

Housing design, density and character

As part of its work on the Local Development Framework (LDF), New Forest District Council has adopted a Supplementary Planning Document (SPD) on Housing Design, Density and Character. This guidance addresses the need to respect and strengthen local character with a high quality of design while seeking more efficient use of land.

- Housing design density and character
- Sustainability appraisal report
- Sustainability appraisal – Annex 1
- Sustainability appraisal – Annex 2
- Adoption statement
- Report to Cabinet
- Comments and response schedule
- Consultation process

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Housing **design**, density and character
supplementary planning document

Adopted April 2006

This document was formally adopted by the New Forest District Council cabinet at its meeting of April 5th 2006. This guidance should therefore be referred to in the preparation of applications for all development involving housing.

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The above kindly offered valuable assistance as well as examples, illustrations and photographs contained in the document.

The illustration of projects does not imply endorsement by the Council in your particular situation. While they may be of interest, drawings and photographs are used for illustration only and may represent one way of achieving design goals in their own particular context. Your own context will be different.

Cover Image courtesy of Gary Worsfold, Quantum Homes Ltd

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Housing design, density and character

Aims of this Supplementary Planning Document

- To promote good design in new residential development.
- To ensure that new residential development respects local character and identity.
- To promote the successful implementation of policies which promote higher densities in new residential development.
- To give practical advice to the designers and developers of new housing, on how to achieve successful developments that can secure planning permission.
- To highlight the links between quality of design and successful higher density development.
- To assist in the preparation of Design and Access Statements that will accompany planning applications for residential schemes.
- This document is not a design guide. The SPD is about the process that should be followed in order to achieve better designed new residential environments in our towns and villages.



Introduction

If you are considering making a planning application that includes residential development, it is important to take account of this guidance in making your submission, and to do this from a very early stage in working up your proposals for a site.

This guidance is supplementary to the New Forest District Local Plan First Alteration, and relates particularly to the following policies:

Policy DW-E1 General development criteria

Development shall be appropriate and sympathetic in scale, appearance, materials, form, siting and layout, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading or other adverse impact on local amenities. Developers shall have regard to:

- a the scale and siting of the proposal in relation to adjoining development, spaces, the character of the area and the wider landscape. This will involve consideration of height, massing and density, relationship to adjoining buildings and land uses and landscape features on and off site, and other potential impacts of the proposal on local amenities e.g. noise, light or other forms of pollution, including those arising from traffic generated by the development (see also Policy DW-E43, Section C6); and
- b materials and built form in relation to the character of adjoining development, local vernacular and any historic features (see also Policies DW-E18 to DW-E29, Section C2).

Policy DW-E2 Density and Mix of Housing Development

Within the defined built-up areas the average net density of residential development should be a minimum of 30 dwellings per hectare (dph). Higher net densities (40-50 dph and above) should be achieved at locations where good pedestrian and public transport access to local and town centre facilities exists, or can be created. Sites in or close to town centres as defined on the Proposals Map will be expected to provide for densities of at least 50 dph.

Development should:

- i reflect the principles of good urban design as set out in Policy DW-E1, ensuring the creation of a high quality living environment with no unacceptable impact on the established character of the area (including Conservation Areas in accordance with Policy DW-E23, Section C2 and Areas of Special Character in accordance with Policy DW-E11 below); and
- ii on sites of 15 or more dwellings provide a minimum of 50% 1 and 2 bedroom units; and
- iii have regard to Policy DW-T9, Section C9 regarding parking standards; and
- iv meet the open space requirements set out in Policies DW-R3, Section C10 and DW-E10 below.

Background information

National policy

Government policies promote good design in new development.

Planning applications for new housing development must be accompanied by a Design and Access Statement (DCLG Circular 01/2006 - from 10-8-06). The Circular defines a Design and Access Statement as a report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. The guidance contained in this document should be used to prepare the Design and Access Statement.

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's objectives for the planning system. Particularly relevant to this SPD are the objectives:

- To promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities.

And

- To promote the more efficient use of land through higher density mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land.

PPS1 emphasises the importance of design and seeks positive consideration of design issues. One of the Key Principles set out in PPS1 is:

"13(iv): Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted."

Further, paragraph 33 states:

"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."

It states good design should:

- address the connections between people and places by considering the needs of people to access jobs and key services;
- be integrated into the existing urban form and the natural and built environments;
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and,
- consider the direct and indirect impacts on the natural environment.

Included as key objectives for new developments are:

- optimising the potential of the site to accommodate development, creating and sustaining an appropriate mix of uses (including incorporation of green and other public space as part of developments) and supporting local facilities and transport networks;
- responding to the local context and creating or reinforcing local distinctiveness; and
- visual attractiveness as a result of good architecture and appropriate landscaping.

Planning Policy Guidance Note 3: Housing, sets the national policy for housing development including increasing the density of new housing development and improving the quality of design. This will be revised by a new national Planning Policy Statement (PPS3) Housing. National guidance seeks to achieve the following:

- New housing development should make more efficient use of land by maximising the use of previously developed land and reducing the need to use 'greenfield' sites
- Building at higher densities of at least 30 dwellings per hectare and higher in locations with good access to public transport facilities and services such as town and district centres
- Good design to help in making more efficient use of land and improving the quality and attractiveness of residential areas.

Design quality, alongside density, are at the centre of policies on housing development:

'Local planning authorities should:

Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.' (PPG3 para.2)

'New development should be of high quality inclusive design and layout (consistent with Planning Policy Statement 1), and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality. This does not mean that new development should replicate its surroundings. The key consideration should be whether a development positively improves the character and environmental quality of an area and the way it functions.' (Draft PPS3 para.37)

Local policy

Hampshire County Structure Plan Review

The County Structure Plan Review (2000) sets the strategic policy context. Policy UB3 covers design standards and seeks to ensure that the highest possible standards and quality of development are achieved. It states:

UB3 All development permitted in accordance with other policies of this Plan should be appropriate in design, scale, layout and density to its surroundings and contribute to the quality of the built environment.

Changing Lives: New Forest Community Strategy

The Community Strategy: Changing Lives, includes Objective d(i) Environment (Built) which covers design and character issues. The objective is to protect and enhance the character of the built environment by respecting the integrity of buildings and spaces; to promote the highest standards of design; and promote public understanding of the historic built environment.

New Forest District Local Plan First Alteration

The adopted Local Plan includes the following objective:

Objective 9 Environmental design

To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.

Sustainable homes

The planning system is key to creating sustainable communities by, for example, ensuring that development is located on sustainable sites and that development is located in such a way as to reduce the need to travel. The Government sees protection of the countryside, maximising the use of brownfield sites/land and the efficient use of land as an important part of its Sustainable Communities agenda. Minimum densities for new housing development have been set out in Government Guidance.

Apart from the various opportunities available for creating buildings that are more sustainable in themselves, developers should seek ways in which the places and spaces that are created can be sustainable. At one level this is about offering choice so that people can live more sustainable lifestyles. e.g. enable walking or cycle use more easily; enable recycling through design for external waste storage. At a wider level, developers should address sustainability in construction and design of streets and spaces: Sustainable Urban Drainage(SUDS) principles should be adopted wherever opportunities are available. Ecological balance should be sought in creating or retaining green space and in selection of plant species.

The design of new housing has a significant impact on sustainability and enabling its occupiers to make sustainable lifestyle choices. Through Building Regulations minimum environmental standards are set. However, environmental standards and the sustainability of new housing can be further increased by considering the following:

- energy efficiency in the fabric of the building and appliances in the building;
- water efficiency, for example, fitting dual or low flush toilets and reduced flow taps;
- surface water management, for example sustainable drainage;
- site waste management, as building construction is responsible for a significant proportion of waste that currently goes to landfill;
- household waste management. This means providing space for bins, such as segmented kitchen bins for recycling waste;
- use of materials.

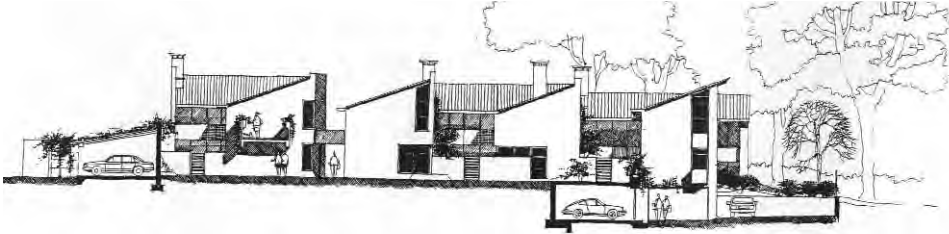
The Government intends to set minimum standards for the above factors in a Code for Sustainable Homes.

In addition, the following features will significantly contribute to the sustainability of new homes:

- The use of materials that are locally sourced, recycled or sustainably managed.
- Lifetime Homes. (This is about internal adaptability so that a home can be adapted for use of an elderly or disabled person);
- additional sound insulation which is important especially in apartment developments;
- higher daylighting standard which is beneficial to health and reduces the need for electric lighting;
- layout and orientation of buildings and choice of materials which conserves energy.

In the process described in the following sections you will need to consider how the above factors, which contribute to the sustainability of the development, will be taken into account when designing for your site.

This Hampshire example provides:



Courtesy of Keith Leaman, Regeneration Partnership

- 44 dwellings per ha
- Grey water suds
- Green roofs
- Underground parking
- Balconies
- Shared spaces
- Maximum light

Designing new residential development - the process



This guidance provides advice to help those proposing a new residential development to meet national and local policies for good design. It is aimed at developers, landowners, agents and designers. It will also be used as a point of reference by the local planning authority in its assessment of planning applications. The guidance outlines a process which, if followed, should lead to good design solutions on development sites.



Building at higher densities than currently exists in most of the towns and villages in New Forest District at present, inevitably creates public concerns because of perceived changes it may bring to the character of an area. However, through good design, these changes can be brought about in a way which will protect and can often enhance the character of our towns and villages, while at the same time providing additional housing and minimising the need to build on green field sites in the District.

Poorly designed high density development is not acceptable, and does not comply with either national or local planning policies. A scheme developed solely on the premise of achieving a certain density target on a site is unlikely to result in a satisfactory form of development or a planning permission being granted.



The process set out in this SPD is recommended when preparing proposals for new housing development. By following the guidance given you will enhance the chances of securing a planning permission. The advice does not prescribe solutions or set rigid design standards, but outlines a process and methodology which, if followed, will result in better design solutions for new developments and a better understanding of the design by the decision makers and the wider community.



