policy</b>		16
<b>Table 3</b>	<b>Typical Supporting Information for a Planning Application</b>		21
<b>Table 4a</b>	<b>The linkages between Policy DM13 and the SPG Guidance</b>		27/28
<b>Table 4b</b>	<b>The themes and principles of the Building for Life (BfL) 12 Standards</b>		29

## 1. Introduction and purpose of the guidance

1.1 This Supplementary Planning Guidance (SPG) on Residential Design provides up-dated guidance on achieving high standards of design in residential development to support Policy DM13 of the Powys Local Development Plan (LDP)(2011-2026) which was adopted by Powys County Council on 17<sup>th</sup> April 2018. This guidance does not apply to areas of the County of Powys located within the Brecon Beacons National Park Authority area (BBNP).

1.2 The Council's previous Residential Design Guide (2004) adopted to support the Powys Unitary Development Plan has informed this guidance but will be superseded upon the adoption of this SPG.

1.3 This SPG is an aid to deliver successful place-making. By aligning the document to current national legislation and policy guidance, including the all Wales Model Design Guide for Residential Development, Powys County Council is demonstrably sharing the government's aims of "driving up the standard of design in residential development regardless of the scale". This SPG, primarily written to support Policy DM13, aims to help understanding of what is meant by good quality/well designed homes and provide the tools for assessing the implementation of Policy DM13 so that the built environment in Powys is enhanced and sustained for the benefit of all.

1.4 This SPG provides a basis for shared design objectives between the developer and the Council. It will help in the determination of planning applications and provide practical information for applicants/agents, members of the public, elected Members and Council Officers on the aspects of good quality design for use at the application and pre-application stages and in the drafting up of site-specific development briefs.

## 2. Status of the guidance

2.1 This SPG has been produced to support the policies of the LDP which are used in the determination of planning applications. The guidance within the SPG has had regard to relevant legislation, national planning policy and other available guidance and information.

2.2 This SPG has been prepared in accordance with the Council's approved Protocol for Preparation and Adoption of SPG, which includes a Community Involvement Scheme. It has been subject to a 6 week public consultation stage undertaken [insert dates] 2019. A summary of the responses received to the public consultation along with an explanation as to how the responses have been addressed can be found within the Consultation Statement. This SPG was adopted by the Council on the [insert date].

2.3 This SPG is a material consideration in the determination of planning applications.

### 3. Form and Content of the SPG

3.1 **Part 1** of this SPG sets out the national and local context and planning policy on good design, including Policy DM13 on Design and Resources.

3.2 The national policy background discusses the main principles of good design with signposting to further sources of expert advice and information. Reference is made to the *all Wales Model Design Guide for Residential Development* dating from 2005 which still contains relevant advice together with the design principles of *Building For Life 12 Wales* which are a recognised tool for achieving better urban design quality in residential development .

3.3 The SPG details how interrelated matters such as Landscape, Biodiversity, Transport and Accessibility are so closely related to good residential design that they must be taken into account at the outset of the process. Readers are advised of **other relevant SPG** on interrelated topics.

3.4 The SPG explains how a recommended design process can be followed to achieve high quality and acceptable end results and details the requirement for some applications to be supported by a Design and Access Statement (DAS). Even when not strictly required, the preparation of an informal document based on the structure of a DAS (which Powys County Council calls a Planning Statement) may still be beneficial.

3.5 This guidance discusses when a Development Brief may be requested for a scheme/site prior to a planning application being made. Development Briefs are a way of agreeing and formalising design guidelines and these documents may, if fully adopted, carry the weight of Supplementary Planning Guidance in themselves. The same applies to Place Plans, generally developed by local communities, which may well have content on residential design issues, adding important finer detail to the LDP and which, where available, should be used to inform the design process.

3.6 The SPG briefly summarises the **pre-application advice** service offered by the Council through PPAE – Pre Planning Application Advice Enquiry and the separate statutory **pre-application consultation** procedures for “major” housing schemes (which requires the developer/applicant to consult with the community and specified stakeholders prior to the County Council’s involvement).

3.7 **Part 2** then explores Policy DM13 criterion by criterion explaining how the policy is to be implemented by providing guidance on how development proposals can address the policy criteria to meet the good standards of design required of new residential development, whether proposing an individual house or any other size of housing scheme.

3.8 Dependent on where a proposed development is located, protected Listed Buildings or the special status of a Conservation Area may also be fundamental in influencing good design. Readers are directed to the **SPGs** being prepared on **Conservation Areas** and the **Historic Environment**.

3.9 **Part 3** of this SPG focuses on householder development in Powys and should be used to inform both development proposals that are classed as permitted development and for householder schemes that require express permission, i.e. need to submit a planning application.

## PART 1: CONTEXT

### 4. National Context for Good Design

#### 4.1 Why is high quality residential design so important?

4.1.1 Housing is one of five priority subject areas identified by the Welsh Government (WG) as having the “greatest potential contribution to long-term prosperity and well-being” (*Prosperity for All – the national strategy – 2017*).

**Housing:** the bedrock of living well is a good quality, affordable home which brings a wide range of benefits to health, learning and prosperity.

4.1.2 The Welsh planning system recognises the need for the right mix of **good quality/well designed homes** together with jobs, services, infrastructure and facilities as a key place making principle, one which contributes to well-being and people’s contentment with their everyday lives.

4.1.3 The importance of good quality design is supported by research. 84% of the 5,013 respondents to a Policy Exchange (England) Study agreed that better quality buildings and public spaces improve people’s quality of life. The same proportion believed that living in a well-designed community improves people’s happiness (*Building More, Building Beautiful: How design and style can unlock the housing crisis, June 2018*).

4.1.4 The importance of design quality is recognised by the Design Commission for Wales (DCFW). The Commission have identified that good residential design brings the following benefits:

- Maximises efficiency and value for money
- Focuses on users, maximising ease of use, accessibility, inclusiveness and public value
- Uses resources and energy efficiently, contributing to carbon reduction
- Has been shown to reduce the public health problems linked to poor housing
- Reduces maintenance, costly refurbishments and running costs
- Makes products, places and buildings more attractive
- Adds value and enhances public good

#### 4.2 The promotion of good design

4.2.1 The Welsh Government established the [Design Commission for Wales](#) (DCFW) in 2002 to promote good design. DCFW works to influence, educate and disseminate design advice to all those involved in the design of the built environment. The Commission also publishes case studies and produces good practice guides.

4.2.2 The Commission have been involved in several influential publications including practice guidance on planning for sustainable buildings, guidance on

Design & Access Statements, and in endorsing the Building for Life 12 Wales guidance as a tool to achieve good quality residential design.

4.2.3 The DCFW offers a Design Review Service to provide independent advice and feedback on individual schemes and framework documents (PPW, para 3.15). More information is given in the publication: *Consulting the Commission through the Design Review Service* (DCFW, August 2017).

## 5. National planning policy on design and placemaking

### 5.1 Planning Policy Wales (PPW) Edition 10

5.1.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. National planning policy comprises the latest PPW together with supplementary Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters. Local Development Plans must be in conformity with national planning policy (current at the time the Plan is being prepared and examined) in order to be found acceptable by the Independent Planning Inspector.

5.1.2 Edition 10 of PPW was issued in December 2018. It revises national planning policy to integrate planning goals with the Well-being of Future Generations Act. Significantly it brings the concept of placemaking into all planning decisions.

#### PPW: What is Placemaking?

“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

5.1.3 PPW10 sets out a framework to ensure that all development is assessed against five Key Planning Principles and the National Sustainable Placemaking Outcomes. Councils **MUST** use this framework in both the preparation of development plans and in the assessment of development proposals. The Planning Principles are considered key to securing the *right development in the right place*.

5.1.4 To be acceptable, development proposals **MUST seek to deliver development that addresses the national sustainable placemaking outcomes** (PPW para 2.17). The National Sustainable Placemaking Outcomes are shown in Figure 4 of [PPW](#). Applicants should therefore ensure that their planning application (either within an accompanying Design and Access Statement (DAS) (where mandatory, see section 9.) or a more informal supporting Planning Statement) demonstrates how the proposed new house or housing scheme is able to address these essential outcomes and make a positive contribution to achieving a sustainable community. **The placemaking outcomes are shown in Appendix 1. Remove to reduce length/detail – link will take them to PPW.**

5.1.5 Good design is recognised by PPW (para 3.3) as being an essential part of effective strategic placemaking:

“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.

5.1.6 PPW identifies five key aspects of good design and a main objective for each as shown in **Table 1**.

**Table 1: The Objectives of Good Design**

<b>Key Design Aspect</b>	<b>Key Design Objective</b>
<i>Access and Inclusivity</i>	Ensuring ease of access for all
<i>Character</i>	Sustaining or enhancing local character. Promoting legible development/a successful relationship between public and private space/quality, choice and variety/innovative design
<i>Community Safety</i>	Ensuring attractive, safe public spaces/security through natural surveillance
<i>Environmental Sustainability</i>	Achieving efficient use and protection of natural resources/enhancing biodiversity/designing for change

<i>Movement</i>	Promoting sustainable means of travel
-----------------	---------------------------------------

#### 5.1.7

Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals at all scales (PPW 3.4).

5.1.8 The design objectives are expanded upon in PPW and WG Technical Advice Note (TAN) 12: Design (March 2016).

5.1.9 The application stage presents the opportunity to demonstrate how the five key design objectives have been considered and the design response being made (the Design and Access Statement - see section 9. - can be a useful communication tool here or information can be set out in a less formal Planning Statement).

5.1.10 ~~Appendix 1 shows the national sustainable placemaking outcomes.~~ Having regard ~~to the national sustainable placemaking outcomes and explaining~~ in a Planning Statement or a DAS ~~how the design responds to them~~ this will help all parties in appraising the design rationale and in assessing whether a proposed development has optimised its contribution to sustainable placemaking.

