

BRIEFING NOTE

Title:	Design Guidance for Neighbourhood Plan
Project:	Peover Superior
Reference:	18-003
Purpose:	To suggest how Design Guidance set out within the Peover Superior Parish Design Guide can be incorporated into a Neighbourhood Plan.
Date:	17th April 2018

1.1. The Peover Superior Design Guide contains specific guidance for homeowners and landowners proposing development within the Parish. The document identifies Character Areas across the Parish and the key features which contribute to each. It then details a series of Building Typologies. The Character Areas and Building Typologies are intended to guide those proposing new buildings or alterations to existing buildings to ensure schemes make a positive contribution to and do not detract from the Parish's character. The final part of the Design Guide provides specific guidance on what type of development will and will not be supported. It addresses; retention of identified landscape features (page 38), retention of paddocks within Over Peover (page 39), previously developed sites (page 39), retention of key features of estate landscapes (page 39), good design in householder applications (extensions, roof and window alterations, front boundaries) (page 41-42).

1.2. As a result we suggest the Neighbourhood Plan contains policies on the following matters, listed below, in order to bolster the guidance within the Design Guide and incorporate it into statutory planning policy (the Neighbourhood Plan).

Policy 1 – The Peover Superior Design Guide

1.3. This policy should require that applicants demonstrate how all new development responds to the guidance set out within the Design Guide. Schemes should comply with the guidance or provide strong considerations as to why an alternative approach is appropriate. The policy should make it clear that the Design Guide seeks to ensure schemes make a sportive contribution to the character of the Parish and does not intend to preclude contemporary or innovative design solutions.

Policy 2 – Landscape Character

1.4. A policy which recognises the important contribution of landscape features (as listed within the Design Guide, page 38) to the Parish's character. The policy should identify the features and seek to ensure that all new development contributes towards the retention and enhancement of such features, where relevant. You may prepare a series of criteria for schemes to consider. The policy could also include a requirement for schemes to mitigate the loss of such features if unavoidable.

Policy 3 – Parish Character Areas

1.5. The third suggested policy should require new development, where considered an appropriate scale or of relevance, to demonstrate how the design has taken the relevant Character Area guidance into account. Applicants should identify how they have responded to local townscape and landscape character as set out within the Design Guide and have avoided the degradation of its key features set out within the Design Guide. You may prepare a series of criteria for schemes to demonstrate compliance with.

Policy 4 – Previously Developed Land

1.6. This policy could state a preference for reuse of previously developed sites over green field sites and could set a list of criteria against which proposed schemes are assessed. The criteria could address the following; appropriate density and plot sizes, active frontages, connections to the Parish's services, parking, housing mix and type.

Policy 5 – Front Boundaries

1.7. The final policy should resist the loss of front boundaries across the Parish and support schemes which propose appropriate boundary treatments. The loss of front boundaries and front gardens to provide parking will be resisted unless it can be demonstrated that the scheme retains as much of the front boundary and landscape features as possible. This policy can be quite specific and state that, where planning permission is required, certain types of boundary will be supported; brick walls with hedgerows of native species, hedgerows and field gates. This should be subject to what is considered appropriate for the relevant Building Typology and Character Area. The policy can also state that proposals for front boundaries which do not positively contribute to the character of the Parish will not be supported.

1.8. The above suggestions provide an outline of the policies which you can include in your Neighbourhood Plan to encourage a high standard of design in line with your Design Guide. They are written in plain English and would need to be prepared in the formal planning policy written style in order to be included within a Neighbourhood Plan. The policies should not provide overly detailed or restrictive comments regarding design but should leave that role to the Design Guide itself in order to ensure the policies remain appropriately flexible as planning policies. This advice is based on our own experience in taking such policies through Examination.