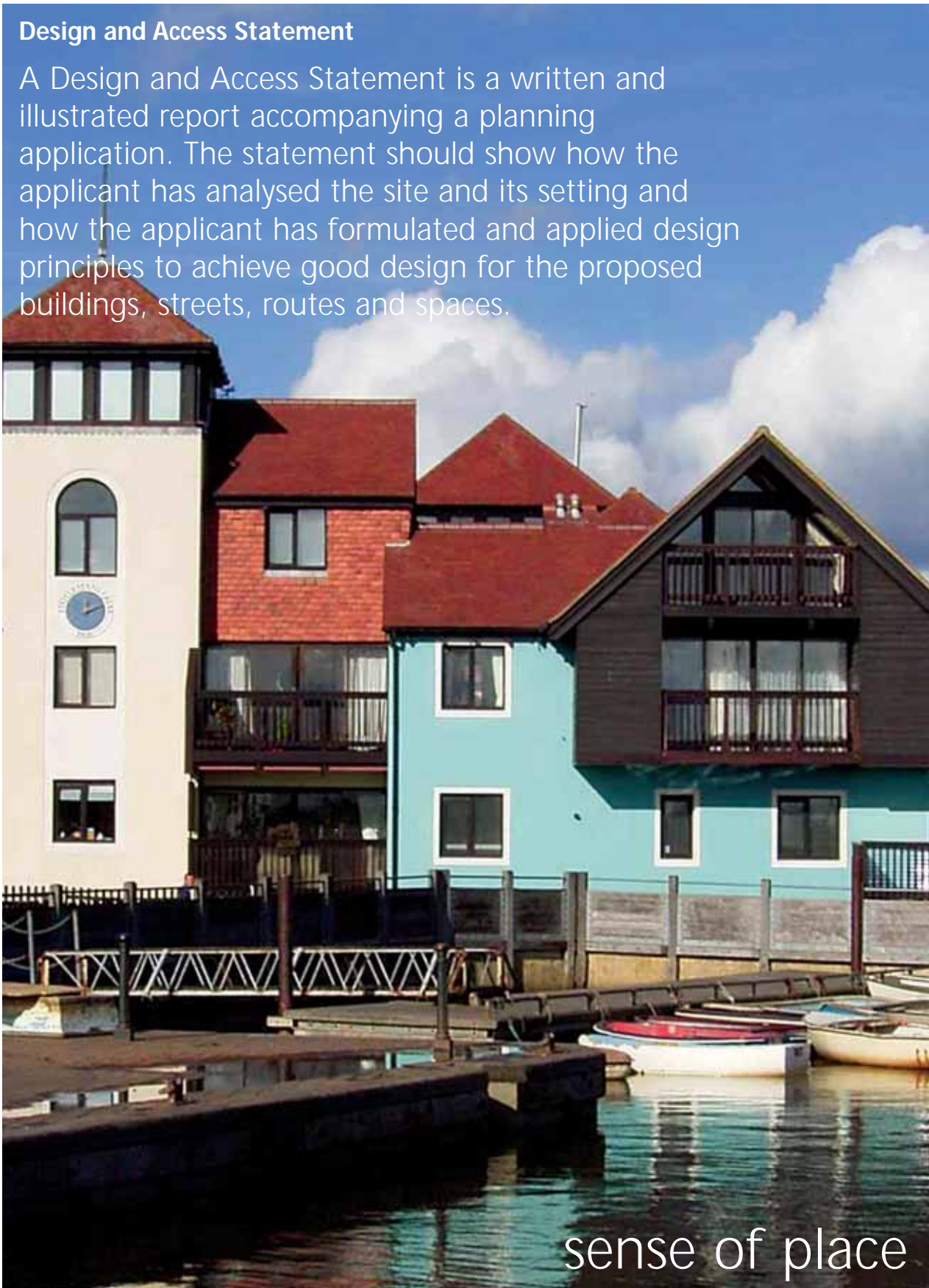
Planning applications for new residential development should be accompanied by a 'Design and Access Statement'. The process set out in this SPD will also help you prepare the Design and Access Statement for your development proposal.



Design and access statement

Design and Access Statement

A Design and Access Statement is a written and illustrated report accompanying a planning application. The statement should show how the applicant has analysed the site and its setting and how the applicant has formulated and applied design principles to achieve good design for the proposed buildings, streets, routes and spaces.



A design approach - research, analyse, respond, design

The following table summarises the process recommended by the Local Planning Authority

research

Background work: read the documents, visit the area, walk the area. Contact the local planning authority: establish early dialogue.

- 1 Research available documentation to assist in assessing character and identity. e.g. New Forest Landscape Character Appraisal, conservation area appraisals, village design statements; and find out what policies and guidance affect the site. If necessary seek clarification.
- 2 Define from where it is intended to analyse character and identity. Identify the appropriate area for study – see page 17. Identify locally important buildings or pattern of buildings. Identify relevant historical features, streetscapes or landmarks.

analyse

Analyse the site context: measure, photograph, list, sketch - it needn't be neat, it needn't be glossy.

- 3 Assemble data describing the character and identity of the chosen area by filling out a typology checklist such as that set out on page 18.
- 4 Analyse access, movement and permeability.
- 5 Analyse activity and social expectation (involve the community).

respond

Propose a response to the context. Include concept diagrams, bullet points, sketches. Keep it brief but effective. These are the aspirations - not the finished design.

- 6 Return to the checklist to describe the development aspiration against each element of character and identity. Also propose a hierarchy where some elements are to be considered more important to carry through to the design.
- 7 Describe aspirations for access and movement across the site and entrances.
- 8 Describe proposed activity in terms of intended and potential uses and in terms of aspiration for use of public realm.

bringing it all together

Bring together your research and ideas - a concept plan, a design philosophy. Contact the local planning authority: get feedback on your emerging ideas. The best assistance the LPA can offer will be before detailed work to establish dwelling numbers is done.

- 9 Draw together the proposed response to all three elements by way of a concept plan with a descriptive design philosophy that is clearly drawn from the analysis. Describe what sort of a place it is intended to create here. Sketch out a basic concept plan to calculate building area, mass and thereby numbers of dwellings.
- 10 Finalise design and access statement and undertake detailed design work.

The policy background

Establish the policy and infrastructure requirements for the proposed development – check out the Local Plan and relevant supplementary planning documents/guidance. These can be viewed on the New Forest District Council web-site at: www.newforest.gov.uk

You may find help in the following District Council publications:

- New Forest District Local Plan First Alteration
- Supplementary Planning Guidance/Documents, including New Forest District Landscape Character Assessment (Supplementary Planning Guidance) and The Delivery of Affordable Housing (on Development Sites) through the Planning Process (Supplementary Planning Document)
- Conservation Area Appraisals: Milford on Sea, Fordingbridge, Lymington, Lyndhurst, Ringwood, Hythe.

Some of the things you will need to establish as they will have an impact on how a site is developed:

- Are there any policies or guidance relating to the site?
- Is there a requirement to provide affordable housing as part of the development?
- Is there a requirement for on-site public open space?
- What are the relevant car parking standards?
- Is local transport and social infrastructure sufficient?



Analyse the context

The site

Get to know the area around the site and define the appropriate area for study. Identify locally important buildings or styles of buildings; identify relevant historical features or patterns of development; identify the uses and activities that take place in the area. While the immediate surroundings will usually be the most relevant, the character of a wider area should also be examined.

To design a successful development and one that will receive planning permission you will need to have a good understanding of the site's context – this is more than simply a site survey.

The guidance below sets out what you will need to examine.

Context is the setting of a site or area. As well as the area's landscape and townscape, it includes factors such as movement in and around the site (people as well as vehicles), and activities and uses. 'Site context' can be broken down into three sub-headings:

A Character and sense of identity

B Access, movement and permeability

C Activity and social expectation

You will need to consider each of these.

A Character and sense of identity

Define your area

You will need to analyse the character of the area surrounding the site to be developed. Your earlier research about the location of the site should help you to do this. Character is not just a matter of building styles and settings, but also an area's function and levels of activity. Sometimes there may be very little in terms of positive identity offered by the immediate surroundings. There may be elements that are unloved or even detrimental to the area. These should be acknowledged in the analysis, even though they may often need to be set aside when assessing the typology (see below).

While the immediate surroundings will usually be the most relevant, the character of a wider area should also be considered. This will particularly be the case where the identity of the area around the site is poorly defined, or the character is in need of much improvement. In such cases a wider search area or a different (but successful) location may need to be researched. You should consider the wider location, including the identity offered by approaching streets and routes. You should identify an area where the proposed 'tissue' (building footprint, streets and spaces) is successful and locally relevant before continuing. (The example given in this document illustrates this.) It would be useful to discuss this with the local planning authority at this stage.

Identify on a simple plan the area around your proposed development, and if appropriate, the wider research area. Annotate it to reveal any key aspects of identity and character such as important buildings, key views into and out of the site, spaces and trees.

Record information about the area

For any particular area, it is possible to glean a general sense of its character and identity. Usually, this will be a subconscious act. However, by careful analysis of factual, measurable and observable elements, an objective recognition of what makes up the character can be achieved. To ensure that character and identity are thoroughly understood, you should record the specific elements that make up the character of the chosen sample area(s), routes, features or buildings.

The objectively analysed elements of character can be termed 'the typology'.

Analyse the context

The typology

Layout - Urban Structure and Urban Grain	
Plot width	Typical width of each plot.
Building Line	Defining line of front of main building volume.
Build up of building line	Percentage of plot width built up (ignoring side extensions). Relationship between buildings and spaces.
Set back	Widths of verge, pavement and the distance from the front boundary to building.
Front boundary	Description of types incl. heights, construction, materials.
Building format	Patterns in relationships between building elements e.g. detached houses with ridge lines parallel to the street, regular gables to bay window frontage.
Landscape	
Landscape setting/features	Trees, avenues, hedges, green features etc.
Topographical nature of the site and surroundings	Mounds, slopes, bunds, level changes.
Scale	
Massing	Volume (depth and heights) of buildings in relation to other buildings, streets and spaces.
Key Dimensions	Human scale:- eaves height, ridge height, roof pitch, depth of plan etc in relation to street width or external space dimensions and human form.
Appearance - Detail and Materials	
Key Features	Rhythm of facades, repetition of elements and patterns in such elements as bays, dormers, repeated gables and chimneys. Rhythm and pattern on the skyline through roof shapes and articulation.
Details	Craftsmanship, building techniques, façade treatment (proportion and pattern of elements).
Materials	Texture, colour, pattern, durability/quality.
Density and Mix	
Site coverage	Approximate proportion of built to un-built land.
Density	Approximate numbers of dwellings per hectare.
Use mix	Approximate proportion of building floor space taken up by dwellings against that taken up by commercial and other uses.

Analyse the context

B Access, movement and permeability

You should analyse both vehicle and pedestrian movements in and around the site. You should identify existing routes and desire lines for possible future patterns of movement. The best way to illustrate your analysis will be an annotated diagram of the area around the site. You should show the following (as appropriate to your site):

- pedestrian routes and access points;
- pedestrian destinations within the area e.g. bus stops/routes, play areas, school, shops etc;
- routes with problems such as restricted access, i.e. steps or narrow width, or with safety issues;
- cycle routes and access points;
- vehicular routes and stopping and access points;
- access points and movements from neighbouring development.

Other features such as the location of bus stops, on-street parking restrictions and speed limits should also be noted.

The lack of appropriate infrastructure may be a limiting factor on a sites development, and may need addressing as part of a development proposal.

C Activity and social expectation

Record the nature of any activity carried out on the land including the current or allocated land use (e.g. housing, retail) and incidental uses (e.g. dog walking, play). The analysis should record the intensity of use and time of uses.

What is the local provision of public open spaces? Is there a deficiency in children's play space in the vicinity of the site? Is there a need for on-site public open space? Is there a need to provide for children's play as part of the development?

Are there any community safety issues relating to the site? Are there any known criminal or anti-social behaviour problems in the area? Are there any potential security issues raised by the principle of development for new housing on the site?

How prominent is the site in the local environment? How is 'change' likely to be viewed? (The development site may have been regarded as a local eyesore, or contain features that are highly valued by local people – trees, boundary walls for example.)

These issues will be specific to the site and immediate surroundings and generally can be explained as a brief description or simple diagram. For more complicated sites, records of such things as pedestrian counts and community consultation should be used.



How do people move through?

Any shortcuts?



Will local children need to play?

What happens now - on or near the site?

Responding to the context

Skyline and urban grain



“Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

(Para.34 PPS 1: Delivering Sustainable Development)

You will now have a detailed knowledge and understanding of your development site and the surrounding area. This detailed knowledge should be used to develop ideas for the development of the site and to assess the capacity of the site to accommodate new development at an appropriate density. Whether the density of development on the site can be increased, and to what extent, should be determined through a design-led response to the context.

The design response for all sites will need to draw on elements of the context appraisal. For many sites, the appropriate design solution will be one embedded in the existing ‘site context’, and which complements and blends with the existing character and identity of the locality. However, some sites will warrant a freedom to aspire to something different. Such sites may be corner plots or plots where a significant landmark or feature is needed to create a memorable sense of place. Sites may also be in transitional zones between one place with an easily recognised character and another with a contrasting one. Finally sites may form important edges to a built up area. All design statements should make clear which elements are considered to be most important in carrying forward to the new design.

As with the analysis stage, the design response should consider the site context in relation to:

- A Character and sense of identity
- B Access, movement and permeability
- C Activity and social expectation



Articulation and rhythm



Traditional detail and set-back

A Responding to character and sense of identity

Aspirations for the character of the proposed development must be drawn from the analysis of context. Whether fitting in, strengthening or enhancing the existing or creating a new identity, the analysis of the character and identity will be vital. Using the checklist prepared at the analysis stage (the typology), the elements should be considered in terms of relative importance to the character and sense of identity of the area.

Where the site warrants an approach that fits a development neatly into the existing character of the area, the typology may need to be followed as closely as possible. Where a site needs clearly to strengthen the identity and quality of the area, it will be important to draw influence from the most well defined and valued elements of the typology, adding definition to those elements that are weaker but of local value. Where existing character is poor and unloved or identity weak, the opportunity should be taken, through good quality new design, to initiate positive change in the area.