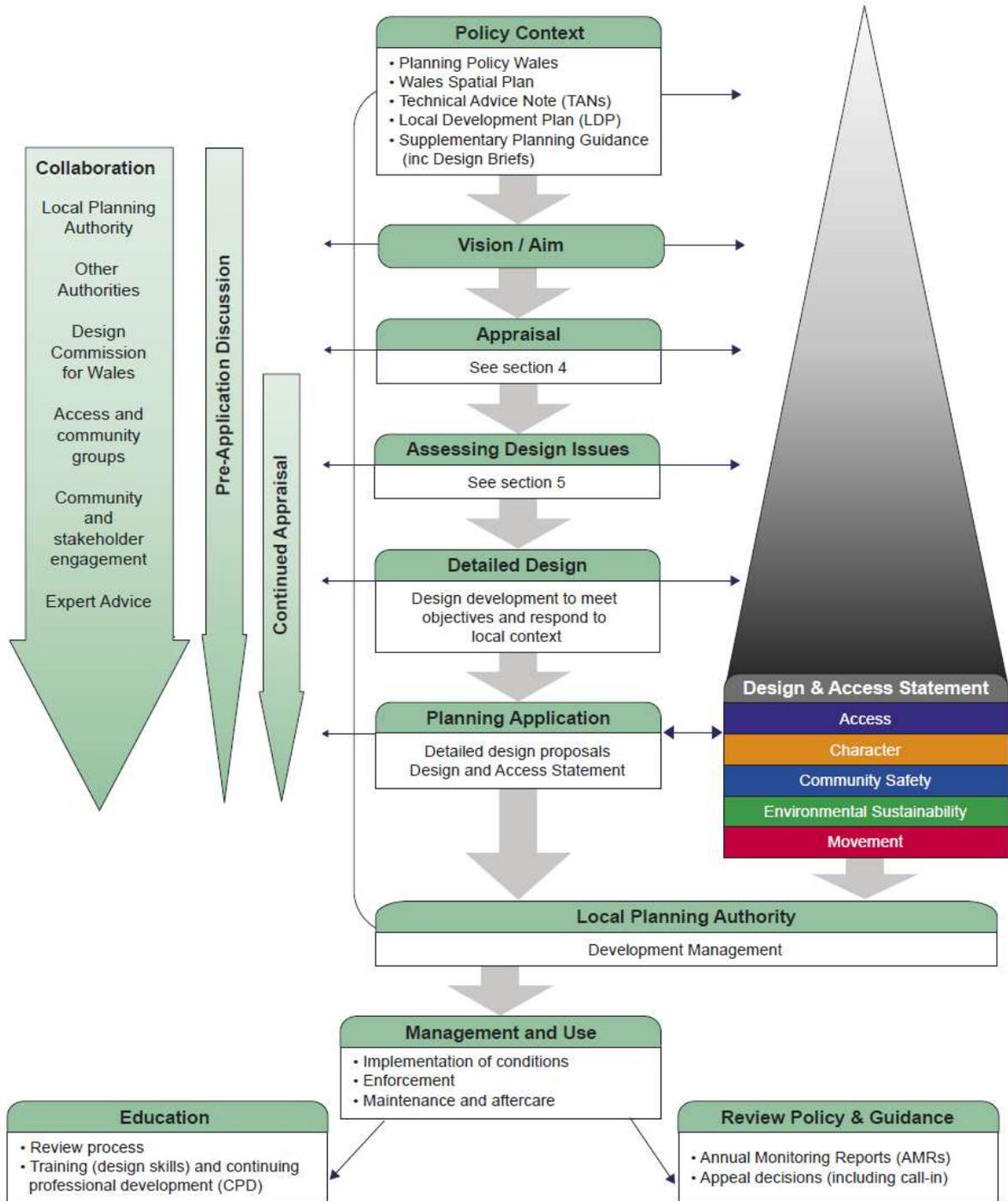
## 5.2 Technical Advice Note 12 - TAN 12 (2016)

5.2.1 TAN 12 covers Design. It sets out further information on the five aspects of good design and their key objectives, including how to respond to these objectives following an appraisal of the context. It should be understood that the design objectives are not mutually exclusive. Successful placemaking requires a **holistic approach** to design.

~~5.2.2 TAN 12 sets out the “route to good design” (see Figure 1). This shows how a development proposal evolves from an initial vision and aim in a continuing and collaborative process until it reaches the planning application stage. The design process is informed throughout by an appreciation of the site’s context and with consideration to the five main aspects of good design. The TAN goes into further detail on appraising context and achieving design solutions. Suggest remove to reduce the size/detail of this document.~~

5.2.3 TAN12 includes guidance on assessing design issues by development type with section [5.11](#) on house building being particularly relevant to this SPG.

**Figure 1: The Route to Good Design (Source TAN12) Remove Figure**



## 6. National guidance on residential design

### 6.1 The All Wales Model Design Guide for Residential Development

Discussion point for Working Group: Is the Design Guidance too outdated?

6.1.1 This document was produced in March 2005 with the financial assistance of the Welsh Government by a partnership involving the Planning Officers Society for Wales (POSW) and LDA Design. It is still a current model guide and can be accessed through the DCFW website.

6.1.2 The Council has determined that this SPG should include the same design objectives as those found in the All Wales Model Design Guide.

The 10 **design objectives** of the model guide **are adopted** to support the implementation of Policy DM13 of the LDP. They are shown in Appendix 3. Table 4a in **Part 2** makes clear cross references between Policy DM13 and the applicable parts of the model guide.

6.1.3 This approach means that developers **MUST** have regard to the model design objectives when formulating their scheme(s) and should demonstrate (in the Planning Statement or DAS) how the design has been informed and influenced by them.

### 6.2 Building for Life 12 (BfL 12) Wales

6.2.1 Built for Life™ is a quality mark comprising standards which can be used as a design tool throughout the planning process. Based around 12 urban design criteria, the Building for Life scheme uses a Q & A Checklist to assess the quality of placemaking under the three themes of:

- Integrating into the neighbourhood;
- Creating a place; and
- Street and home.

6.2.2 Housing schemes are independently assessed for award of the Built for Life™ accreditation.

6.2.3 The Welsh Government and Design Commission for Wales have endorsed Building for Life 12 Wales as an industry standard for well designed homes and neighbourhoods. It is recognised that BfL 12 can be a useful tool in achieving better design quality in residential development and in complementing the requirements of national planning policy.

6.2.4 For conciseness this SPG does not include details from the BfL 12 Wales guidance booklet which is available bilingually on the [DCFW](#) website. Powys County Council encourages applications which strive to achieve the Built for Life™ accreditation.

6.2.5 “BfL 12” in this document relates to the principles and guidance found in Building for Life 12 Wales (2015 3<sup>rd</sup> Edition): <https://dcfw.org/building-for-life-12-wales/>. If these standards are updated, the Council will expect developers to have regard to the latest version.

6.2.6 Whether or not pursuing accreditation, developers are **specifically encouraged to consider the BfL 12 principles** as an aid to securing good residential design and to use BfL 12 guidance alongside this Residential Design SPG. The Council is likely to use the guidance in conversations and negotiations on residential design. There is a dedicated [Building for Life](#) website although this presently has an English focus so it is important to note that there are some differences in the Welsh planning framework.

6.2.7 **Part 2** of this SPG - Analysis of Policy DM13 – includes cross references to the BfL 12 standards. Table 4a (on pg 27/28) shows how the Council’s policy requirements interlink with objectives and guidance on good residential design. Developers should wherever possible have regard to the 12 urban design criteria referenced in BfL 12 and use both the headline questions and the additional questions to stimulate discussion and thinking at the start of the design process. Developers can summarise within the Planning Statement or DAS how the development responds to BfL 12 criteria.

## 7. The Local Context and Local Planning Policy on Good Design

### 7.1 Housing Development and Design Policy in Powys

7.1.1 New housing development in Powys is guided by the housing land allocations and the housing policies set out in the adopted Powys LDP (2011-2026). The Plan defines growth and spatial strategies for residential development setting out how many homes are needed and where they should go. The LDP is key to shaping and changing places across Powys facilitating development to serve current and future needs. Over the Plan’s lifetime the Council aims to see at least 4,500 new homes built across the Powys LDP area.

7.1.2 **Vision 2025** is the Council’s Corporate Improvement Plan (2018-2023). The plan includes a priority for Developing a Vibrant Economy. Within this priority area, the Vision includes an aim to *achieve significant investment in the development of affordable and sustainable housing*.

7.1.3 The Council recognises that this priority contributes to the Well-being Goals (A Healthier Wales) stating:

“ Using our influence to develop a healthy and enterprising economy with good quality job opportunities and **good quality housing** will be major contributors to improving social and mental well-being”

7.1.4 Policy DM13 (Design and Resources) and associated Plan policies such as those concerning the natural and built environment, safeguarding of strategic assets, transport, access, land drainage and infrastructure are all relevant to new housing

schemes and to the achievement of sustainable development and to success in creating and sustaining our communities.

7.1.5 Each of the policies in the LDP is supported by a reasoned justification (R.J.) that contains an explanation behind the policy, provides guidance, and or expands on the purpose of the policy or its aims. The reasoned justification has not generally been repeated in this guidance; users should refer to the LDP where the reasoned justification should be considered alongside the policy to inform the development proposal.

7.1.6 In respect of new residential development, Policy DM13 implements the guidance of TAN 12 (para 5.11.1) which states:

“For a successful residential area, the design of housing should be to establish a sense of place and community, with the movement network used to enhance these qualities, and to incorporate features of environmental sustainability”.

## 7.2 Development Management Policy - DM13 – Design and Resources

7.2.1 The full policy is shown below. Whilst Policy DM13 is relevant to all types of new development, this SPG concentrates and expands on the elements most relevant to new housing.

### **Policy DM13 – Design and Resources**

**Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.**

**Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:**

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.**
- 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.**
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.**

6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.
7. It is inclusive to all, making full provision for people with disabilities.
8. It incorporates adequate amenity land, together with appropriate landscaping and planting.
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.  
  
Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.
11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.
13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:
  - i. Energy conservation and efficiency.
  - ii. The supply of electricity and heat from renewable sources.
  - iii. Water conservation and efficiency.
  - iv. Waste reduction.
  - v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km<sup>2</sup>.

7.2.2 **Part 2** of this Guidance sets out the recommended approach to meeting this policy on a criterion by criterion basis.

7.2.3 The following table demonstrates how the different elements of Policy DM13 work together to address the five key aspects of good design (see **Table 1**) set out in PPW.

**Table 2: Showing how Policy DM13 integrates with the five key aspects (and objectives) of good design found in national planning policy**

PPW Aspects Of Good Design LDP Policy DM13 Criterion:	Access and Inclusivity 	Character 	Community Safety 	Environmental Sustainability 	Movement 
Intro.para.		◆		◆	
1.		◆		◆	
2.		◆		◆	
3.		◆			
4.		◆			
5.	◆	◆	◆		
6.	◆	◆		◆	
7.	◆				◆
8.		◆	◆	◆	
9.	◆		◆		◆
10.	◆		◆		◆
11.		◆	◆		
12.			◆	◆	
13.				◆	
14.				◆	

## 7.3 Key Interrelated Policy Issues

### 7.3.1 Protection of Strategic Assets

7.3.1.1 The LDP protects a set of strategic assets under Policy SP7 (see **Appendix 7**) which includes land subject to environmental and historic designations, the Powys landscape and major recreational assets such as national trails, cycle networks and the public rights of way network. Policy SP7 is supported by Development Management (DM) and Topic Policies. The implementation of Policy DM13 cannot be undertaken without full regard to Policy SP7 and other parts of the Development Plan which are key to safeguarding the future well being of the county, in supporting a healthy environment and encouraging healthy lifestyles.

### 7.3.2 Built Heritage and the Historic Environment

7.3.2.1 Built and historic environment issues (protected by Policy SP7) are primarily being further addressed in the **Conservation Areas SPG** (October 2019) and the **Archeology and Historic Environment SPGs** (April 2020). Listed Buildings legislation sits separately to the planning application process requiring a separate consenting regime. Cadw (the Welsh Government’s historic environment service) maintain the list of buildings designated for their “special architectural or historic interest” and the Council have responsibility for making decisions on listed building consent for development works that affect the character of the listed building or works affecting the setting – the Council has a separate website:

<http://built-heritage.powys.gov.uk/index.php?id=5281&L=0>

7.3.2.2 Issues relating to the Historic Environment will be identified during site appraisal/analysis (see the design process flowchart in **Figure 2 1**).

### 7.3.3 Natural Heritage

7.3.3.1 The LDP has separate DM Policies protecting both the Natural Environment (biodiversity and geodiversity interests) (DM2) and Landscape (DM4) and readers are referred to the further guidance in the adopted **Biodiversity SPG** supporting Policy DM2 and the adopted **Landscape SPG** supporting Policy DM4. Areas of land at high risk of flood are safeguarded from vulnerable development (DM5 Development and Flood Risk) and all development proposals must be planned with regard to making space for water (DM6 Flood Prevention Measures and Land Drainage) – **Land Drainage SPG** is due in April 2020.

7.3.3.2 In terms of designing for biodiversity resilience (**add in ENHANCEMENT as per stakeholder feedback**), sometimes the simplest of measures can make an important contribution. Examples of measures that may be incorporated into the design of development are given in Table 5 of the **Biodiversity SPG**. For residential schemes these could include, for example, the provision of nesting boxes, incorporating garden access points, improving habitat connectivity and planting native species.

7.3.3.3 Issues relating to Natural Heritage will be identified during site appraisal/analysis (see the design process flowchart in **Figure 2 1**).

7.3.3.4 Green infrastructure is increasingly being recognised as integral to the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute to the quality of places (PPW, 3.8).

7.3.3.5 Developers may wish to consider the green infrastructure framework being pioneered by [Building with Nature](#). This comprises a set of benchmark standards (split into themes including wellbeing, water and wildlife) expected to assist with the planning and development of new places and communities by “addressing the gap between policy aspirations and practical delivery”. The standards are free to use and applicants can request the relevant User Guidance by contacting Building with Nature. The standards can be used to guide green infrastructure in any size of housing scheme although the current accreditation system is set up to assess housing schemes of 10 units or more.

### 7.3.4 Planning Obligations

7.3.4.1 Depending on scale, new residential development may meet the threshold for planning obligations (Policy DM1) – **open space** provision, affordable housing provision and education contributions, Welsh language mitigation etc. Applicants should refer to the separate adopted SPG on [Planning Obligations](#) (October 2018).

7.3.4.2 Some obligations may impact on design/layout (e.g. including open space/play space/informal areas within developments of 10 plus units, making necessary highways improvements, or ensuring enough affordable homes of the type needed are provided). The separate legal requirement for SuDS (see para 15.123) may also impact on site layout and design but has the potential to be integrated with the open space provision. A separate SPG is **due to be** published on [Open Space](#).

7.3.4.3 Early consideration of relevant issues will ensure that the resultant scheme is able to address opportunities and constraints in the most practical, timely, appropriate and cost effective manner. Applicants are encouraged to take pre-application advice. Incorporating design changes later in the application process (or amending a planning permission after it has been granted) can be expected to lead to extra costs and delays.

## 8. The Design Process

8.1 The flowchart in **Figure 2 1** demonstrates a recommended design process which the Council has based on the latest guidance issued by the DCFW.

8.2 The DCFW process updates the three stage design process advocated in para 4.2.72 (R.J.) of the LDP comprising:

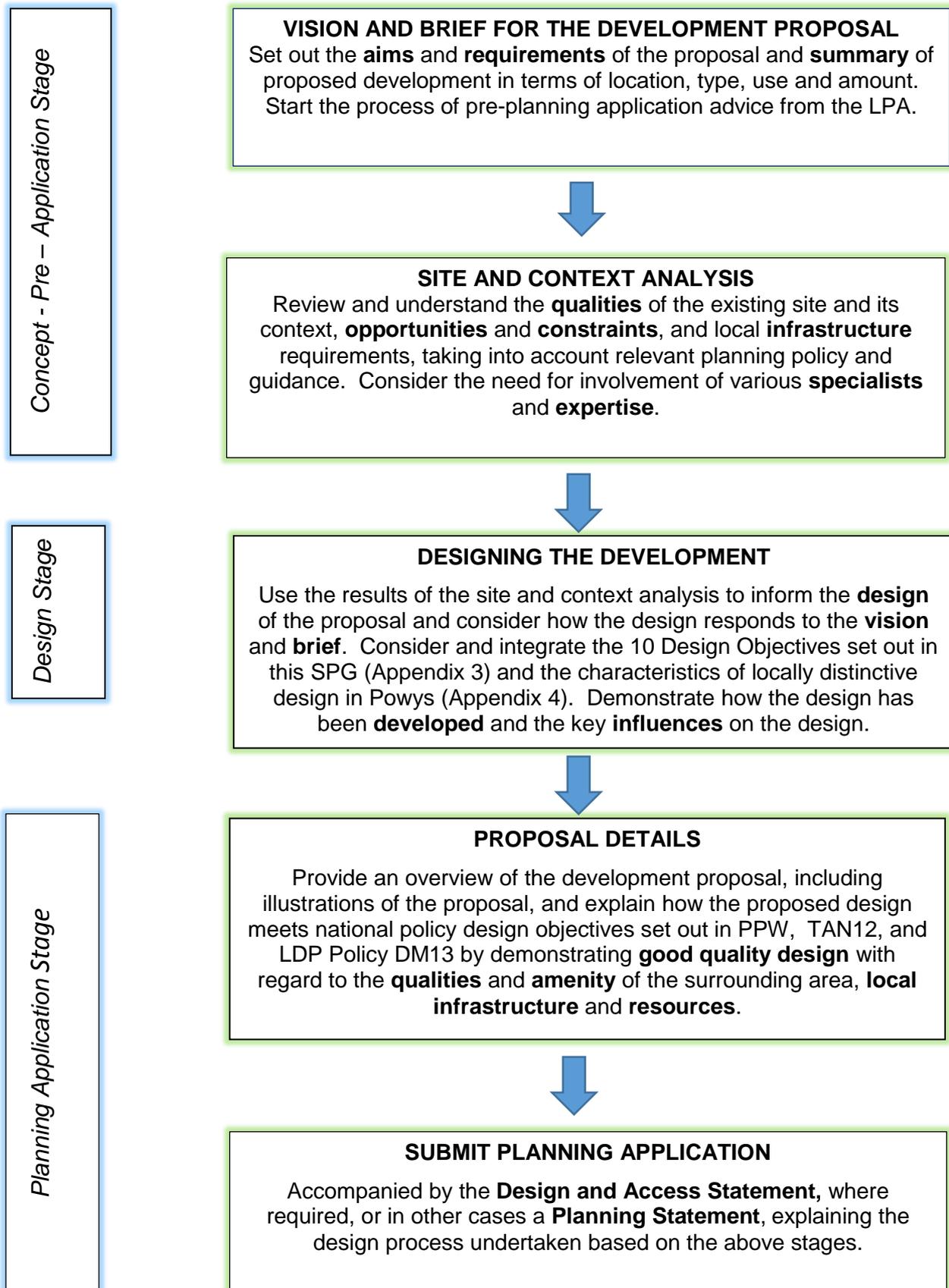
## **1. Site Appraisal; 2. Concept Plan; and 3. Detailed plans, drawings and design statements**

8.3 Design issues are integral to the development process. By considering the main design objectives there will be cross-over into other sections of the LDP. The LDP must be considered in its entirety in order to identify any separate but interrelated policies (some with their own SPG) for example on Landscape, Biodiversity, Flood Risk, Transport and Minerals Safeguarding that might influence a planning proposal. During the design process neither Site or Context Analysis or the DAS/Planning Statement are expected to repeat policies in full. Instead relevant policies should be identified and a brief summary provided of how the design proposals respond to each.

8.4 To best meet/demonstrate the latest national design objectives at the same time as fully considering Policy DM13, the Council recommends the process and stages set out in the flowchart. This also ensures that any accompanying Design and Access Statement (see section 9.) is more easily developed alongside the project's design process in order to capture the evolving decision-making. Depending on the results of site and context analysis and the Council's obligation to consider all relevant planning matters, at the planning application stage, the proposal may need to be accompanied by supporting information as outlined in **Table 3**.

8.5 Information/assessments are required upfront so that decision-makers are able to make an informed decision as to whether planning approval is appropriate and if so what planning conditions might be required to mitigate against adverse affects (an example of how assessments feed into decision-making is provided in the process chart for biodiversity, Appendix E of the adopted [Biodiversity SPG](#)).

**Figure 2 Figure 1 - Design Process for a Residential Development Proposal**



**Table 3: Typical Supporting Information for a Planning Application**

**Typical Supporting Information:**

- flood consequences assessment;
- transport assessment, travel plan;
- waste management plan/natural materials management plan;
- preliminary risk assessments (contaminated land)
- sufficient information and assessments in respect of proposals likely to affect features of biodiversity or geological conservation interest present on the site or nearby, e.g. ecological survey, tree survey (see adopted Biodiversity and Geodiversity SPG);
- sufficient information and assessments in respect of impacts on the landscape and/or visual amenity potentially through formal Landscape and Visual Impact Assessment (LVIA) (see adopted Landscape SPG).
- also within areas of Registered Landscapes of Historic Interest in Wales there may be a need for the Assessment of the impact of development on historic landscapes (ASIDOHL2).
- a Welsh Language Action plan where development is situated in a Welsh Speaking Stronghold (Policy DM12).
- Applications for Listed Building Consent for works to listed buildings and applications for Conservation Areas Consent involving demolition of buildings, walls, gates, railings or fences within a Conservation Area, will need to be accompanied by a Heritage Impact Statement (HIS). More information can be found in the Conservation Areas SPG.
- The Council is also able to request further information in connection with other developments where the proposal is likely to have an impact on a designated historic asset. Further information on HIS can be found in CADW's best practice guidance – *Heritage Impact Assessment in Wales*.
- A Design and Access Statement (DAS) may be a legal requirement. They are required for major developments and also for certain developments in a Conservation Area (see **Appendix 2** Flowchart).
- For other applications the Council is able to request (under the design policies of the development plan) further information on design to assist with determining the application.
- For large scale residential schemes (defined for this purpose as more than 150 homes or where the area of development is more than 5 hectares) the need for environmental impact assessment must also be assessed.

8.6 Appendix 1 of the LDP details housing sites of five or more units which have been allocated by the Plan. These sites are listed in Policy H2. Site constraints for housing land allocations (HA sites) have been initially assessed and the requirement for further information/surveys and potentially planning obligations in respect of these sites is likely to have been identified in the Issues Column of Appendix 1. This includes the possible requirement for Habitats Regulations Assessment (HRA) in respect of the impact of proposals on European sites. Further guidance on this aspect is provided in the [Biodiversity SPG](#). Sites which had planning consent at the evidence base date (in 2015) are termed Housing Commitments (HC sites) – these will already have been investigated at the application stage but if the extant permission is not implemented, any renewal/resubmission will need to demonstrate compliance with up to date LDP policy and requirements including the potential need for new/updated information and surveys.