It is important to remember that when a site is developed, it will not ultimately be compared with the buildings that it replaces but will be seen in its own right, and in its setting.

B Responding to access, movement and permeability

Aspirations for developing and improving the access, movement and permeability and for developing or altering the level of movement activity and circulation on and around the site should be set out as a clear statement and/or a conceptual drawing. You should consider how the access arrangements will ensure that all users will have equal and convenient access to buildings, spaces and the public transport network (See also Annex 1).

This should include :

- potential pedestrian and vehicular access points;
- potential pedestrian routes through the site, including where appropriate public rights of way;
- potential pedestrian and vehicular movements on and around the site;
- likely importance or hierarchy of such routes;
- key linkages to public transport networks and;
- access for emergency services.



Responding to the context

Spaces - size and shape



Spaces - attention to detail



The value of play



C Responding to activity and social expectation

In addition to establishing the planning policy and infrastructure requirements for the development site at the 'research' stage, you will have assessed the needs and desires of the local community and what importance might be attached to these in reinforcing the sense of place. You now need to ensure that these are fully considered as a part of the design concept. It will be the designer's response to local expectations and desires that will enable a scheme to respect its context and thus reinforce or reinvigorate the sense of place.

The spaces between buildings are every bit as important as the built form in any new development.

The sense of space, the visual access to sky and greenery in proportion to building, should have been dealt with as described above in terms of character and identity.

At a more physical level, developing at higher densities creates greater pressure for use and movement upon the public realm and upon external spaces. If designed well, a greater efficiency of land use will be achieved but it is important that consideration is given to all the likely uses that the public realm and other spaces will need to accommodate.

External space is needed in residential developments for a variety of purposes. This includes:

- Space for resident and visitor car parking (see annex 1).
- Space for car manoeuvrability (turning space, sight lines etc).
- Public space for play.
- Private gardens.
- Space for other elements of amenity (e.g. trees, shrubs, seating, bins).
- Waste storage and collection points.
- Bicycle storage and parking.
- Space allocated for underground services where occasional access might be needed.

It is important that not only are the existing pressures and conflicts between these uses recognised at the context analysis stage, but also that the design for future use takes into account the increasing pressures upon the land and an acceptable balance is achieved. Advice on resolving some common space problems is given in Annex 2.

Creating successful places

Having established the planning policy and infrastructure requirements for the development site at the 'research' stage, requirements such as affordable housing, public open space or necessary highway improvements will need to be included within the development. Generally, housing developments will be required to include affordable housing on the site. Where there is such a requirement, the design process should ensure that affordable housing is fully integrated into the development.

You should bring together the response to the whole context as a set of key design principles and/or a simple design philosophy. This, together with a drawn concept framework showing how the broad issues of layout can be accomplished should be produced before going on to design for the site.

This will suggest the appropriate density (and help to assess the feasibility of including particular dwelling types and sizes); a density that can be justified by its response to context and its aspirations to improve the character and identity of the area.

Making a planning application

The process described in this document should be followed before submitting a planning application for a site. It cannot be applied retrospectively to justify a certain form of development.

Developers are advised to undertake the initial stages of the process described here – the research stage and at least a preliminary site analysis – before committing to acquire a site. Assuming that a certain form or density of development is likely to be acceptable on a site may result in an incorrect assessment of its value, which could have a detrimental impact on the viability of proposals.



Worked example 1

In this next section a worked example, relating to a site in Totton, is given to show this process in practice. The example illustrates the process of designing for a site in a transitional area between the town centre and a residential area. This is followed by a second example, from outside the New Forest District area, illustrating in greater detail how the 'analysis' stage of the process is done.

Tissue selections, context appraisal and a design response

Design that respects its context is not simply about conforming to what has gone before. All development sites represent an opportunity to improve on the character and identity of a place. To illustrate the process of designing in an area of transition, a site in Totton town centre* has been selected. The immediate surroundings to this site do not suggest many obvious characteristics that might act as cues to the design. However, a more in depth look at the context is vital in developing a design philosophy. New development will need to reaffirm an identity and character through creating new qualities based on well researched analysis of the character of the area. The following pages are set in the order of the actions given in the table on page 14.

* This site is selected as a hypothetical example only. It is not intended as specific guidance for, or to bear relation to any future development implemented under any previous planning approvals.

1st Action: Investigate available documentation

Local Plan Policy TE-5 covers uses for this area. These include business, office, financial or professional service use and residential, including affordable housing. Vehicle access should be from Water Lane. There is no conservation area but this site is referred to in the Totton Town Centre – Urban Design Framework (2003). This supplementary guidance (SPG) seeks to repair the perimeter block structure of the town in this location with buildings fronting the street on each side of this site and an internal courtyard for parking and amenity use. The SPG highlights this site as an opportunity for new building to face onto the public realm. The frontage along Water Lane is intended to be treated as a 'shopping street' with a consistent character for the streetscape. The Ringwood Road frontage is intended to be treated as a 'town centre street' with low, permanent quality boundaries and front doors facing directly onto the street. The whole site is within what the SPG refers to as a pedestrian preference zone. The east end of the site on Water Lane is singled out as needing a high quality of architecture (as part of a nodal area). The southern boundary is expected to include a tree line and provision for future cycle path along a widened pavement. Other relevant SPG includes the Design for Community Safety (adopted 1998), Landscape Requirement for New Development (1999), Access for Disabled People (2000) and Shopfront Design Guide (2001). National guidance in 'By Design' (DETR and CABE) and 'By Design better places to live' (DTLR and CABE) is also particularly relevant.

Worked example 1

2nd Action: Identify from where it is intended to analyse character and identity

Character and identity have been eroded in this part of Totton. It is therefore useful to look at a nearby but related area of the town, in this case a street that one passes through immediately before reaching the site. The figure ground drawing below illustrates the importance of the definition of spaces and streets contained by built form. It can be seen that even poor buildings have assisted this definition, nevertheless building lines and build up of streets is often fragmented in the town centre. Buildings of good architectural quality or with particularly recognizable characteristics are few and far between. The photograph overleaf picks out those that may be of benefit to a positive identity for the town.



For this example, a study of this area along Ringwood Road is analysed using the typology checklist. This area shows a more consistent character and identity than the immediate site surroundings that can be used to inform future design.

Worked example 1

Elements that may be of benefit as part of a positive identity for the town



Worked example 1

1 Junction Road Terrace – showing typical higher density housing right in the centre of town. Double bays topped with gables gives strong street rhythm. Minimal private space defines a margin for personalisation of dwellings and security to front doors.



2 Commercial Road. Town centre shops showing domestic scale and rhythm of oriel bays and gables.



3 Elephant and Castle. C18th rural pub. Historic detail and materials may be of interest if a traditional style is aspired to.



4 Cross Keys and neighbouring buildings. Listed pub and similar neighbouring building. One of a few three storey examples in a town that has long cherished its village status. The cluster of buildings shows a well balanced mix of 2-3 storey shops with accommodation over.



5 HSBC Bank



6 Salisbury Road medical centre. 1980s worthwhile attempt to set a new character for the town centre with traditional materials and a well articulated roof form.






7 Water Lane recent flats. A single building that is well enough articulated to emulate the domestic scale of the Water Lane dwellings that one passes on the way into town with front doors and narrow gardens. But the density and additional storey height make efficient use of town centre land.



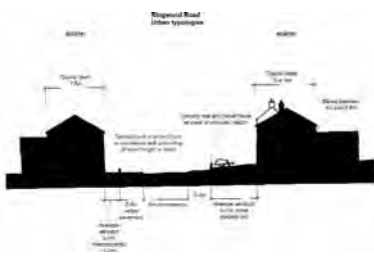



8 Ringwood Road historical streetscene (lost within living memory). An example to show how the domestic scale of the Ringwood Road approach to the town centre became higher density nearer the town centre.



Worked example 1

Elements of character and identity	Existing	
Layout		
Plot width	Typically 7.5m south of the road and 9.5m north of the road.	
Building line	See site analysis drawing. (For study area – average 4.7m).	
Build up of building line	Typically 65% on north side and 75% on south side.	<p>Plot widths, build up and building format: rhythms of shapes, articulation and skyline are set up, giving the street a sense of identity</p>
Set back	See section below, Average 4.7m.	
Front boundary	Ignoring those overgrown hedges or c/b fences that detract from the street scene, these are typically wall topped with picket fence to chest/shoulder height on north side, similar or simple picket fence on south side at waist height.	
Building format	Mix of semis and occasional terraces all two-storey. Variety of roof types interspersed with gables over bays. Main ridges run to parallel to street with approx. 50% hipped and deeper plots with secondary ridges running back from buildings. Check drawing.	
Landscape		
Setting and features	North side has short gardens with shrub and occasional trees to offer an element of greenery.	

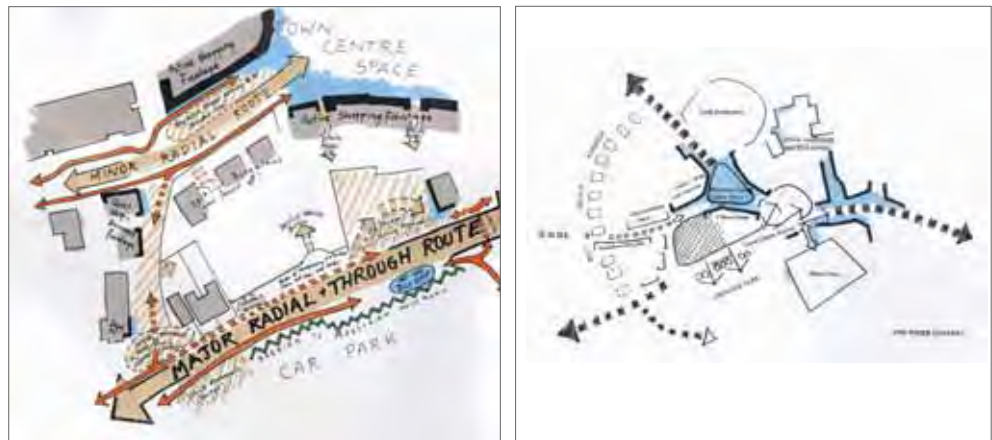
Worked example 1

Topography	Generally flat but in common with the site itself Ringwood Road's north side has a shallow rise between the edge of highway and building line (approx 0.5m).	
Scale		
Key dimensions	Eaves height between 4.8m and 5.2m. Occasionally 5.8m on shallow depth buildings. Depth generally 8.9m on north side and 7.5m on south side.	
Appearance—details and materials		
Key features	Portrait windows approx. ratio 1:2 typically sash. Bay windows mostly on ground floor only, occasionally two with gable. Chimneys, quoins and string corner decoration in brickwork.	
Detail	Richness is shown through a limited palette of materials with variety shown through craftsmanship and details of things such as bays, door heads, window heads and sills, name stones, patterned slate arrangements, quoins and string courses.	
Density and mix		
Number of dwellings per hectare	22 dwellings per ha across sample tissue. 40 per ha at its most dense.	
Approx. percentage built to unbuilt land	See figure ground drawing.	
Approx. percentage of built floor space as dwellings against other uses.	Only two commercial premises and one church – therefore 95%.	Density, build up and building format: this figure ground diagram of the tissue study area shows a typical urban 'grain' near to the town centre.

Worked example 1

4th Action: Analysing access, movement and permeability

The site sits at a strategically important position in the town centre in terms of movement. Pedestrian streams run along all boundaries of the site accessing the shopping frontages especially those of the Water Lane and Salisbury Road junction. An important bus stop lies on Ringwood Road, picking up shoppers from the major Asda store. There are no specific cycle routes but the town centre seeks improvement to cycle facilities in this, the 'pedestrian preference zone'. The diagram shows the site in relation to the town centre. There are bus stops immediately adjacent to either side of the site leading into and out of Southampton and the main line station for Totton is approximately 0.6km to the east.



The following factors are plotted on these diagrams of the site and its more immediate surroundings:

- Fully inclusive pedestrian movement routes and access points. Orange arrows show the major routes.
- Pedestrian destinations within the neighbourhood e.g. bus stops/routes, play areas, school, shop etc. Shown in blue these are mainly shop fronts.
- Occasional, pedestrian movement routes and access points that may be special or restricted e.g. by steps or width. None of the pavements are particularly buggy/wheelchair 'friendly' and there are no crossings other than that shown.
- Cycle routes and access points – none exist at present.
- Vehicular routes and access points. Beige arrows show main routes. Hatching denotes areas where vehicle movements also occur and this often conflicts with pedestrian movement.
- All potential access points left by previous neighbouring development. These are shown but may be less relevant as the local plan outlines a specific access requirement.

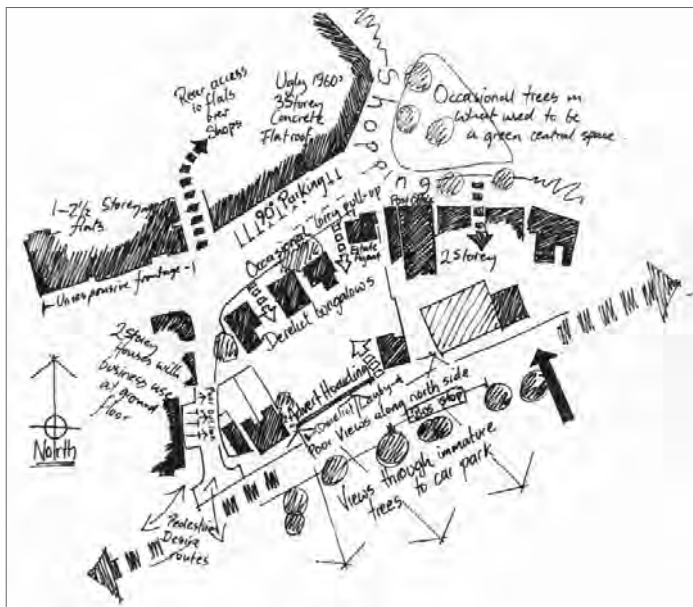
Worked example 1

5th Action: Analysing current activity and social expectation

Much of the land is currently unused with three derelict bungalows facing Water Lane and a two storey house partly demolished on the south side. A local estate agent is relocating within the town centre, vacating the two storey building in the north east corner. A row of advertisement hoardings along the south of the site face Ringwood Road and are a detriment to the identity of the town. In front of these a layby has, until recently, been used for ad-hoc private car sales and as a result has been secured off by temporary concrete barriers. A small section of this layby remains open for car parking use of the three remaining dwellings on the south-western corner, all three of which remain in use at present.




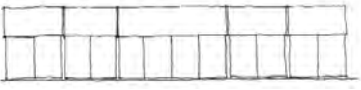
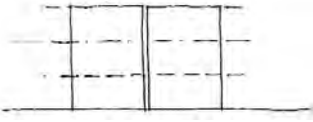
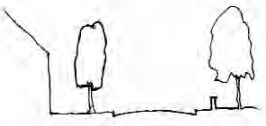
The surrounding streets see considerable pedestrian activity through most of the daytime whenever the shops are open. During the evenings this is usually reduced to activity focused upon the two garage shops either side of Ringwood Road, access to the Asda store in the early evening and people on route to one of the few town centre pubs located east of the site along Ringwood Road. The northern aspect of the site has the potential to benefit from shopping activity on the opposite side of Water Lane but at present, the on-street car parking makes crossing the road difficult and also adds to vehicle congestion. Local expectations for the site will be high following the consultation upon and subsequent publication of the SPG. This referred to earlier public consultation carried out in spring 2000 where local people looked for the redevelopment of land blighted by the possibility of a link road and also for an improved pedestrian realm.

The sketch below summarizes the uses and activity on and around the site.

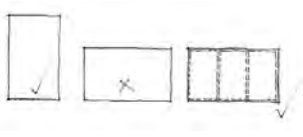



Worked example 1

6th Action: Note aspirations and set hierarchy against elements in the check list

Elements of character and identity	Aspiration for the site	
Layout		
Plot width	An even rhythm of plot widths identified across site frontages picking up the tighter dimensions that are characteristic to emphasise proximity to town centre.	
Building line	Tightening gaps between built form and bringing the building line towards the front of the site.	
Build up of building line		
Set back		
Front boundary	Reinforce plot widths with wall and piers to create a rhythm. Introduce gates to reinforce the boundary and retain the rhythm but allow visibility and connectivity.	
Building format	Picking up the pattern of pairs of dwellings and terraces.	
Key dimensions	Use characteristic storey heights to define overall building heights.	
Landscape		
Setting and features	Avenue line and minimal front garden along Ringwood Road.	
Topography		
Scale		
Building format		

Worked example 1

Appearance—details and materials		
Key features	Window opening to follow characteristic portrait format, however if landscape is appropriate to façade composition, function, etc. then subframe introduced to reinforce vertical proportion.	
Detail		
Density and mix		
Number of dwellings per hectare		
Approx. percentage built to unbuilt land		
Approx. percentage of built floor space as dwellings against other uses.	A density of building footprint picking up but intensifying the grain in the analysed figure ground drawing.	

Worked example 1

7th Action: Describe the aspirations for access and movement across the site and its entrances

Shops with dwellings on storeys above are the intended uses for the Water Lane frontage. Dwellings are intended to face both Ringwood Road and Popes Lane and thus access the public realm and public transport networks as recorded earlier.

Fully inclusive pedestrian movement routes and access points

Shops will open onto existing pavements either at grade or up short ramps.

Totton SPG describes the area as 'Pedestrian Preference Zone'. It is therefore intended to provide cycle parking close to the shop fronts. Shops will have canopies to provide shelter. Bollards will double as ownership defining markers and protection for the pedestrian realm.

Pedestrian destinations within the neighbourhood

e.g. bus stops/routes, play areas, school, shop etc.

It is intended to provide individual front doors facing onto Ringwood Road to allow easy access to the Bus stop and Asda store. Flats above shops along Water Lane will be accessed via a central courtyard with a clearly defined and well lit pedestrian route alongside the vehicular access point.

Routes with problems

Occasional, pedestrian movement routes and access points that may be special or restricted e.g. by steps or width. All routes are intended to be inclusive for buggies and wheelchair access.

Cycle routes and access points

Additional width along Ringwood Road will be set aside for cycle route. Cycle parking for dwellings will be included within stair well designs for flats and in a lockable shelter within a central courtyard.

Vehicular routes and access points

Access for the buildings will be via internal courtyards, accessed from a single point on Water Lane. On-street servicing is intended for the shops on the Water Lane frontage.

All potential access points left by previous development

The derelict lay-by on Ringwood Road will be incorporated in the front gardens with paths to front doors. This with the exception of a margin to provide cycle route.

Emergency access

With all buildings fronting the public streets, vehicular emergency access will simply be from these streets. Additional access to the inner courtyard will be restricted in height and width by built form. Fire and ambulance services will be consulted regarding any additional access needs within the block. Fire escapes and the rear of buildings will be designed to allow evacuation into the internal courtyard and at least two external access routes will be created to connect to the wider street network.

Worked example 1

8th Action: Describe proposed activity, - how car parking, play and amenity space are to be dealt with

Shop fronts will include a margin for displaying wares or outdoor café uses. Canopies and balconies will help make these margins more sheltered.

Car parking will be restricted to residents within the courtyard. Deliveries will be from Water Lane frontage. Play value will be included in the courtyard designs and home zone/play street ideas for Popes Lane will be discussed with the LPA. Local amenity opportunities exist for informal use to the south of the railway. Of more immediate benefit will be the reintroduction of a village green at Water Lane/Salisbury Road as proposed in the Totton Town Centre SPG. Contributions will be proposed towards achieving this.

9th Action: Bringing it all together – the developed design philosophy.

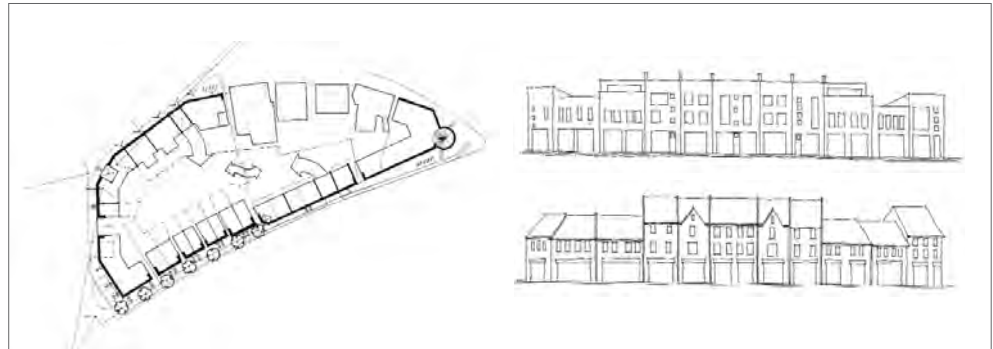
All three elements of context are drawn together to form the following concept and design philosophy. The proposal will:

- Use traditional materials and existing rhythms and proportion in a contemporary manner to create an attractive and vibrant place; intrinsically part of the town centre, thus offering a clear new identity at the culmination of the Ringwood Road's approach to the town centre and setting a standard for future neighbouring development.
- Complete the 'perimeter block' with built form defining the edge of Water Lane, Popes Lane and Ringwood Road using a combination of terraced and semi-detached dwellings and shops at heights of two and a half to three storeys.
- Create a roof form and rhythm of buildings that builds upon the essential characteristics identified on the Ringwood Road approach to the town centre and that embraces a more condensed and active town centre use.
- Offer a vibrant and lively edge to Water Lane.
- Contribute to a pedestrian friendly Popes Lane that also introduces play value as part of a home zone style street.
- Create an internal courtyard that is a pleasant place for residents to use; an amenity that offers visual delight as well as a place for car /cycle parking and storage.
- Create a place that enables individual residents to enjoy a lifestyle that minimises negative impacts upon the environment. For example including: energy efficient building construction, insulation, recycling provision, internal cycle storage facilities.

The plan shows a conceptual layout for the development (which will allow approximately: 8 town houses facing Ringwood Road, 10 flats on the corner of Popes Lane, approximately 20 one and two bedroom flats along Water Lane set above approximately 600 square metres of shop units). It also includes a courtyard for car parking, tree planting, cycle and bin storage and rear gardens plots for Ringwood Road houses and Popes Lane flats.

Worked example 1

The elevations illustrate both a contemporary and a traditional approach to the Water Lane terrace in which the built form has a homogenous appearance responding to rhythms and plot widths derived from the analysis.



Note: This is the first time that an attempt to suggest quantum for development is made. Even at this stage the actual quantum of development is approximate and needs to be honed during final design preparation. If the process is followed then it is at this stage that a value for the land starts to suggest itself and not before.

10th Action: Bringing it all together - Finalise the design statement and undertake detailed design work

The final stage will lead to a planning application at which point the land value can finally be determined as a function of the quality that is offered.

Worked example 2

This second example uses a typology checklist to establish a response to the character and identity of a place

Solihull Metropolitan Borough Council have prescribed a similar 'typology' checklist in order to establish the character and identity elements of context. The following example is taken from Solihull (Ref: Solihull Metropolitan Borough Council Supplementary Planning Guidance: New Housing in Context, November 2003). It shows the initial developer response followed by a more sympathetic response to the character of the street as defined by a typology checklist. This example shows how higher density can be achieved in areas where the character is already well defined and illustrates the advantages of a thorough approach to assessing and responding to the character and identity of an area. This extract should, however, be viewed with caution as it does not present the complete process but simply part of it.

In areas where the identity is strong and the checklist can define most of the cherished elements of the context, it is important to use these to build a design philosophy. Issues of access, movement, permeability and of activity and social expectation can rarely be ignored in responding to the context although it can be seen in this example that there are occasions where these elements remain unaffected by a development proposal.

Worked example 2

Example 2: 339-347 Station Road, Dorridge

Project Outline

Proposal to replace four semi-detached houses and one detached house with 24 flats in four blocks. Three of these face directly onto the street, whilst the other one is accessed from the car park.

The site sits between two different building typologies, one of which is a church, and so is ruled out as suitable for housing. The other is a row of two-storey Edwardian properties with some rooms on the second floor in the roof space. Despite variations in the details of the buildings, they establish a strong building line, with clearly continuous eaves and ridge line.



A location plan with the site hatched in red and the building line clearly indicated as a blue dotted line



The existing semi-detached buildings with their heavily planted front gardens.