## 9. Design and Access Statements

### 9.1

“Design and access statements allow applicants to demonstrate how they have appraised the physical, social, economic and policy context of the development, and how their choice of design principles and concepts takes that context into account”. (TAN12).

9.2 Since 2009, Design and Access Statements (DAS) have been mandatory to accompany certain planning applications and listed building consent applications. The flowchart in **Appendix 2** shows when a DAS is a legal (mandatory) requirement.

9.3 DAS are a communication tool. TAN12 explains that the DAS outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this. The full benefit of the DAS to developers, applicants, local communities and local planning authorities is explained in the formal guidance produced by the Welsh Government and Design Commission for Wales: *Design and Access Statements in Wales (April 2017)*.

9.4 Where a DAS is mandatory to accompany a planning application, the Development Management Manual (para 7.3.7) states it **MUST**:

- **explain** the design principles and concepts that have been applied to the development;
- **demonstrate** the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- **explain** the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account; and
- **explain** how specific issues which might affect access to the development have been addressed.

9.5 DASs or less formal Planning Statements provide the opportunity to explain how all the elements of land-use planning have been taken into account in the

design process, including how the development responds to both national and local planning policy requirements.

## 10. Assessing Design Quality

10.1 All proposals for new residential development should be designed taking into account the guidance in this SPG and **applicants should demonstrate in their Planning Statement or DAS how the objectives of good design and the policy criteria of DM13 have been met.** Schemes should contribute positively to the national sustainable place-making outcomes. Schemes which do not address the issues of good design and which are considered to be of poor or average quality **will be refused** unless negotiations successfully lead to an acceptable improved design solution.

10.2 The Council may use BfL 12 Wales (see 6.2) to help assess the quality of planning applications and in the consideration of site-specific development briefs (see section 11.). [The Site & Context Analysis Guide \(2016\)](#) also contains guidance to assist LPAs in their assessment role.

10.3 The Council may involve the Design Commission for Wales to review housing development proposals, especially in larger schemes or in more sensitive locations, where it believes that the urban design issues would benefit from third party influence.

## 11. Development Briefs – What are they and when are they required?

11.1 Developers may choose to submit or be requested to submit a development brief for particular housing sites. The LDP (Appendix 2, pg 193) explains why some sites will need to be provided with a development brief.

**Development Brief:** A document, prepared by a local planning authority, a developer, or jointly, providing guidance on how a site of significant size or sensitivity should be developed. Site-specific development briefs are sometimes known as planning briefs, design briefs and development frameworks (*Wales Model Design Guide for Residential Development*).

The LDP Glossary contains a shorter definition: A statement outlining the general proposals and requirements for the development of a specific site including detailed design.

11.2 This requirement is enforced by Policy H3 Criterion 3. (Housing Delivery). The Council encourages the use of Development Briefs in situations where there are complex and/or sensitive site issues that are best addressed by the early, inclusive and collaborative involvement of a number of stakeholders.

11.3 It is possible that a draft DAS (see Section 9.) could usefully be the basis for pre-application discussions and for drawing up an agreed Development Brief.

11.4 Development Briefs are an important tool as they add more certainty to the planning process by “frontloading” of the issues , enabling solutions to be discussed and agreed with consensus between stakeholders at an early stage and thus reducing tensions later on in the process.

## **12. Place Plans – What are they and when do they apply?**

12.1 Place Plans are discretionary and non statutory documents. They are most likely to be prepared at the initiation of the local community and may be led or co-ordinated, for example, by the Town or Community Council. The Welsh Government (in PPW) see Place Plans as “a powerful tool to promote collaborative action to improve well-being and placemaking”. Planning Aid Wales are taking a lead in providing resources to help people who are interested in producing a Place Plan (<http://www.placeplans.org.uk/en/>).

12.2 Place Plans are drawn up with the involvement of local people and can look at a range of issues affecting the town/place. Some of these issues will link to land-use planning (e.g. affordable housing, heritage, locally distinctive design, sustainable construction, issues re: employment premises e.t.c.), others may be of broader scope and linked to other agendas/plans (e.g. public transport, litter management, crime/anti-social behaviour, environmental initiatives, business improvement aims). Place Plans enable an opportunity to gather evidence and present it cohesively, arriving at action plans to address the issues. The land-use planning topics can be progressed as SPG.

12.3 To be adopted as SPG by the County Council, Place Plans must be in conformity with and support the delivery of LDP policies. Place Plans should be prepared with the aim of delivering local outcomes, helping build consensus and enabling buy-in within the wider development plan process. They might elaborate on sites already identified in a LDP and or they might look to identify other sites locally which conform with the LDP and seek to deliver new homes (or other planning opportunities) based on local knowledge and engagement beyond the broader scope of the County Council.

12.4 Place Plans should state which LDP policies are relevant to the issues/aspirations of the local community group/Town & Community Council and acknowledge that the LDP, as the statutory development plan, provides the over-riding framework under which the land-use actions identified in Place Plans can be pursued.

## **13. Pre-Application Procedures**

13.1 The Planning (Wales) Act 2015 introduced pre-application requirements into the 1990 Town and Country Planning Act (the 1990 Act). These included a new statutory requirement for LPAs to provide pre-application services to applicants (sections 61Z1 of the 1990 Act) and a duty on applicants to carry out pre-application consultation with the community and specified consultees (sections 61Z of the 1990 Act) on major planning applications.

13.2 The Development Management section of the Council offer the pre-application advice enquiry (PPAE) service. Details can be found on the Council's website including the application form and fee structure.

13.3 TAN12 confirms that one aim of pre-application discussions should be to *identify the key design and access issues arising from a development proposal* at the outset. "The basis for discussions on design will have been set by relevant national and development plan policies and SPG. Discussions should focus on meeting objectives of good design and covering the topics to be addressed in the design and access statement. Planning officers should give a clear opinion as to whether the proposed design and access statement, vision and objectives are in accordance with policy and SPG. Issues of detailed design would not normally be addressed until later in this evolving process. Discussions should also highlight what information the local planning authority would require for outline planning applications".

13.4 Developers/applicants may wish to consider using BfL 12 Wales (see section 6.2) to structure pre-application discussions on design.

13.5 The separate legal duty on applicants to carry out pre-application consultation means that it is not unusual for the local community to be made aware of the developers draft plans before the County Council. **This requirement currently applies to major planning applications** which include **housing schemes of 10 or more dwellings or (where numbers of units are not yet specified) on sites of 0.5 hectares or more**. Applicants are referred to the guidance document on the WG website - *Pre-application Community Consultation: Best Practice Guidance for Developers* (November 2017).

## PART 2: IMPLEMENTING POLICY DM13 (Design and Resources)

### 14. How to Interpret Policy DM13 alongside the 10 Design Objectives

14.1 **Table 4a** explains the links between the requirements of Policy DM13 (Criteria 1. to 14.) and the design objectives of this SPG (see 6.1) plus those of PPW (ed 10) (see table 2) and the associated good practice principles set out in BfL 12 (see 6.2 and **Table 4b**).

Developers **MUST** have regard to the 10 objectives for good residential design set out in Appendix 3 and **MUST ensure their proposal addresses all the relevant design objectives**. Developers are additionally RECOMMENDED to have regard to the Building for Life urban design principles.

14.2 Once the relevant objectives and principles have been applied to the proposed development, developers should use the DAS or Planning Statement to communicate and explain what design responses are being made (see Design Process Flowchart in **Figure 2 1**).

14.3 To achieve an acceptable good quality design, applicants will need to show how the design of the new house or housing scheme meets the Plan's policy and reasoned justification, together with demonstrating how the development fits into the overarching Wales framework for sustainable placemaking (**Appendix 1 Figure 4, PPW10**).

14.4 The next section, Section 15., analyses Policy DM13 in relation to residential design providing guidance and commentary on each of the 14 design and resources criteria.

LDP Policy	The 10 Design Objectives Adopted in this Residential Design SPG										Building for Life 12 Wales
<p><b>DM13 Criterion:</b></p> <p><i>(images refer Table 2, PPW design aspects)</i></p>	1. Natural Heritage	2. Compactness	3. Accessibility & ease of movement	4. Legibility	5. Character and context	6. Continuity and enclosure	7. Public Realm	8. Variety and Diversity	9. Adaptability	10. Resource Efficiency	<p><b>Residential Design Criteria/ Principles</b></p> <p><i>(see Table 4b):</i></p>
<p>Intro. para.</p> 	★				★					★	Principle 6
<p>1.</p> 	★	★	★		★						Principles 1, 5 and 6
<p>2.</p> 	★				★	★	★				Principle 5
<p>3.</p> 					★						Principles 5 and 6
<p>4.</p> 	★				★						Principle 6
<p>5.</p> 				★		★	★				Principles 7, 8, 9, 10 and 12

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
6. 								★	★		Principle 4
7. 			★								Principles 8 and 9
8. 	★						★				Principle 11
9. and 10. 			★								Principles 1, 2, 3, 7, 9 and 10.
11. 											Principle 6
12. 											
13. 										★	Principle 6
14. 										★	

**Table 4a: The linkages between Policy DM13 and the SPG Guidance & Design Objectives**

BfL 12 Wales	
Theme	Subject/Principle
INTEGRATING INTO THE NEIGHBOURHOOD	<ol style="list-style-type: none"> <li>1. Connections</li> <li>2. Facilities and services</li> <li>3. Public Transport</li> <li>4. Meeting local housing requirements</li> </ol>
CREATING A PLACE	<ol style="list-style-type: none"> <li>5. Character</li> <li>6. Working with the site and its context</li> <li>7. Creating well defined streets and spaces</li> <li>8. Easy to find your way around</li> </ol>
STREETS & HOME	<ol style="list-style-type: none"> <li>9. Streets for all</li> <li>10. Car parking</li> <li>11. Public and private spaces</li> <li>12. External storage and amenity space</li> </ol>

**Table 4b: The themes and principles of the Building for Life (BfL) 12 Standards**

## 15. Detailed Analysis of Policy DM13 in Relation to Residential Design

15.1 DM13 (introductory paragraph):

**DEVELOPMENT PROPOSALS MUST BE ABLE TO DEMONSTRATE A GOOD QUALITY DESIGN AND SHALL HAVE REGARD TO THE QUALITIES AND AMENITY OF THE SURROUNDING AREA, LOCAL INFRASTRUCTURE AND RESOURCES.**

15.2 Powys has a rich diversity in the design, architectural styles and traditions of its residential buildings. A high quality of design in new dwellings will continue to protect and enhance this asset and underpin successful place making. Design solutions must consider all the different aspects which make up a dwelling, street and neighbourhood so that the new development makes a positive contribution to the local environment and provides homes which people want to live in.