Worked example 2

Project outline

Plot Width	18m typical with minimum of 15m and maximum of 20m
Building Line	Typically as indicated on the location plan.
Building Line Build Up	Typically approximately 60% of the building line is built up by the main building, with single storey garages and side extensions in addition.
Building Set Back	Typically 2.2m pavement with a 10.4m front garden which gives a total set back from the kerb of 12.6m.
Front Boundary	Typically a 2m hedge with additional trees.
Landscape Setting and Features	
Plot Format	Detached houses.
Parking	Garages to the side of properties, with some front drive parking.
Plot Access	Gateways opening directly onto the pavement at the front of the plot.
Building Format	Large detached houses, 2-storey with some rooms on the 2nd floor in the roof space. Building shape is a simple wide box, with the main ridge running parallel to the street.
Key Dimensions	Eaves height approx 5.4m Ridge height approx 8.6m Roof pitch approx 45 degrees
Key Features	Half-timbered gable to the street—approx 4m wide. Substantial brick chimneys—typically over 2m tall with three pots. Single-storey bays.
Roofing Materials	Dark brown/terracotta plain tiles with matching ridge.
Wall Materials	Bright terracotta smooth red brick with smooth sandstone quoins.
Window Format	Windows are vertically proportioned, with wider panels split into several vertical casements. Typical Edwardian pattern uses tall lower side hung casements with square top hung casement.
Typical Details	Stone quoins, lintels and sills, with more elaborate brick and stone detailing around the door, and a stone bay window. Some buildings use very pale cream bricks for details/quoins in place of stone.



Above: The neighbouring buildings used to establish the typology for the site

Worked example 2

Assessment of the proposal

Whilst superficially acceptable from an architectural point of view, the proposal could be improved on a number of counts which would help it to relate more seamlessly with the neighbouring typology:

- The building line of the proposal only partly follows that already established by the neighbouring buildings. The buildings themselves are also heavily articulated, and much more complex than the adjacent typology. This further fragments the building line and dilutes the existing context.
- The front boundary treatment breaks substantially with the prevailing typology, and not only includes the provision of railings, but adds in a deep verge between the railings and the pavement. This does not occur elsewhere on the street and represents a major change to the public space. This change has largely been brought about by the switch from driveways serving each dwelling and only a few vehicles, to a large shared car park where many vehicle movements can be expected and where more rigorous visibility splays are required.



The street elevation showing the proposed buildings in context.



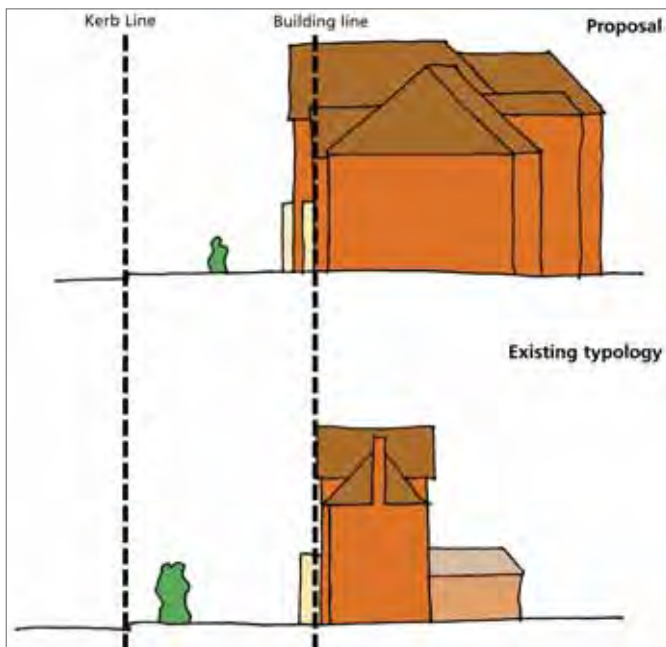
The plan for the proposed scheme. Note the large three-storey block to the rear of the plot overlooking the church and car park, and the large communal parking area which fills most of the site not used by buildings.

Worked example 2

Assessment of the proposal

The sections above show a comparison between the proposal and the existing typology. The building line is established by the main body of the typology building rather than the projecting gable or bay, but the proposed scheme projects substantially forward of both. At the front boundary, the substantial hedge at the edge of the pavement has been replaced by railings and planting set back behind a verge. This greatly increases the level of visibility of the front gardens and removes privacy, it also significantly widens the street scene by allowing the buildings rather than the hedge to provide the primary visual enclosure.

- The scheme successfully identifies and follows the typical plot width, however, the buildings which are then placed onto those plots are much wider, filling 80% rather than 60% of the building line.
- Although the eaves height and roof pitch of block A initially match the existing neighbouring building, this is not continued along the street, and the bulk of the roofs in particular continues to increase. What is also noticeable is that the gables facing the road vary in width and height, rather than maintaining the steady rhythm set up by the neighbouring plots.
- The scheme includes a substantial new building at the rear of one of the plots within the centre of the block, with the same scale and volume as the buildings facing the street. This creates a very dominating presence due to its visibility from the street and adjacent properties.

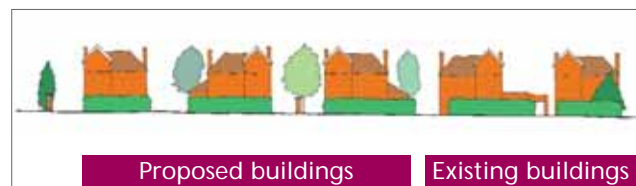


Worked example 2

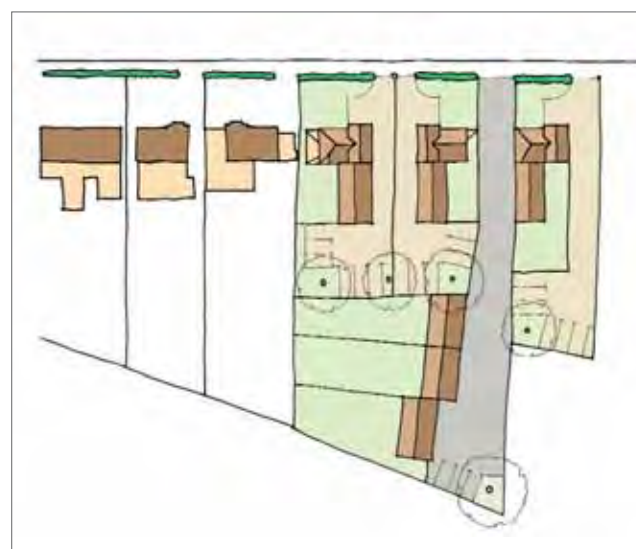
Example of redevelopment in the context of the neighbouring typology

The scheme below illustrates how the guidance can be applied, based on the previous typology study. This creates a total of 15 units in place of the original five, with a mix of 12 flats and three houses. It differs from the original proposal on the following key points:

- It closely follows the basic form and scale of the neighbouring typology, respecting the eaves height and ridge height. Most importantly, it retains the plot widths, building line build-up and front boundary treatment.
- Additional volume is added in the form of wings to the rear of the buildings, where they are set back from the building line and do not interrupt the street scene, and through single storey side extensions, following the precedent of the garages in the existing typology.
- Gardens are provided for each building, and each has a small car-park in place of one large communal one which allows for the provision of lawns, planting and the retention of important landscape features to reflect and preserve the existing landscape character. This also impacts on the surrounding properties, while providing better security through more frequent use of a variety of areas on the site.
- To ensure that the entrance and access works effectively, a turning/passing area is included immediately inside the gateway.



The alternative scheme closely mimics the form of the existing typology, with additional building volume provided in buildings set well back from the building line.

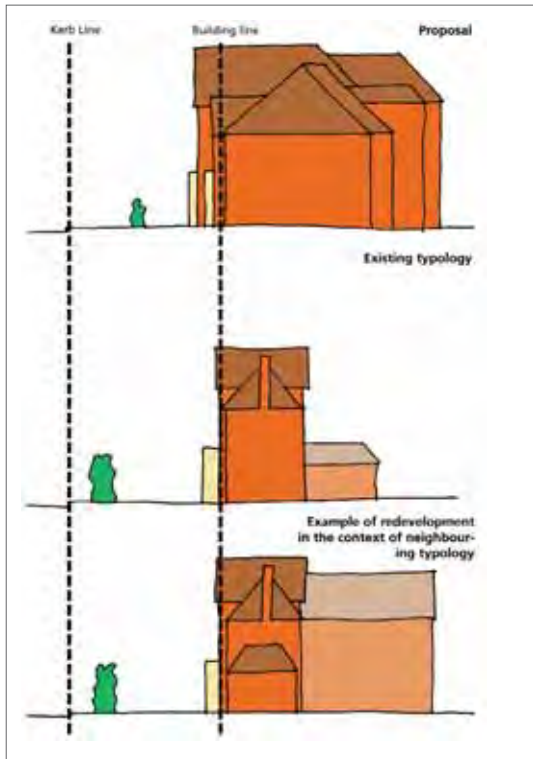


The plan for the alternative scheme.

- 1 Turning/passing area
- 2 Private garden
- 3 Parking for residents and visitors
- 4 Mews

Worked example 2

Example of redevelopment in the context of the neighbouring typology



The sections above demonstrate how the additional accommodation is provided within the example, using a more modest scale of building based closely on the existing typology. Crucially, the new scheme uses a series of smaller entrances off the road which avoids the need to set the hedge line back to create the visibility splay.

- The use of separate car park entrances in place of one combined one ensures that each entrance is used with far less frequency. This permits greater flexibility in the application of visibility splays, ensuring that the front boundary can be better maintained, an important feature of the landscape character.
- The scheme uses low scale mews buildings to create additional accommodation within the plot. This avoids the need to place any substantial buildings against the boundaries at the rear of the property, significantly reducing the impact of the scheme on the neighbouring rear gardens and the church. It also ensures that the scheme contains a mix of housing types, including some family houses alongside the flats, as recommended in PPG3.
- The mews is entered between two of the buildings, and provides three houses with integral garages. Visitor and over-spill parking is provided off the turning area at the bottom of the mews.

Annex 1 - Car parking in areas of increased housing density

Planning applications for higher density residential development submitted to New Forest District Council must be accompanied by a design and access statement. The Council will expect that the issue of prevention of inappropriate car parking will have been fully addressed within this statement.

Typical problems

Designers and agents should consider the following list of potential problems that may arise in preparing their proposals:

- Effective widening of cross over points on pavements to the detriment of the pedestrian.
- Inappropriate on-road parking, creating safety or emergency access problems.
- Drivers, wishing to keep the carriageway clear, often parking on space intended for other uses. Verge, pavement, even public open space get parked on and the proper use of these is then prevented.
- Creation of neighbour conflict.
- Take over of amenity space.
- Knock on effect of reducing provision in one location may cause congested and inappropriate parking in a nearby neighbourhood.
- Loss of front gardens and thereby a loss of streetscape, character and visual amenity.
- Removal of trees or prevention of the planting of trees in the streetscape.
- Blocking of emergency access. This extends to whole stretches of road and not just gateways. Road widths may be part of the problem.
- Garaging and spaces designed for car parking being used for other purposes.
- Informal areas on shared surface streets that are not designed for any particular use provide inappropriate additional car spaces.





Solution 1

Solutions

A number of design solutions are available that if used sensitively may help. These include:

- 1 Choosing parking styles in a combination which is appropriate to the location and site conditions:
 - Remote or integral garaging or car ports
 - Frontage parking
 - Side parking
 - Parallel on-street parking
 - Right angled on-street parking
 - Courtyards and squares as part of the streetscape
 - Rear parking courts
 - Rear garden parking
 - Underground parking or basement car parks
 - Individual basement garaging or underground car ports
- 2 Bollards, bunds or barriers to deal with verge and amenity land parking.
- 3 Bollards or barriers to prevent pavement parking or to cater for it.
- 4 Using hard and soft landscape in the design of new streets to make intended uses clear and physically prevent inappropriate parking.
- 5 Using car ports instead of garages to keep a lively street frontage and ensure that such spaces are not taken up for other storage etc. This would not only free up the space allocated by the garage, but obviate the need for extra manoeuvring space (to draw off the street while garage doors are opened).
- 6 Street widths could be either wider to allow parking without preventing emergency access or narrower to prevent ad-hoc parking by making it more obvious that it obstructs.
- 7 Developers might introduce covenants for residents regulating car ownership and storage.
- 8 Residents' parking schemes and waiting restrictions – commuted sums will be needed from developers to allow the local authority to introduce and enforce these.
- 9 Parking squares (as part of the streetscape – possibly with allocated 90 degree spaces) might be considered. Commuted sums for street maintenance or neighbourhood parking schemes could be introduced at the outset.
- 10 Removal of permitted development rights can protect front gardens and green streetscapes. Developers may wish the LPA to consider this as part of their proposal.



Solution 2



Solution 3



Solution 4



Solution 5

Inappropriate car parking can be very detrimental to the quality and character of places. It is not the intention of the council to dictate prescriptive solutions to such problems. It is therefore open to developers to employ professionally qualified designers (Architects, Landscape Architects, Urban Designers or Highway Engineers) to make use of these notes and to create designs that comply with each of the requirements below.

Designs will therefore only be considered as appropriate if the external space within the development can be shown to comply with the following requirements of good quality residential places.

- Residential places should be designed to prevent or discourage unauthorised off-road parking. This is to prevent obstruction of pedestrian, wheelchair and buggy access and to protect amenity and open spaces. However, care will be needed in designing preventative measures, that they do not themselves impinge upon amenity or intended pedestrian movement (especially for those with special visual or mobility requirements).
- Gardens, trees, areas of open space and amenity should be protected from car encroachment and mechanisms put in place to prevent later removal of such amenities for additional car parking (unless subsequently agreed with the LPA). This is to retain the balance of activity and opportunity on the street and to ensure that the intended provision for play and amenity is retained.
- Streets and spaces should be designed to ensure that excessive or inappropriate on-road parking will not happen: to prevent blocking of emergency access; to reduce neighbour conflict; and to retain character of streets such that they are not visually over-dominated by parked cars.
- Development should be designed to house cars in useable, convenient and safe locations to prevent any potential reluctance by owners to use the car spaces provided.
- Developments should be able to retain space designed for car parking for that use, this may be through design and/or agreement mechanisms. To prevent car spaces from being built over or garaging being lost to other types of storage or conversion. Garages often get converted or driveways built over in the assumption that removal of front gardens or the increase in on-street car parking is acceptable – it often is not.



Solution 6



Solution 7



Solution 8



Solution 9



Solution 10

Annex 2 - Advice on resolving problems over competition for space

The spaces between buildings are as important as the buildings themselves in creating a sense of place

Developing at higher densities offers increased pressure upon the public realm and upon external spaces. If designed well, a greater efficiency of land use will be achieved but it is important that consideration is given to all the likely uses that the public realm will need to accommodate.

External space is needed in residential developments for a variety of purposes. This includes:

- Space for resident and visitor car parking
- Space for car manoeuvrability (turning space, sight lines etc)
- Public space for play
- Private gardens
- Space for other elements of amenity (e.g. trees, shrubs, seating, bins)
- Waste storage and collection points
- Bicycle storage and parking
- Space allocated for underground services where occasional access might be needed

It is important that design for future use takes into account the increasing pressures upon the land and an acceptable balance achieved. Whilst a number of these elements are regulated through other planning, highway and building controls, there is a danger that any of the elements that do not have a minimum standard may be reduced or omitted to the extreme detriment of any final scheme. Typically it will be the amenity and garden spaces of any new higher density development that tend to be reduced, often rendering the design unacceptable.

Maximize value of amenity space



Through negotiation and through an agreed design statement, it is often possible to employ the following design and layout devices in order to maximise efficiency of land use:

If there is a perceived shortfall of private amenity space within a development, this can be partially alleviated by recreating some of the advantages of amenity space in other ways. Green roofs, trellises on walls and roofs, window boxes and trees between car spaces can all add to the green 'atmosphere' of a place. Balconies, roof gardens and intimate courtyards can offer an intensity of outdoor use that rivals gardens of much greater size in other (lower density) developments. In short, raising the quality and utilizing the opportunities to the full may be the key to justifying a higher density.

Ensure that space is used for its intended purpose



Areas of amenity or for pedestrian use are often taken over for car parking – make sure there is a clear purpose to the amenity. Poorly designed places may offer paths that go nowhere useful or are obviously too convoluted. Green space that is too shaded or is out of sight, sparsely planted or unmaintained becomes abused and should be avoided.



Car garaging is often used for storage or conversion – car ports or canopies could be considered.

Front gardens that are intended to offer amenity to the street are often resurfaced or screened off – agree covenants or management schedules with prospective owners; agree protection measures such as TPO with the local planning authority (for instance an avenue designed with minimum land-take may use trees in front gardens. By agreement, a TPO could ensure the trees longevity before planting).

Offer shared uses of land

Good design, can either obviate the need for one or more uses, or create an environment where space can be shared between the uses:



Combine several legitimate uses of the public realm along home zone principles – play, pedestrian circulation, car parking and manoeuvring.

Service runs can usually act as footpaths or in shared surface streets, if bollards or subtle landscape features can demark the channel, these margins can become part of the green amenity of a place (It isn't really acceptable to avoid quality surface treatment for such margins simply to enable service providers to reinstate easily and cheaply. Pre-cast concrete kerbs set as markers in grass are a detriment to amenity and are unlikely to be acceptable except in special circumstances).



Underground service runs only need accessing occasionally, space for visitor parking might use this margin as part of the streetscape.

Car parking can be decked over with shared garden space - use roofs, decks, balconies and canopies to maximise the amenity use of land.

Swales and storm water detention areas can double as fine weather green space or even as permanent wetland areas of ecological and visual amenity value. SUDS is illustrated under construction.



Enable facilities to be shared

Some spaces can have one use at one time of day and another later on – parking squares may be designed for amenity.

Bin and cycle storage might combine with porches.

On-street car parking may be designed to cater for different users at different times of day.

Bollards can define boundaries, can be signs, can be gateway markers, can be cycle stands and even offer play value.

Seats, trip rails, low walls and patterned surfaces can all offer play value, increasing the play opportunities in an area.

Reduce conflict between land uses

Ensure that the intended use is clear by design and that boundaries between segregated uses are clearly defined and secure. Use permanent quality rails, fences, bollards, trees, street lights or low bunds and swales to protect soft edges and green space (boundary definition such as birds mouth trip rails and wire fencing are only appropriate where they are not expected to be permanent).

Remove conflict through collaborative design: trees and street lighting cannot be designed in isolation from each other. If a tree line is intended, the lighting engineer must be aware of it. Canopy heights can be adjusted through long terms management, column heights can be selected to suit the tree line and species.

Reduce wasted space

Left over space is usually an end product of over-regulated design, either through standardisation of house types or through over - zealously applied standards or design codes.

Slower car speeds can mean less land-take for manoeuvring vehicles.

Unusable slivers of land should be designed out. Buildings can be orientated to run parallel to streets leaving excess land within gardens or including it within the built form. If a patch of gravel or trowelled mortar is needed to keep weeds at bay, if there is a need for 'pedestrian deterrent' paving then surely there is a wasted opportunity; an inefficient use of land.



Reduce land-take of one or more uses through mixing development

This can be done by creating a mixture of dwelling types and sizes thus offering choice.

Awkward corner plots, landmark buildings, building over undercroft access or parking and roof space over car ports can include additional accommodation.

Reduce land-take of one or more uses through regulation

As explained above, there is a danger in regulating using minimum standards where there is pressure on land use. However, setting a maximum standard for some elements may avoid an over-indulgence in some elements that may seem easy options in the short term but lead to less sustainable lifestyles.

For example car parking is now given as a maximum standard. There may be a negative impact in applying a maximum standard, if the inevitable behaviour of users is not fully taken into account. Car parking in particular can spoil the best intentions of design if it is not fully considered at the outset. Annex 1 contains a short guidance note listing the possible problems and ideas for relieving the potential problems through design.

Glossary

This glossary is intended to provide general guidance, not authoritative definitions of terms which are sometimes controversial or used with different meanings in different contexts.

Accessibility

The ease with which people can move round an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping. Proposals for accessibility (including vehicle accessibility) should be included as part of the Design and Access statement accompanying most planning applications.

Adaptability

The capacity of a building or space to be changed so as to respond to changing social, technological and economic conditions. See also Robustness.

Building line

The line formed by the frontages of buildings along a street. The 'building line' can be shown on a plan or section.

Context

The physical and social setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.

Design principle

An expression of one of the basic design ideas at the heart of an urban design framework, design guide, development brief or a development proposal.

Design statement

(a) A pre-application design statement is made by a developer to indicate the design principles upon which a development proposal in progress is based. It enables the local authority to give an initial response to the main issues raised by the proposal, (b) A planning application design statement sets out the design principles that the planning applicant has adopted in relation to the site and its wider context, as required by PPG 1.

Design and access statement

From August 2006 most planning applications for development will be required to include a design and access statement (refer to Statutory instruments 2006 No.1062.) Whereas a design statement (set out above and elsewhere in this document) would normally include issues of access, there will be a requirement to include access as a specific part of such a statement.

Figure ground (or figure and ground, or Nolli) diagram

A plan showing the relationship between built form and publicly accessible space (including streets) by presenting the former in black and the latter as a white background (or the other way round).

Glossary

Grain (Urban Grain)

The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Home zone

A small highly traffic calmed residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars.

Landscape

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans. In towns 'townscape' describes the same concept.

Legibility

The degree to which a place can be easily understood and thus traversed without getting lost or having to seek formal directions. A place where one can see where to go and recognise links and directions through the memorable qualities of townscape without having to rely on signposts can be said to be legible.

Local distinctiveness

The positive features of a place and its communities which contribute to its special character and sense of place.

Massing

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

Natural surveillance (or supervision)

The discouragement to wrong-doing by the presence of passers-by or the ability of people to be seen from surrounding buildings or spaces. This is also known as passive surveillance (or supervision).

Permeability

The extent to which an environment allows people a choice of access routes through it from place to place (Bentley et al 1985). To offer a true choice of routes, an environment would need such routes to be pleasant, convenient and safe.

Public realm

The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called 'public domain'.

Glossary

Quantum

Amount (of development).

Robustness

The capacity of a building or space to offer a choice of uses or accept change without detriment to its inherent character. A robust building might offer this choice through its ability to offer changes in use responding to changing social, technological and economic conditions. See also Adaptability.

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 the way they are combined.

SUDS Sustainable Urban Drainage Systems

A combination of design techniques that allows drainage to be dealt with in ways that don't create drainage and flooding problems offsite or unnecessarily alter ground water conditions to the detriment of the land. Techniques that offer more natural design solutions such as creating swales, soak-aways, ponds and open ditches can avoid exacerbating harmful flooding, can allow replenishment of ground water, can aid the recycling of water and can add to amenity and biodiversity through sensitive landscape design. More information can be found on www.environment-agency.gov.uk.

Sustainable development

Defined by the Brundtland Commission (1987, and quoted in PPG 1) as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'.

Tissue

A combination of the grain, scale and layout of different areas of settlements. Just as the cells that make up part of a living organism form various tissues, the built forms, spaces and routes form the tissue of an area or settlement.

Tissue study

Comparison of scale and layout of different areas of settlements. This technique can make use of overprinting or tracing maps of successful places over the proposed development site or area, at the same scale. It gives the designer a clue to the capacity of a place and how it may be structured.

Typology

The elements of character and identity that make up the particular area of settlement. To describe a typology, these elements need to be objectively analyzed avoiding the inclusion of subjective elements of design such as style.



**Supplementary Planning Document:
Housing design, density and character**

Sustainability Appraisal Report



Non-technical summary

- (i) This Supplementary Planning Guidance (SPD) has been prepared to assist in the interpretation and implementation of policies of the New Forest District Local Plan First Alteration relating to the density and design of residential development. The options considered were:
- **Option 1:** to prepare the SPD, or
 - **Option 2:** not to prepare the SPD and rely solely on the policies.
- (ii) The potential effects of these options were assessed using sustainability objectives based on:
- the essential characteristics of the District;
 - Government advice on sustainable development; and
 - relevant policy documents.
- These included looking at how the options performed in terms of the effects on the environment of the defined built-up areas, and whether they would help to meet housing and other needs locally.
- (iii) The conclusion was that it was appropriate to prepare the SPD as it introduces a wider range of design criteria than could be included in the policies, and enables both environmental and community needs to be taken into account.