15.3 TAN12 recognises that good design requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure. **Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.**

15.4 In order to demonstrate a good quality design, the Council strongly recommends that a Design Process is followed (see section 8) and that the process is recorded and communicated through the submission of a Design and Access Statement (DAS) or a Planning Statement (see section 9). A recommended Design Process is set out in **Figure 21**.

15.5 Once a brief and vision for the site has been considered, the first major step in the process is the site and area appraisal, using the process of **Site and Context**

**Analysis**, which addresses what currently exists rather than what is proposed. Development which takes proper account of its context will have regard to the natural heritage of the site including its landscape and biodiversity value and to matters including built form and heritage, movement, infrastructure, culture and community.

15.6 A DAS is mandatory (a legal requirement) for some applications as shown in **Appendix 2**. Where a DAS is not mandatory the design process can be explained in a less formal document. The Council usually refers to such a document as a supporting Planning Statement. The primary purpose of either document is to explain the rationale behind a development scheme and the design decisions made (i.e. why it is what it is).

15.7 Good design offers holistic solutions. For example, improving the site's environmental credentials for the purposes of sustainable land drainage (and the water cycle) can provide multiple benefits such as improving visual amenity, giving people space to exercise or relax, supporting wildlife and enabling sustainable travel connectivity.

15.8

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 6 – Working with the site and its context.**

15.9 DM13 (cont.) and DM13 (1.):

**Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:**

**1. DEVELOPMENT HAS BEEN DESIGNED TO COMPLEMENT AND/OR ENHANCE THE CHARACTER OF THE SURROUNDING AREA IN TERMS OF SITING, APPEARANCE, INTEGRATION, SCALE, HEIGHT, MASSING, AND DESIGN DETAILING.**

15.10 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations (PPW10, 3.9).

**Area Appraisal:** An assessment of an area's land uses, built and natural environment, and social and physical characteristics.

**Character:** A combination of: the layout of buildings and streets, the height and appearance of the buildings; the amount and distribution of open space; and the density of a development.

15.11 Criterion 1 will be satisfied by the applicant following a design process which uses Site and Context analysis to determine the appropriateness of a development proposal in responding to its surrounding. Site and context analysis ensures that a development is well integrated into the fabric of the existing built environment.

**Site and Context Analysis:** A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serve as the basis for formulating a design proposal, an urban design framework, development brief, design guide or other policy or guidance.

15.12 Welsh Government guidance is found in PPW 3.14:

*“The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape, biodiversity, water environment, movement, infrastructure, materials and resources, soundscape and built form which will need to be considered when formulating proposals”.*

15.13 Site and context analysis is explained more fully in the Welsh Government practice guidance: – [“Site & Context Analysis Guide: Capturing the value of a site”](#). The practice guidance identifies the topics to be considered in the analysis process under four key categories (not all topics will be relevant to all proposals):

- **Culture & Community** – Site location – Planning context – Surrounding land & building use – Neighbourhood structure – Consultation & engagement – Socio-economics – Market analysis
- **Landscape** – Topography – Green & blue infrastructure – Ecology – Ground conditions – Microclimate

- **Movement & Infrastructure** – Road hierarchy & access – Public transport – Utilities & infrastructure
- **Built Form** – Urban form – History & archaeology – Building scale, height & density – Building character & building traditions

15.14 TAN12 notes that “In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. However, appraisal is equally important in areas where patterns of development have failed to respond to context in the past. In these areas appraisal should point towards solutions which reverse the trend”.

15.15 Where the proposed development is situated in an area which has a published character assessment, the design process should take account of this.

**Character Assessment:** An area appraisal identifying distinguishing physical features and emphasizing historical and cultural associations.

In Conservation Areas this document will be called a **Conservation Area Character Appraisal**.

15.16 Character is discussed in more detail in the next section DM13 Criterion 2.

15.17 Integrating new development into its surroundings includes making successful connections that enable linkages across the scheme and where appropriate into the existing neighbourhood to improve connectivity and contribute to a walkable neighbourhood. The appraisal and analysis of movement and infrastructure (see 15.13) should take account of any **network mapping** in connection with Active Travel. Advice can be obtained from the Council’s Travel Officer.

15.18 Well designed housing schemes will take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.

15.19 In terms of siting, scale and massing developers **must** have regard to the target housing densities set out in Policy H4 of the LDP. These are applied to create more concentrated, cohesive and sustainable communities and to protect resources by making the most efficient use of land.

**Density** – The degree of concentration of dwellings in an area, usually expressed as the number of dwellings per hectare.

**Siting** – The location of a building within its plot. Siting may also refer to the relationship of the building within its wider setting.

**Scale** – The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and way they are combined. The concept is a difficult and ambiguous one: often the word is used simply as a synonym for “size”.

**Massing** – The combined effect of the height, bulk and silhouette of a building or group of buildings.

15.20

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 1 – Connections, Principle 5 – Character and Principle 6 – Working with the site and its context .**

15.21 DM13 (2.):

**2. THE DEVELOPMENT CONTRIBUTES TOWARDS THE PRESERVATION OF LOCAL DISTINCTIVENESS AND SENSE OF PLACE.**

15.22 The Council aims to promote and reinforce local distinctiveness within Powys.

**Local Distinctiveness:** “The positive features of a place and its communities which contribute to its special character and sense of place”.

15.23 Proposals will be expected to be designed to respect and enhance the local distinctiveness of the area, particularly within areas recognised for their landscape, townscape, cultural or historic value, and areas where there is an established and distinctive design character. Developers should adopt sensitive and innovative design approaches and pay particular attention to local building materials and methods, and to the proportions and layout of historic buildings and features within the local context.

15.24 Different aspects of good design contribute to an overall sense of place. The elements that make up the character and context of a site create its innate sense of place but additional factors contribute. For example carefully designed enclosure and continuity of street frontage maximises opportunities for social interaction to create a stronger sense of place and a more recognisable identity.

15.25 Developers are sometimes criticised for building bland, non-distinctive homes in stereotypical layouts, arguably in response to a profit-led business model which dilutes good design. National planning policy, together with the role of the DCFW, seeks to address this across the industry and Policy DM13 supports this at the local level by providing an emphasis on good (high-quality) design. In assessing the design of proposals, the Council will discourage homogenised housing development (“any place, anywhere”) and seek development for Powys which contributes positively to the local area, preserving the distinctiveness of the town, village or rural surroundings in which the development is proposed.

15.26 Instilling an awareness of local character and distinctiveness will reverse the trend for homogenised housing styles. **Guidelines on locally distinctive design** included in the 2004 Residential Design Guide are being carried forward in this SPG. They are shown in **Appendix 4. CONSULTATION PHASE – REVIEW APPENDIX 4 – COMPULSORY WORDING – TEXT BOX AT POINT 13**. To inform the detailed design of new dwellings, developers should ascertain the characteristic design features of residential buildings in the settlement (or typical and traditional to that locality). **Appendix 4** includes a checklist for undertaking this type of Character Appraisal which should then inform the design decisions on detailing and appearance of the new build.

**All planning applications for new housing must take account of the guidelines on Locally Distinctive Design in Powys shown in Appendix 4, including the “general design requirements” at point 13.**

15.27 To assist in the process of identifying the special characteristics of townscape including historic character and value, the 2004 Residential Design Guide contained a number of area centre appraisals (area centres are now named as towns in the LDP) providing a general **character assessment** of each locality. These **Town Appraisals** are being retained to support the LDP. They will eventually be made available as a separate supporting document (but are currently attached in **Appendix 5** for consultation purposes).

15.28 12 towns in Powys have been assessed and appraisals are published for: Builth Wells, Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Machynlleth, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais.

15.29 The appraisals/assessments give brief histories of the area which help to explain the influences on the design and expansion of each settlement over time, and the key characteristics which contribute to the building tradition of the area. Settlement specific **design standards** have been included at the end of each appraisal.

**New housing proposed in any of the 12 towns that have an Appraisal should be designed taking account of the published guidelines and standards.**

15.30 During the life of the LDP the Council expects to see the production of new (or revised) Character Assessments arising from Place Plan work at the local level (see section 12) and/or other local design initiatives.

15.31 Where character assessments/appraisals have since been updated or newly produced (e.g. by the County Council perhaps in connection with a Conservation Area, or in a community's Place Plan or in characterisation work produced by a local Civic Society, Historic Buildings Trust or other equivalent body, the most up to date and locally specific guidance should also be taken into account. The Council will afford little weight to documents which have not undergone consultation, more weight to documents which have been through a formal consultation and engagement process with local stakeholders (including public involvement) and the greatest weight to those which have been fully adopted by the Council as SPG.

15.32 Failure to take appropriate account of the design standards discussed above including other locally relevant design guidance (e.g. adopted Place Plan content) is likely to result in an application being refused.

15.33 As discussed in **Part 1** of this SPG, placemaking is now integral to the planning system. Development which addresses the national placemaking outcomes (see para 5.1.4 **Appendix 1**) will lead to well designed housing in the right locations creating well-balanced, sustainable and vibrant communities, places where people want, and can afford, to live.

15.34 The national placemaking outcomes recognise the importance of protecting distinctive and special **landscapes** and distinctive and special **historic environments** to maximise environmental sustainability.

15.35 The Council agrees that the special characteristics of the **landscape** and the **historic environment** are often key aspects of local distinctiveness. Both topics are covered by separate **Supplementary Planning Guidance** which should be considered during the design process. A separate SPG on **Conservation Areas** is also being published alongside this Residential Design SPG.

15.36

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 5 – Character.**

15.37 DM13 (3.):

**3. ANY DEVELOPMENT WITHIN OR AFFECTING THE SETTING AND/OR SIGNIFICANT VIEWS INTO AND OUT OF A CONSERVATION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH ANY RELEVANT ADOPTED CONSERVATION AREA CHARACTER APPRAISALS AND CONSERVATION AREA MANAGEMENT PLANS, OR ANY OTHER RELEVANT DETAILED ASSESSMENT OR GUIDANCE ADOPTED BY THE COUNCIL.**

15.38 Separate SPG on Conservation Areas is being published alongside this SPG. The two documents should be read in conjunction with each other to inform development proposals situated in or affecting a Conservation Area:

**Conservation Area:** Areas of special architectural or historic interest designated by local authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Conservation Area Character Appraisal:** A published document defining the special architectural or historic interest which warranted the area being designated.

15.39 Conservation areas in Powys can be viewed here -

<https://en.powys.gov.uk/article/5860/Conservation-area-boundaries>.

Due to their special status, in assessing any development proposal within a Conservation Area, special regard will need to be given to the impact that such a proposal would have on the character and appearance of the area. At the planning application (or pre-planning) stage, discussions, negotiations and the planning decision will be informed by consultation with the Council's Built Heritage Conservation Officer.