Consultations

- (iv) During the consultation stage, a number of comments were received on the Sustainability Appraisal Report. Most of these in fact related more to the content of the SPD, and have led to a number of changes, in particular the addition of references to other aspects of the design process that while not covered in the SPD, will nevertheless influence the quality and sustainability of the final design. These include use of appropriate building materials (such as recycled products), measures to minimise energy and water use, and use of sustainable drainage systems.

The Sustainability Appraisal Process

- (v) The SA process and the response to it have provided a rational basis for preparation of the SPD and enabled its objectives to be checked against sustainability criteria.

1. INTRODUCTION

Strategic Environmental Assessment and Sustainability Appraisal

- 1.1 A Sustainability Appraisal (SA) is a process through which the sustainability of a plan or programme under preparation is assessed. The plan or programme is usually but not always prepared by a public body, such as a planning authority.
- 1.2 The SA process aims to test the plan/ programme, and its policies, against sustainability objectives which have been agreed for this purpose. The policies can then be altered if desired or justified if not. SAs are intended to ensure that planning authorities aim to achieve the Government's framework goal of sustainable development in the UK. The SA process has been designed to incorporate the requirements of the European Strategic Environmental Assessment Directive (2001/42/EC which came into effect in the UK in July 2004).

Aims and structure of the report

- 1.3 This report sets out:
- the way in which sustainability appraisal of this SPD has been undertaken,
 - the relevant sustainability issues including those arising from other plans and programmes and from baseline data
 - the SA appraisal framework
 - an assessment of the two options
 - the preferred option

2. METHODOLOGY

Approach to SA

- 2.1 This Sustainability Appraisal has drawn on the baseline data and sustainability objectives set out in the draft Scoping Report for the New Forest District Local Development Framework prepared by the District Council with the assistance of Land Use Consultants (now available on the NFDC web site at www.newforest.gov.uk). These have been used to derive sustainability objectives that provide a basis for comparing the SPD options.

Baseline information and key issues

- **Built-up areas**
- 2.2 There are approximately 77,000 dwellings in the District the bulk of which are concentrated in the defined built-up areas.
- 2.3 The District has a built environment of mixed age and quality. The centres of a number of the older settlements are of historic interest and of high environmental quality, and included in Conservation Areas. The majority of the District's residential areas are of medium to low density, often with mature gardens and vegetation. There are extensive areas of bungalow development and other residential suburbs, with the more recent tending to be of higher density. While most are not distinguished in architectural terms, the majority provide attractive and valued environments in which to live. Those parts of particularly high visual quality are designated as Areas of Special Character (NFDLP Policy DW-E11, Section C1), within which development is required not to harm the character of the locality.

- **Public transport**

2.4 Public transport facilities in the District include:

- the main London-Weymouth railway line with stops at Totton, Ashurst, Beaulieu Rails, Brockenhurst (where there is a branch line to Lymington and the Isle of Wight ferry terminal), New Milton and Hinton Admiral;
- a network of bus routes
- ferry terminals at Lymington (for crossing to the Isle of Wight) and Hythe (for crossing to Southampton)

While these facilities are used, the overall level of public transport use is not high, with the majority of journeys being made by the private car.

- **Constraints on development**

2.5 Outside the built-up areas there are significant constraints on development arising from the very high landscape and nature conservation interest of much of the District. Some 70% of the District lies within the New Forest National Park. It also includes part of an Area of Outstanding Natural Beauty. Over half the District is covered by nature conservation designations, of which a substantial proportion are of European and international significance. In addition, the southern coastal fringe and the southern part of the Avon Valley lie within the South West Hampshire Green Belt.

- **Development pressures**

2.6 Pressures for development within the District are high because of its location and attractive environment. These pressures are concentrated in the built-up areas because of the limitations on development beyond them. Increasingly, applications for residential development in built-up areas involve redevelopment of sites with higher density schemes.

2.7 Current policies in the New Forest District Local Plan First Alteration enable residential development within the defined built-up areas, subject to design and access criteria (policies BU-TC12 Section F2, BU-H1 Section F3, DW-T8 Section C9, and general design policies in Section C1).

- **Population and social characteristics**

2.8 The population of the District was just over 169,000 in 2001. The longer term projections suggest that it is likely to decrease slightly, with reduced levels of house-building following the designation of the New Forest National Park, and because of continuing reductions in household size.

2.9 House and land prices are very high, and housing needs in the District continue to increase. In 2001 there were over 2000 households on the New Forest Housing Register. In 2001 the number of households on the New Forest Housing Register had risen to over 2000 households, and in 2000/2001 there was a record number of homelessness acceptances in the District. The New Forest District Housing Needs Assessment undertaken in 2001 revealed a substantial number of 'concealed' households, principally young local people wishing to set up home but unable to because of high house prices. It also indicated that the proportion of elderly people will increase, as will the proportion of residents with disabilities.

2.10 The 2004-2005 Crime Audit for the District showed that criminal damage, anti-social behaviour and road safety were the main concerns in the District. It also found that fear of crime was significantly higher than actual crime levels, consistent with national trends. Objections to higher density schemes often include concerns about their potential impact on levels of anti-social behaviour and crime.

- 2.11 More intensive redevelopment of land is also perceived to increase pressures on local services and amenities, including public open space. A concern with high density schemes is lack of on site amenity space, and consequent pressures on other such sites in the locality.
- 2.12 These factors have implications for the size, design and location of new dwellings.

Relevant plans and programmes

- 2.13 A schedule of relevant plans and programmes is included at Annex 1. In general terms these:
- Seek to maximise residential development in order to meet community needs
 - Encourage re-use of urban land and more intensive forms of development as a means of managing the use of land as a finite resource
 - Identify existing built-up areas as appropriate locations for residential development, in particular those parts of them such as town centres that offer access to alternative means of transport and/or minimise the need to use the private car
 - Seek high quality design and layout of new residential development, including accessibility to forms of transport other than the car
 - Seek to ensure provision of adequate amenity space and recreation facilities with new development.

Key issues

- 2.14 From the baseline data and the relevant documents, the key issues that emerge to be addressed in this SPD are as follows:

- **Key Environmental Issues**

- Efficient use of land is a particular priority in this District given the difficulty of allocating sites outside the defined built-up areas
- Higher density residential development changes the character of built-up areas both visually and in terms of the increased level of activity generated by such schemes
- Use of public transport is currently low in the District, and the location of higher density schemes close to town centres and in parts of the built-up areas that have good access to public transport facilities can assist to minimise use of the car.

- **Key Social Issues**

- There is an identified need for small, affordable dwellings in the District, for both young and elderly people.
- Dwellings and residential layouts also need to be designed to accommodate the needs of disabled people
- Concerns about impact of high density schemes on the character of the area include community safety (increased risk of anti-social behaviour) and lack of amenity space

- 2.15 From:
- the key issues identified
 - the objectives and requirements of the relevant documents listed in Annex 1, and
 - the Scoping Report for the New Forest District Local Development Framework
- the following Sustainability Objectives and related criteria have been derived for this SPD:

SA Objective	Criteria	Indicators	Baseline information
<p>1. Provide a safe and secure environment</p>	<ul style="list-style-type: none"> • Will it reduce fear of crime? • Will it ensure environment does not encourage crime? 	<ul style="list-style-type: none"> • Reported crime figures per 1000 population • Fear of crime data 	<ul style="list-style-type: none"> • Census (crime and dwellings per area) • Overall crime figures (from police) • Fear of Crime Surveys
<p>3. Make sustainable provision to meet housing needs and requirements</p>	<ul style="list-style-type: none"> • Will it provide enough dwellings to meet identified District housing needs, particularly with regard to providing affordable and key worker dwellings? • Will it provide for special accommodation needs? (Key workers/ Elderly/ Disabled people?) • Will it ensure adequate standards of residential accommodation? 	<ul style="list-style-type: none"> • * Housing trajectory showing: <ul style="list-style-type: none"> (i) net additional dwellings over the period Apr. 2000 – Mar. 2005 (ii) net additional dwellings for the current year (iii) projected net additional dwellings up to the end of the DPD period or over 10 year period from its adoption, which ever is the longer (iv) annual net additional dwelling requirement; and (v) annual average no. of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance • * % new development on previously developed land • * % new dwellings completed at: <ul style="list-style-type: none"> (i) less than 30 dwellings per hectare (dph); (ii) between 30 & 50 dph; and (iii) above 50 dph. • * Affordable housing completions • % small dwellings • Homelessness/ nos. people on housing waiting list • Nos. units of sheltered accommodation • Care home bedspaces 	<ul style="list-style-type: none"> • NFDC/ NFNPA annual housing monitoring • Housing needs assessments • Housing waiting lists/ homelessness • Census 2001 • Social Services records • PCT statistics • NFDC/ NFNPA records/ survey
	<ul style="list-style-type: none"> • Will it ensure accessibility to essential services including provision in accessible locations and accessible transport links? • Will it ensure access to alternative modes of transport? 	<p>Amount of new residential development:</p> <ul style="list-style-type: none"> • * within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment areas and a major retail centre(s) • within 15 minutes walk of a frequent bus route/ rail service • making provision for disabled people 	<ul style="list-style-type: none"> • Survey (map based) • Highway Authority data <ul style="list-style-type: none"> - Car ownership - Disability • NFDC data: <ul style="list-style-type: none"> - Applications with access statements

SA Objective	Criteria	Indicators	Baseline information
11. Maintain, enhance and create high quality landscape, townscape and seascape	<ul style="list-style-type: none"> • Will it: <ul style="list-style-type: none"> - maintain local distinctiveness? - enhance and contribute to local building traditions? - enhance the urban landscape? - ensure high design standards? 	<ul style="list-style-type: none"> • Applications refused because of design 	<ul style="list-style-type: none"> • NFDC applications data
	<ul style="list-style-type: none"> • Will it improve quantity and/or quality of publicly accessible amenity space? 	<ul style="list-style-type: none"> • Applications refused because of inadequate amenity space 	<ul style="list-style-type: none"> • NFDC applications data • PPG17 surveys
14. Encourage sustainable use of resources	<ul style="list-style-type: none"> • Will it minimise development on greenfield sites? 	<ul style="list-style-type: none"> • % development on brownfield sites 	<ul style="list-style-type: none"> • NFDC applications data

3. OBJECTIVES OF THE SUPPLEMENTARY PLANNING DOCUMENT

3.1 The following are the objectives of this SPD:

1. To promote good design in new residential development.
2. To ensure that new residential development respects local character and identity.
3. To promote the successful implementation of policies which promote higher densities in new residential development.
4. To give practical advice to the designers and developers of new housing, on how to achieve successful developments that will secure planning permission.
5. To highlight the links between quality of design and successful higher density development.

3.2 It is a requirement that the objectives of the SPD should be tested against the Sustainability Appraisal objectives.

SA Objective SPD objective	1. Provide a safe and secure environment	3. Make sustainable provision to meet housing needs and requirements	11. Maintain, enhance and create high quality landscape, townscape and seascape	14. Ensure sustainable use of resources
1. To promote good design in new residential development.	✓	0	✓	0
2. To ensure that new residential development respects local character and identity.	0	0	✓	0
3. To promote the successful implementation of policies which promote higher densities in new residential development.	?	✓	✓	✓
4. To give practical advice to the designers and developers of new housing, on how to achieve successful developments that will secure planning permission.	✓	✓	✓	0
5. To highlight the links between quality of design and successful higher density development	0	0	✓	0

✓ Positive 0 Neutral ? Uncertain x Possible conflict

Comments:

3.3 The objectives of the SPD are considered generally to accord with the SA objectives.

4. OPTIONS

- 4.1 In preparing the SPD, the options considered were to prepare the SPD (Option 1), or not to prepare it and rely solely on the policies (Option 2). An appraisal of these options was carried out (see Annex 2). From this it was concluded that preparation of the SPD has the most beneficial effects by encouraging schemes that achieve the purposes of the policies in terms of sustainable location of higher density developments, while also enabling such schemes to be designed so that they complement rather than detract from the appearance of the locality, and achieve other design objectives including community safety and provision of adequate amenity space. Achievement of better schemes may assist to reduce opposition to high density development and enable more sites to be re-developed at higher densities.