15.40 There are 55 designated Conservation Areas in the Powys LDP area. As these do not yet have published Conservation Area Character Appraisals, the Conservation Areas SPG concentrates on providing generic guidance on assessing character and designing appropriate development in the absence of Conservation Area Character Appraisals. It includes information sources to use in order to carry out site specific character appraisals.

**As explained in the Conservation Areas SPG, developers will be expected, in the absence of an adopted Conservation Area Character Appraisal, to undertake their own site specific character appraisal to inform development proposals which are within or affecting the setting of a conservation area.**

15.41 Permitted development rights (see Part 3) are generally more restrictive in Conservation Areas (<https://gov.wales/planning-permission-permitted-development-rights-householders>). Additionally, some Conservation Areas in Powys are subject to an **Article 4 Direction**: A planning measure which takes away specific permitted development rights where the local planning authority considers it appropriate to control such development. You therefore need to check with the Council as to whether an Article 4 Direction is in place to determine whether a planning application is required and certainly check as a precaution before commencing any development work. The following link also holds information: <http://built-heritage.powys.gov.uk/index.php?id=5360&L=0>.

15.42

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 5 – Character and Principle 6 - Working with the site and its context .**

15.43 DM13 (4.):

**4. THE DEVELOPMENT DOES NOT HAVE AN UNACCEPTABLE ADVERSE IMPACT ON EXISTING AND ESTABLISHED TOURISM ASSETS AND ATTRACTIONS.**

15.44 Tourism is one of the major economies in Powys. Criterion 4, together with the detail in Policy SP7 (shown in **Appendix 7**), seeks to secure compatible land uses which do not adversely impact on existing tourism provision and visitor (or resident) enjoyment of tourism assets. Tourism assets are those facilities/ services/attractions/characteristics which derive a direct income from tourism activity or which make a direct or indirect financial contribution to the overall tourism economy within the county.

15.45 It is important that new housing through its location, scale, siting and appearance does not erode the special characteristics on which the tourism industry is based within Powys (e.g. upland wilderness and tranquillity, the rural landscape, scope for outdoor pursuits, visually attractive/ multifunctional resources such as reservoirs, canals e.t.c.) or the special tourist attractions, services and facilities across the County (e.g. historic properties, visitor attractions, accommodation provision, features of visitor interest) which provide visitor or local appeal. This applies in all settings, from the Powys towns through to the deep rural countryside.

15.46 It is also important that the function and operation of such facilities and services should not be adversely impacted or impeded by new residential development. Where a proposed development has potential to impact upon a tourist attraction, service or facility it should be demonstrated and justified in the DAS (or Planning Statement) that there will be no resulting detrimental impacts.

15.47

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 6 - Working with the site and its context .**

15.48 DM13 (5.):

**5. THE LAYOUT OF DEVELOPMENT CREATES ATTRACTIVE, SAFE PLACES, SUPPORTING COMMUNITY SAFETY AND CRIME PREVENTION.**

15.49 Local authorities are under a legal obligation (Crime and Disorder Act 1998) to consider the need to prevent and reduce crime and disorder in all decisions they take (PPW10). Nonetheless safe environments should not compromise on design quality.

15.50 TAN12 recognises that good design results in crime prevention – the way in which development is designed to protect property by allowing for natural surveillance; improving the community’s and individual’s safety by reducing conflicts in uses; and promoting a sense of ownership and responsibility. [Secured by Design](#) is a well established initiative which involves the police working with planners and those in the development industry to “design out crime” in a multitude of ways.

15.51 Good design of the public realm (the space that is accessible physically, visually and culturally to the public) ensures high quality, attractive and safe streets and spaces for all members of society. Designing safe and attractive places therefore includes consideration of the open space and amenity space within and/or nearby the development. The separate SPG on [Open Space](#) (supporting Policy DM3) is relevant as is DM13 Criterion 8 (discussed below).

15.52 The *Practice Guidance on Sustainable Buildings* (2014) identifies that **good site layout** *provides a framework for sustainable buildings and adds value to the spaces between them*. To help to maximise the sustainable benefits from the opportunities available the guidance recommends that developers holistically consider the following aspects of site layout:

- Network and hierarchy of routes
- Green infrastructure
- Enhancing biodiversity
- Site wide water management and drainage
- Connections to district heating networks
- Orientation and solar access
- Parking and transport
- Density

15.53 In creating attractive and safe places, It is important that developments are designed to make it easy for people to find their way around. This is known as legibility. Developers should aim to “*create a network of well defined streets and spaces with clear routes, local landmarks and marker features*” as these features mean that people will notice and remember them as it will be easier to retain a mental map of the place” (BfL 12).

15.54 The design guidance in **Appendix 3** explains how **legible** development inputs into creating a positive image and “sense of place” and BfL standards also recognise how the design and position of buildings can create **well defined streets and spaces** which are essential to creating an attractive residential environment.

15.55 Good urban design means that streets are designed in a way that encourages low vehicle speeds, allowing the street to function as a social space. This principle also includes designing homes that offer both good natural surveillance (contributing to the safety and vitality of the street) and attractive well designed (detail, craftsmanship and build quality) frontages which enhance both the kerb appeal of the homes whilst contributing to a visually interesting street. The design of streets will need to comply with Manual for Streets and Active Travel Design Guidance (see Criterion 10.).

15.56 Sufficient and well-designed car parking also has an important impact on the attractiveness and safety of the street.

15.57 TAN12 (in section 5.11) recognises that where and how cars are parked can be a major factor in the quality of a development and advises that vehicles should not be allowed to dominate the space or inconvenience pedestrians and cyclists, although the needs of disabled people to park near their dwellings should be acknowledged.

15.58 The external storage arrangement for bins, recycling stores, vehicles and cycles can, unless well-designed, adversely impact upon the quality of the street scene.

15.59

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 7 - Creating well defined streets and spaces, Principle 8 - Easy to find your way around, Principle 9 – Streets for all, Principle 10 - Car parking and Principle 12 - External storage and amenity space.**

15.60 DM13 (6.):

**6. IT CONTAINS AN APPROPRIATE MIX OF DEVELOPMENT THAT RESPONDS TO LOCAL NEED, INCLUDES A FLEXIBILITY IN DESIGN TO ALLOW CHANGES IN USE OF SUBSEQUENT BUILDINGS AND SPACES AS REQUIREMENTS AND CIRCUMSTANCES CHANGE.**

15.61 Residential schemes, where sufficiently large, should provide a mix of tenures and property types to encourage the development of a diverse community with living opportunities for all members of society. Wherever possible there should be a mix of uses, and variety and choice in types of properties and places.

15.62 LDP housing Policy H3 requires that development provides a suitable mix of housing types and the Plan's Affordable Housing policies ensure that, in suitable circumstances, a proportion of new homes are secured as "affordable in perpetuity" for the benefit of local people who are not able to afford market housing to buy or rent in the area. Negotiations at the planning application stage will determine how many affordable homes are to be built and if homes are to be affordable homes for sale or rent (see [Affordable Housing SPG](#), October 2018).

15.63 Ensuring that a site has a range of dwelling sizes will provide for the housing needs of a wide cross section of the population and will help to install a balanced community in the new neighbourhood. The Council will have regard to the comments made by the Housing Department/Affordable Housing Officer in determining planning applications and deciding upon whether the proposed development offers a suitable mix to meet the needs of a given locality. The Council will use evidence, including the findings of the Local Housing Market Assessment, in order to seek and secure the most appropriate range and mix of new housing for a site.

15.64 Developers are encouraged to consider whether there are opportunities to provide other uses, in addition to residential, that will make the development more self-contained, reducing the need for car use; and/or provide facilities and services (e.g. shops, offices, workspaces) that will make the local area more sustainable. Use can be mixed vertically as well as horizontally (e.g. consider residential above ground floor office use).

15.65 Given the ageing population of Powys coupled with the problems of housing supply and housing affordability including for first time buyers, the Council will look to ensure that developers have particular regard to the general need for more smaller homes (one and two bedroom including single storey designs) across the County. Developers are also encouraged to investigate the scope for specialist accommodation (e.g. for retirement and/or sheltered housing, assisted living, co-operative and community led housing schemes, live/work units, self-build opportunities etc).

15.66 In terms of flexibility, the **Lifetime Homes** concept is an industry standard (and a Welsh Government requirement for homes that have public funding) which centres on 16 design criteria to ensure that homes are built with design features

which add to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

*“Lifetime Homes are all about flexibility and adaptability; they are not ‘special’, but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage”.* (Lifetimehomes.org.uk).

Developers may wish to follow the Lifetime Homes criteria as good practice.

15.67

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 4 – Meeting local housing requirements.**

15.69 DM13 (7.)

**7. IT IS INCLUSIVE TO ALL, MAKING FULL PROVISION FOR PEOPLE WITH DISABILITIES.**

15.70 Development proposals **must** address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with younger children (PPW, 3.6).

15.71 The Welsh Government guidance on Design and Access Statements (2017) has a useful appendix which sets out the principles of inclusive design (insert link). This is replicated in **Appendix 6**.

~~15.72 Development proposals can be assessed against the five identified principles.~~

A development which offers good inclusive design will:

- Place people at the heart of the design process
- Acknowledge diversity and difference
- Accommodate all users
- Provide for flexibility in use
- Provide buildings and environments that are convenient, enjoyable and safe to use for everyone

15.73 The Lifetime Homes concept (see 15.66) is centred on providing residential development designed with flexibility and adaptability in mind to accommodate changing circumstances and ensuring that homes are accessible to all including anyone who's disabled.

15.74 Both the **Building Regulations** and the **Planning** regimes (including through Design and Access Statements - see 9.4) stipulate requirements for developers to design inclusive accessible development.

15.75

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 8 - Easy to find your way around and Principle 9 – Streets for all.**

15.76 DM13 (8.)

**8. IT INCORPORATES ADEQUATE AMENITY LAND, TOGETHER WITH APPROPRIATE LANDSCAPING AND PLANTING.**

15.77 All development proposals **should** incorporate an area(s) for **passive, informal recreation** appropriate to the scale and type of the proposal. Informal amenity areas within housing developments provide opportunities for communities to interact and meet and greet, passers by to stop and chat. They should be overlooked (natural surveillance) to increase security and avoid nuisance issues.

**Amenity:** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

15.78 PPW (3.6) recognises that good design can encourage people to meet and interact with each other, helping to address issues surrounding loneliness.

15.79 Well designed and appropriate landscaping and planting can contribute to biodiversity and environmental sustainability whilst supporting healthy and active lifestyles and improving the amenity value of a place and its surroundings.

15.80 In respect of housing developments of **10 or more** dwellings, developers **must** have regard to the provision of new (or potentially the improvement of existing) **Public Open Space** (Policy DM3) to serve the development. The Council's Open Space Assessment identifies existing provision for different categories of open space for towns and large villages. More detail is provided in the adopted **Planning Obligations SPG** (October 2018) and the **Open Space SPG**. ~~which is being published consecutively with this Residential Design Guide.~~

15.81 Applicants are advised that Open Space should not be interpreted solely as Play Space and the different typologies for Open Space have an important role in offering multifunctional benefits, such as contributing to the green infrastructure network and/or providing for sustainable drainage whilst creating an attractive environment which promotes residents health and well being and improves quality of life.

15.82 In planning for amenity land or other open space provision, developers are expected to consider how the space can support green infrastructure. This is because elements of green infrastructure contribute to sustainable placemaking in a variety of ways including:

- Providing useable green space to encourage activity and healthy living
- Improving biodiversity and habitat connectivity
- Dealing with drainage and reducing surface water run-off
- Plants absorbing carbon dioxide
- Green spaces being used to enhance micro-climate, providing shading and evaporative cooling
- Identifying and protecting space for growing food
- Providing amenity space for social interaction and play to promote well-being

15.83 In designing landscaping, applicants should also consider opportunities for habitat creation such as:

- Creating **ponds** with gently sloping bank profiles to encourage colonisation by native flora and fauna
- Increasing **tree planting** with native species.
- Creating **hedges** on banks to act as natural boundary treatments.

15.84

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 11 – Public and private spaces.**

15.85 DM13 (9.) and DM13 (10.)

**9. THE PUBLIC RIGHTS OF WAY NETWORK OR OTHER RECREATION ASSETS LISTED IN POLICY SP7 (3) ARE ENHANCED AND INTEGRATED WITHIN THE LAYOUT OF THE DEVELOPMENT PROPOSAL; OR APPROPRIATE MITIGATION MEASURES ARE PUT IN PLACE WHERE NECESSARY.**

**10. THE DEVELOPMENT HAS BEEN DESIGNED AND LOCATED TO MINIMISE THE IMPACTS ON THE TRANSPORT NETWORK - JOURNEY TIMES, RESILIENCE AND EFFICIENT OPERATION - WHILST ENSURING THAT HIGHWAY SAFETY FOR ALL TRANSPORT USERS IS NOT DETRIMENTALLY IMPACTED UPON. DEVELOPMENT PROPOSALS SHOULD MEET ALL HIGHWAY ACCESS REQUIREMENTS, (FOR ALL TRANSPORT USERS), VEHICULAR PARKING STANDARDS AND DEMONSTRATE THAT THE STRATEGIC AND LOCAL HIGHWAY NETWORK CAN ABSORB THE TRAFFIC IMPACTS OF THE DEVELOPMENT WITHOUT ADVERSELY AFFECTING THE SAFE AND EFFICIENT FLOW OF TRAFFIC ON THE NETWORK OR THAT TRAFFIC IMPACTS CAN BE MANAGED TO ACCEPTABLE LEVELS TO REDUCE AND MITIGATE ANY ADVERSE IMPACTS FROM THE DEVELOPMENT.**

15.86 Criteria 9. and 10. can be considered together as both relate to transport and travel. Criterion 9. aims to ensure that Powys' strategic recreational assets are protected whilst the benefits they offer towards sustainable infrastructure and active travel are utilised and maximised. Criterion 10. concerns the efficiency and safety of our highways which should not be compromised by new development.

15.87 Highway safety will be a major determinant of an acceptable scheme and in many cases will impact upon design and layout. The LDP has separate transport policies to be considered alongside DM13. Policy T1 (Transport – Travel, Traffic and Transport Infrastructure) should be read in conjunction with Policy DM13, including the R.J. to DM13 at 4.2.80 – 4.2.83.

15.88 The Highways Authority response on planning applications or pre-application planning enquiries will be guided by the following documents (or any revision/ replacement):

- Manual for Streets 1 & 2
- CSS Wales Parking Standards
- PCC Highway Design Guide
- Active Travel Design Guidance

15.89 The **Sustainable Transport Hierarchy** of national planning policy (Figure 8 of PPW - **Figure 3** below) aims to prevent car-dependent developments in unsustainable locations, and **supports** the delivery of **schemes** located, designed and supported by infrastructure **which prioritises access and movement by active and sustainable transport**. Formally introduced into land-use planning by edition 10 of PPW, all new development **MUST** take account of the Hierarchy which

prioritises **walking, cycling and public transport** ahead of the private motor vehicle. It is a key principle to be taken into account in both preparing development plans and in the consideration and determination of planning applications.

15.90 Active Travel can be facilitated by new developments which are carefully designed to ensure “efficient lines” are created through a development integrating new pathways with existing and potential off-site links, for example providing footpath/cycleway links, stiles, gates, bridges, signposting etc. In some cases it will be appropriate for this to be achieved through the enhancement of the existing PROW network. The Council’s network mapping of Active Travel routes includes both Existing (ERM) and aspiration (INM) routes. Site development proposals/layout/suitability may be affected by network mapping and if so, the Planning response will be informed by discussions with the Council’s Travel Officer.

**Figure 3 - The national sustainable transport hierarchy for planning**

Figure 8: The Sustainable Transport Hierarchy for Planning



15.91 Design and Access Statements (or supporting Planning Statements) can be used to show how the design of a scheme has responded to the hierarchy as well as demonstrating how the design of streets has responded to urban design principles.

15.92 Welsh Government stress that rigid design standards are not appropriate if they lead to poor quality residential design and instead require that “planning authorities must ensure the design of streets contributes to the creation of high-quality places, which will require a multi-disciplinary approach, and should challenge development proposals with standardised, prescriptive, engineering-focussed, risk-adverse street design” (PPW, 4.1.22). The design of new or enhanced streets should therefore respond to urban design principles, including those in Manual for Streets and the Active Travel Design Guidance.

15.93 Active Travel Design Guidance is statutory and complements the Active Travel Act. The guidance sets out the standards expected of new and improved active travel infrastructure in Wales, including related facilities, and the considerations to be taken into account when choosing the design solutions for particular routes and sites. It also sets out effective approaches to planning walking and cycling networks and includes audit tools to assess existing infrastructure and future routes for their suitability. The network mapping of existing and aspiration Active Travel routes may impact upon the suitability of a site for development and/or inform the type of infrastructure provision or improvements requested by the Council.

15.94 At the planning application (or pre-planning) stage, the planning decision will be informed by consultation with the Council's Highways and Travel Officers. Requisite highways improvements are most often controlled by planning conditions. Off site works usually need to be secured by planning obligation.

15.95 Allocated housing sites may already have identified highways issues – The details in Appendix 1 of the LDP should be checked.

15.96 The design of development should be such that it encourages residents to both reduce car dependency and make use of sustainable travel opportunities and recreational provision in support of healthy active lifestyles. BfL Principle 2 (Facilities and Services) asks developers to provide “access for all” and encourage walking, cycling or using public transport to reach community facilities where they are locally available. Good design improves the quality of connections rather than creating barriers and wherever possible developers should provide safe, convenient and attractive routes between homes and public transport routes to encourage it's use.

15.97 Ultra Low Emission Vehicles (ULEV) are prioritised above other private motor vehicles in the transport hierarchy. Therefore ULEV charging should always be considered within new residential development. Developers may be keen to voluntarily provide their homes with these facilities for reasons of future-proofing which may also increase sales interest.

15.98 In accordance with PPW10 (4.1.42) “The provision of ULEV charging points should be planned as part of the overall design of a development. Charging points must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance”.

15.99 It is of note that in the case of new **non-residential** development the Welsh Government now expect Council's to seek a minimum of 10% car parking spaces with ULEV charging points.

15.100 The Council can require new/improved infrastructure provision by means of planning obligation where the legal tests for seeking an obligation are met. See Policy DM1 and the [Planning Obligations SPG](#). This may include improvements in respect of Active Travel routes in support of the Sustainable Transport Hierarchy.

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 1 - Connections, Principle 2 – Facilities and services, Principle 3 – Public Transport, Principle 7 – Creating well defined streets and spaces, Principle 9 – Streets for all and Principle 10 – Car parking.**

15.101 DM13 (11.)

**11. THE AMENITIES ENJOYED BY THE OCCUPANTS OR USERS OF NEARBY OR PROPOSED PROPERTIES SHALL NOT BE UNACCEPTABLY AFFECTED BY LEVELS OF NOISE, DUST, AIR POLLUTION, LITTER, ODOUR, HOURS OF OPERATION, OVERLOOKING OR ANY OTHER PLANNING MATTER.**

15.102 The creation and promotion of healthier places is one of the key national sustainable place making outcomes.

15.103 At the individual level, houses should be designed to ensure that there are no adverse affects on privacy and amenity.

The **design standards** in the **householder** section ([Part 3](#)) in respect of the amenity, privacy and overlooking criteria should be applied to all proposed housing development (see adopted Guidance Note 2 and 2a, e.g. minimum distances of separation, design to prevent overshadowing/overbearing impact on neighbouring homes).

15.104 It is recognised that poorly planned bins and recycling stores can cause problems for residents and detract from the quality of the street scene. The BfL 12 principles recommend that storage for bins and recycling items should be carefully planned so as to be convenient and fully integrated.

15.105 In terms of nuisance issues such as noise, dust, odour and air pollution, at the planning application (or pre-planning) stage, the planning decision will be informed by consultation with the Council's Environmental Health Department.

15.106 Developers may enrol with the voluntary "considerate constructors scheme" standards to show their commitment to reducing nuisance/inconvenience during the building phase of new housing. Furthermore, the Royal Town Planning Institute have published practice guidance on "[Planning for Construction Safety](#)" in response to issues surrounding safety and congestion from construction traffic.

15.107

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 6 – Working with the site and its context.**

15.108 DM13 (12.)

**12. ADEQUATE UTILITY SERVICES EXIST OR WILL BE PROVIDED READILY AND TIMELY WITHOUT UNACCEPTABLE ADVERSE EFFECT ON THE SURROUNDING ENVIRONMENT AND COMMUNITIES.**

15.109 This criterion will mainly be addressed early in the site analysis and design process as utility services will be an essential requirement for any new home. In determining planning applications the Council will have regard to the comments which arise from public and statutory consultation including those received from water and sewerage undertakers and from Natural Resources Wales as well as comments from the Council's Environmental Health team.

15.110 Utility providers forward plan on a rolling basis using evidence from the adopted plan (i.e. the housing land allocations) and by recording other sites with a "live" planning permission. Upgrades required to public infrastructure (e.g. waste water treatment works) are identified and phased by the providers but these may need to be constructed and ready before a development is deemed acceptable for planning permission to ensure that new development is timed appropriately in accordance with the available infrastructure provision. Alternatively, when granting permission, the Council may use planning conditions to ensure that housing delivery is phased to accord with infrastructure availability. Where infrastructure constraints of this nature are known for the LDP allocated sites, they are detailed in Appendix 1 of the Plan. In relevant circumstances the Council may use Policy DM1 (Planning Obligations) to secure essential infrastructure to serve the proposed site – see the separate [Planning Obligations SPG](#).

15.111 In the case of non-mains foul drainage, which should occur only where connection to the main sewer is not feasible, the Council's Environmental Health Officers will advise on acceptability in accordance with the criteria set out in relevant guidance (currently Welsh Government Circular CIR 008/2018 - *Planning requirements in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants*) concerning effects on the environment, amenity and public health in the locality.

15.112 In assessing provisions for sewerage, the Council will expect developers to comply with the hierarchy set out in the Circular which provides for:

1. firstly, a presumption for foul drainage discharging into a public sewer;
2. secondly, where the Council is satisfied that connection to a public sewer is not feasible taking into account cost and/or practicability, a presumption for a package sewage treatment plant;
3. thirdly, a system incorporating a septic tank(s) **only** where the above options are clearly demonstrated by the developer as not feasible taking into account cost and/or practicability;
4. and finally, cesspools which are not a sustainable, long term solution for sewage provision and are last in the hierarchy for consideration.

15.113 Developers are expected to discuss proposed sewage disposal arrangements for a development **before** a planning application is made, Circular

008/2018 advises that discussions should take place with the Council (planning authority), Natural Resources Wales and the sewerage undertaker.

15.114 In designing private sewerage treatment solutions, developers should request a “***Drainage Field Siting and Percolation Test Calculation Form***”\*\* from the Council’s Environmental Health department. This process involves percolation tests which **must** be undertaken to prove the site’s suitability at the pre-application stage. Failure to supply the required details will mean that a planning decision cannot be made in the absence of the relevant information and the risk of a planning refusal on the grounds of insufficient information.

\*\*For ease of access, the Council will try to publish this pro-forma on the LDP pages alongside the final SPG. This note to be removed in final document, Nb. Remember to publish doc!.

15.115 DM13 (13.)

**13. IT DEMONSTRATES A SUSTAINABLE AND EFFICIENT USE OF RESOURCES BY INCLUDING MEASURES TO ACHIEVE:**

- i. ENERGY CONSERVATION AND EFFICIENCY.**
- ii. THE SUPPLY OF ELECTRICITY AND HEAT FROM RENEWABLE SOURCES.**
- iii. WATER CONSERVATION AND EFFICIENCY.**
- iv. WASTE REDUCTION.**
- v. THE PROTECTION, WHERE POSSIBLE, OF SOILS, ESPECIALLY IMPORTANT CARBON SINKS SUCH AS THICK PEAT DEPOSITS.**

15.116 Criterion 13. seeks to secure sustainable residential design. As recommended by TAN12, developers are referred to the [WG Practice Guidance on Planning for Sustainable Buildings](#) (July 2014). The publication is available on-line through the Welsh Government and DCFW websites. This guidance summarises the benefits of good sustainable design as including:

- Efficient use and management of materials and natural resources
- Long life buildings which cost less to maintain and hold their value
- Good energy performance which reduces consumption, wasted energy, expensive bills and running costs for businesses and residents alike
- Good, comfortable places to live and work which support well-being and aid workforce productivity
- Healthcare environments where patient experience is better and recovery times are faster
- Education environments that enhance learning outcomes
- Good homes, neighbourhoods and green spaces that support quality of life, well-being and public health
- Improved biodiversity and landscape networks
- Greater access to green infrastructure which encourages healthy, active lifestyle
- Excellent development practice which is good for business and property values

15.117 Housing may be built to recognised Eco-homes standards in the industry. The general term ecohome can encompass a number of different house types/construction methods or sustainable housing design but means essentially that the dwelling by design and construction minimises its environmental impact.

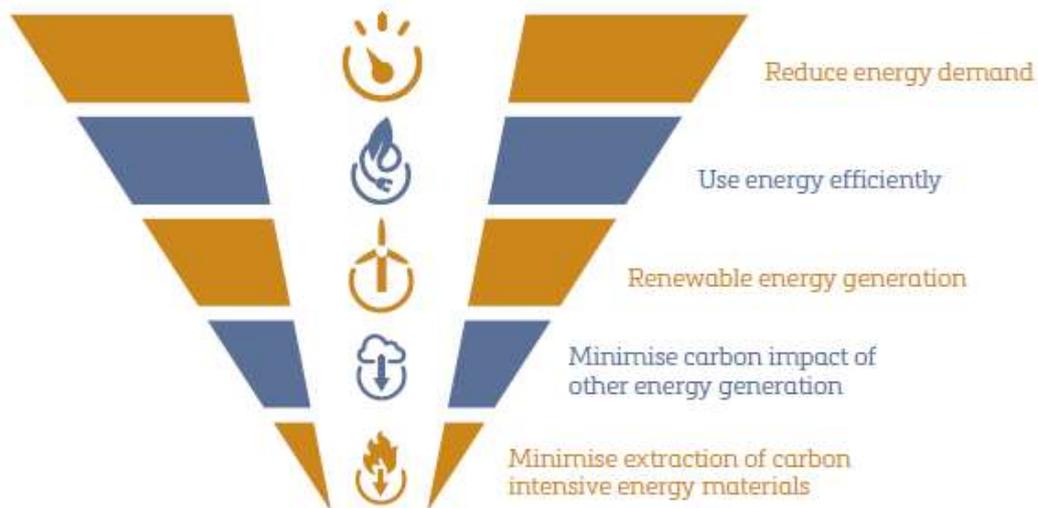
15.118 National planning policy also supports low-impact **One Planet** homes (more information can be found in TAN6) as an exception to general house building policy. These are unique to Wales. One Planet homes must be zero carbon in construction and use and prove that they will have a reduced ecological footprint.

15.119 All new development is expected to mitigate the causes of climate change in accordance with the **energy hierarchy** for planning (Figure 9 of PPW - **Figure 4** below). To support the hierarchy, PPW (5.8.3) advises that **sustainable building design principles should be integral to the design of new development**. Development proposals should:

- Mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and
- Include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change

#### Figure 4 - The national energy hierarchy for planning

Figure 9: The Energy Hierarchy for Planning



15.120 It is Welsh Government policy to secure zero carbon buildings and whilst the country moves towards these the Government continues to promote a range of low and zero carbon technologies. PPW (5.8.1) clarifies that the planning system should **support new development** that has **very high energy performance, supports decarbonisation, tackles the causes of climate change and adapts to the current and future effects of climate change**.

15.121 **Building Regulations** stipulate various energy and resource efficiency measures. PPW (5.8.6) reminds developers to take into account future requirements for carbon reduction in new buildings, as a result of changes to Building Regulations in Wales, when designing their schemes. Being mindful of any future changes will ensure design aspects of requirements are considered as early as possible. Other Building Regulations requirements, for example the mandatory requirement for automatic fire suppression systems in Wales, must also be considered early in the design stage.

15.122 The separate adopted SPG on Renewable Energy (April 2019) contains guidance on renewable energy opportunities for district heating and on micro-generation (which may benefit from domestic permitted development rights).

15.123 In terms of water conservation and management issues, since January 2019, **all new developments of more than 1 house or where the construction area is of 100m<sup>2</sup> or more require sustainable drainage** to manage on-site surface water. Surface water drainage systems (SuDs) **MUST** be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The primary legislation is found in Schedule 3 of the Flood and Water Management Act (FWMA) 2010.

15.124 PPW confirms the provision of SuDS must be considered as an *integral part* of the design of new development and considered at the *earliest possible stage* when formulating proposals for new development. Design for *multiple benefits* and *green infrastructure* should be secured wherever possible.

15.125 Schemes **must** be SuDs approved before development commences. For schemes in Powys, the Council are the SuDs Approval Body although the system is not managed by the planning department. Further guidance is available from:

<https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

15.126 Early consideration of SuDs is essential to ensure that the development, when designed with SuDs in mind, meets the test of high quality design and that all the relevant issues are looked at holistically. The Land Drainage SPG (April 2020) will offer further guidance.

**New para** Water companies encourage the use of SuDs in new developments to manage surface water and recommend that wherever possible on brownfield sites, the re-development should include the separation of surface water from the combined sewerage system.

**New para** In terms of water efficiency, to reduce overall domestic water consumption, developers should consider installing water efficient fittings in all areas of the property (kitchen, bathrooms and shower rooms, supplying external water butts etc). Water companies can provide recommendations and may offer incentives to developers who build properties designed to consume less than the maximum volume of water per person per day specified in Building Regulations.

15.127 In terms of waste reduction and waste management, developers should have regard to advice in PPW, including section 5.12 (Design Choices to Prevent Waste).

15.128

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see section 6.2) Principle 6 – Working with the site and its context.**

15.129 DM13 (14.)

**14. INVESTIGATIONS HAVE BEEN UNDERTAKEN INTO THE TECHNICAL FEASIBILITY AND FINANCIAL VIABILITY OF COMMUNITY AND/OR DISTRICT HEATING NETWORKS WHEREVER THE DEVELOPMENT PROPOSAL'S HEAT DEMAND DENSITY EXCEEDS 3MW/KM<sup>2</sup> .**

15.130 This criterion has not been considered further in this SPG as it is addressed in the Plan's R.J. (4.2.92-4.2.95) and supported by **section 7.10** in the adopted [Renewable Energy SPG](#) (April 2019).

## PART 3: GUIDANCE ON HOUSEHOLDER DEVELOPMENT

### 16. Householder development and householder permitted development rights

16.1 An existing single home can often **be altered or extended** under householder permitted development rights (enabling development without the requirement for a planning application). Guidance can be found at:

<https://beta.gov.wales/planning-permission-permitted-development-rights-householders>

16.2 Unless the proposed development is classed as permitted development, a planning application will be required. Development that requires a Householder Planning Application should be designed taking into account the following attached design guidance:

- Guidance Note 1: Understanding your house and area
- Guidance Note 2: Extensions and conservatories
- Guidance Note 3: Garages and outbuildings
- Guidance Note 4: Dormer windows and rooflights
- Guidance Note 5: Boundary Treatments
- Guidance Note 6: Planting
- Guidance Note 7: Providing for access and parking
- Guidance Note 8: Raised platforms
- Guidance Note 9: Resource efficiency
- Guidance Note 10: Crime prevention

16.3 Household­ers exercising their permitted development rights may also find the principles in the guidance notes helpful.

#### Review Appendix 4 (including general design requirements):

Pg 100 – no reference to timber – preferred materials should include timber

Appendix 4 comments: should not include chimney stacks – it defeats energy efficiency aims; re: acceptable roof pitches (outdated?); stone, slate or brick cills (rather curious); Flemish brick bond criteria - reconsider these as design guidance that increases costs risks housing delivery.

Presteigne Area Centre (Town) Appraisal – review – review all Town Appraisals? Compulsory standards – requiring chimney stacks, unnecessary, wasting land, space and materials. Design criteria (eg two and three storey) doesn't enable bungalows which are needed, appraisal precludes eco homes, 3 metre maximum set back conflicts with parking requirements?

#### Reduce Length and number of Appendices Overall:

Recommendation: The Council will review the whole SPG and assess whether it can contain more cross-references/signposting to avoid repetition and reduce the length of the document/number of appendices.