Preferred Option

- 4.2 **On the basis of the Sustainability Appraisal, it is concluded that the preferred option is Option 1, to prepare the SPD, which focuses on the design aspects of higher density developments.**

Supplementary Planning Document: Housing design, density and character Sustainability Appraisal

Relevant documents

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to SPD	Implications for SPD	Implications for SA
INTERNATIONAL			
<p>Strategy for Sustainable Development for the United Kingdom (DEFRA 2005) LDF required to give effect to this</p>	<p>The UK goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.</p> <p>For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.</p>	<p>SPD needs to encourage development of high quality homes and residential environments</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during the development of the SPD</p>
<p>Sustainable Communities – Building for the Future (ODPM 2003) Informs preparation of LDF</p>	<p>Objective: to set out an Action Programme towards creating successful, thriving and inclusive communities, both urban and rural, across England.</p> <p>Objective: to tackle the housing provision mismatches between the South East and parts of the North and the Midlands.</p>	<p>SPD needs to encourage development of high quality homes and residential environments</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during the development of the SPD</p>
<p>Planning Policy Statement 1: Creating Sustainable Communities (ODPM 2004) LDF required to give effect to this</p>	<p>Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:...</p> <ul style="list-style-type: none"> ensuring high quality development through good and inclusive design, and the efficient use of resources; 	<p>SPD needs to encourage development of high quality and sustainable homes and residential environments</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during development of the SPD</p>

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to SPD	Implications for SPD	Implications for SA
<p>Planning Policy Guidance 3: Housing (ODPM 2000) Provides policy guidance on planning issues</p>	<p>To promote more sustainable residential environments, both within and outside existing urban areas, local planning authorities are to promote:</p> <ul style="list-style-type: none"> • development that is linked to public transport; • a greener residential environment; • greater emphasis on quality and designing places for people; and • the most efficient use of land. 	<p>SPD needs to encourage development of high quality and sustainable homes and residential environments</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during development of the SPD</p>
<p>PPG13: Transport (ODPM, 2000) Provides policy guidance on planning issues</p>	<p>Integrating planning at all levels to promote more sustainable choices, increase accessibility to jobs and reduce the need to travel by car. Local authorities should seek to make maximum use of the most accessible sites, such as those in town centres and others which are, or will be, close to major transport interchanges... They should be pro-active in promoting intensive development in these areas and on such sites. They should develop a clear vision for development of these areas....</p>	<p>SPD needs to encourage development of high quality and sustainable homes and residential environments including integration of access and transport considerations.</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during development of the SPD SA objectives and criteria should reflect requirements for integration of transport</p>
<p>Government Urban White Paper: Our Towns and Cities: the Future – Delivering an Urban Renaissance (DETR 2000) Informs preparation of LDF</p>	<p>This paper aims to arrest urban decline – by creating towns, cities and suburbs which offer a high quality of life and opportunity for all.</p>	<p>SPD needs to provide for urban development needs, taking into account the effect of this on the environment</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during development of the SPD</p>
<p>Sustainable Communities in the South East: Building for the Future (ODPM 2003) Informs preparation of LDF</p>	<p>Objective: to create decent homes at a price people can afford, in order to ensure that the communities are sustainable.</p>	<p>SPD needs to encourage development of high quality homes and residential environments</p>	<p>SA needs to ensure that social, environmental issues are fully considered in the SPD</p>
<p>South East Plan – Consultation Draft (Regional Spatial Strategy) 2005 LDF must be in general conformity with this</p>	<p>Objectives: More and better quality housing, so that most individuals have access to a decent home More prudent use and management of natural resources including land, water, energy and waste, with the emphasis on reducing our use of resources, and increasing their re-use and recycling</p>	<p>SPD needs to provide for increased residential densities of high design quality</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during development of the SPD</p>

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to SPD	Implications for SPD	Implications for SA
	<p>Better management of increased activity and development on the environment</p> <p>Realising opportunities to improve the quality of the built and natural environment</p> <p>Encourages higher housing densities to make good use of available land – Regional target 40 dph over the plan period (up to 2026)</p>		
COUNTY			
<p>Hampshire County Structure Plan Review</p> <p>Statutory plan - provides basic strategy for LDF</p>	<p>Prioritises the regeneration of Hampshire's cities and towns, which are the focus for new homes, shopping, leisure and further education; development is to be accommodated mainly within existing urban areas development to be appropriate in design, scale, layout and density to its surroundings and contribute to the quality of the built environment</p>	<p>SPD needs to provide for increased residential densities of high design quality</p>	<p>SA objectives and criteria should ensure sustainable use of land resources</p>
LOCAL			
<p>Changing Lives Community Strategy</p> <p>Government advice is that Community Strategy's spatial elements should provide basis for LDF policies and proposals</p>	<p>d(i) ENVIRONMENT (BUILT)</p> <p>Protect and enhance the character of the built environment by ensuring that the integrity of buildings and places is respected, promoting the highest standards of design, and fostering public understanding of New Forest towns and villages and the historic built environment.</p>	<ul style="list-style-type: none"> • Raise awareness and understanding • Identify and protect the special qualities of landscape, wildlife, and cultural heritage • Encourage environmental improvements • Integrate conservation of the built and natural environment with access and recreation • Control pressures for built development 	<p>SA objectives and criteria should:</p> <ul style="list-style-type: none"> • maintain, enhance and create high quality landscape, townscape and seascape • maintain and enhance heritage and culture
<p>New Forest District Local Plan First Alteration</p> <p>Statutory Local Plan</p>	<p>Aim 1: Taking an integrated approach to promoting a high quality and sustainable environment, which conserves and enhances the District's special environmental qualities, while also addressing the needs</p>	<p>SPD needs to encourage development of high quality and sustainable homes and residential environments</p>	<p>SA needs to ensure that social, environmental and sustainability issues are fully considered during</p>

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to SPD	Implications for SPD	Implications for SA
	<p>of the people who live and work in the District.</p> <p>Objective 9 Environmental design To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.</p> <p>Objective 12 Safety To minimise development which would put people or property at risk and encourage forms of development which would enhance community safety.</p> <p>Objective 23 Reduce dependence on car To reduce dependence on the car by maintaining and, where practicable, enhancing and encouraging the use of alternative transport modes, including public transport, walking and cycling; and through land use policies.</p>	<p>including integration of access and transport considerations.</p>	<p>development of the SPD</p>

Sustainability Appraisal of Options

Sustainability Appraisal Option 1 – Prepare SPD

Set out criteria for achieving higher densities as appropriate to the locality by means of an appropriate design process

SA Objective	Criteria	Effects of Policy/ Option on objective(s)			Justification for assessment noting:
		Short term (5 yrs)	Med term (5-10 yrs)	Long term (> 10 yrs)	
		+ = positive - = negative ? = uncertain 0 = no effect			<ul style="list-style-type: none"> Likelihood of effect occurring Scale of effect Temporary or permanent Assumptions and including recommendations for mitigation/ improvement
1. Provide a safe and secure environment	<ul style="list-style-type: none"> Will it reduce fear of crime? Will it ensure environment does not encourage crime? 	? ?	? ?	? ?	Design criteria could include community safety criteria
3. Make sustainable provision to meet housing needs and requirements	<ul style="list-style-type: none"> Will it provide dwellings to meet identified District housing needs 	+	+	+	Improved design enables higher densities
	<ul style="list-style-type: none"> Will it provide for special accommodation needs? (Elderly/Disabled/ /Key workers) 	?	?	?	Higher density schemes more likely to include appropriately designed/ adapted/ priced accommodation
	<ul style="list-style-type: none"> Will it ensure accessibility to essential services including provision in accessible locations and accessible transport links? Will it ensure access to alternative modes of transport? 	+	+	+	Already required as part of policy.
11. Maintain, enhance and create high quality landscape,	<ul style="list-style-type: none"> Will it maintain local distinctiveness? 	+?	+?	+?	Would be central to the design criteria
	<ul style="list-style-type: none"> Where possible, will it enhance and contribute to local building traditions? 	+ ?	+?	+?	

SA Objective	Criteria	Effects of Policy/ Option on objective(s) + = positive - = negative ?= uncertain 0 = no effect			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood of effect occurring • Scale of effect • Temporary or permanent • Assumptions and including recommendations for mitigation/ improvement
		Short term (5 yrs)	Med term (5-10 yrs)	Long term (> 10 yrs)	
townscape and seascape	<ul style="list-style-type: none"> • Will it enhance the urban landscape? • Will it ensure high design standards? • Will it improve quantity and/or quality of publicly accessible amenity space? 	+	+	+	Would be central to the design criteria
		+	+	+	
		?	?	?	
14. Ensure sustainable use of resources	<ul style="list-style-type: none"> • Will it minimise development on greenfield sites? 	+	+	+	Likely to enable more high density development

Sustainability Appraisal Option 2 – no SPD

Rely on existing design policies

SA Objective	Criteria	Effects of Policy/ Option on objective(s)			Justification for assessment noting: <ul style="list-style-type: none"> ● Likelihood of effect occurring ● Scale of effect ● Temporary or permanent ● Assumptions and including recommendations for mitigation/ improvement
		Short term	Med term	Long term	
1. Provide a safe and secure environment	<ul style="list-style-type: none"> ● Will it reduce fear of crime? ● Will it ensure environment does not encourage crime? 	?	?	?	Policies and SPG encourage design for community safety
3. Make sustainable provision to meet housing needs and requirements	<ul style="list-style-type: none"> ● Will it provide dwellings to meet identified District housing needs 	?	?	?	Policies encourage provision, but more likely to be achieved with SPD
	<ul style="list-style-type: none"> ● Will it provide for special accommodation needs? (Elderly/Disabled/ /Key workers) 	?	?	?	Depends on location, design etc
	<ul style="list-style-type: none"> ● Will it ensure accessibility to essential services including provision in accessible locations and accessible transport links? ● Will it ensure access to alternative modes of transport? 	0	0	0	Already required by policy. These would need to be among the criteria for selecting sites.
11. Maintain, enhance and create high quality landscape, townscape and seascape	<ul style="list-style-type: none"> ● Will it maintain local distinctiveness? 	x?	x?	x?	Policies enable this but do not give detailed approach to design
	<ul style="list-style-type: none"> ● Where possible, will it enhance and contribute to local building traditions? 	x?	x?	x?	
	<ul style="list-style-type: none"> ● Will it enhance the urban landscape? ● Will it ensure high design standards? ● Will it improve quantity and/or quality of publicly accessible amenity space? 	x?	x?	x?	Policies enable this but do not give detailed approach to design

SA Objective	Criteria	Effects of Policy/ Option on objective(s) + = positive x = negative ?= uncertain 0 = no effect			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood of effect occurring • Scale of effect • Temporary or permanent • Assumptions and including recommendations for mitigation/ improvement
		Short term	Med term	Long term	
14. Ensure sustainable use of resources	<ul style="list-style-type: none"> • Will it minimise development on greenfield sites? 	x	x	x	Concerns over design of high density development likely to limit potential and therefore increase pressure on greenfield sites.

Housing Design, Density and Character

Supplementary Planning Document

Adoption Statement

April 2006

On 5th April 2006 New Forest District Council adopted a Supplementary Planning Document titled: Housing Design, Density and Character.

Any person aggrieved by the SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD.

Any such application for leave must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.



SUPPLEMENTARY PLANNING DOCUMENT – HOUSING DESIGN, DENSITY AND CHARACTER

1. INTRODUCTION

- 1.1 In accordance with the Council's Local Development Scheme (LDS) 2005, a Supplementary Planning Document (SPD) relating to the housing design and density policies of the New Forest District Local Plan First Alteration (Policies DW-E1 and DW-E2) has been prepared. The draft Supplementary Planning Document (SPD) – "Housing design, density and character", was published for public consultation on 11th November 2005. The period for making comments closed on 23rd December 2005.

2. BACKGROUND

- 2.1 The Local Plan First Alteration introduced a new Policy DW-E2 on the density and mix of new housing development, as well as changes to existing Policy DW-E1 to require the submission of design statements with major development proposals.
- 2.2 The need for guidance on the implementation of these policies arises from a series of Member seminars held to discuss concerns over the impacts of higher density developments on the character of existing residential areas.

3. CONTENT OF THE DOCUMENT

- 3.1 Aims of this Supplementary Planning Document are:
- To promote good design in new residential development.
 - To ensure that new residential development respects local character and identity.
 - To promote the successful implementation of policies which promote higher densities in new residential development.
 - To give practical advice to the designers and developers of new housing, on how to achieve successful developments that can secure planning permission.
 - To highlight the links between quality of design and successful higher density development.
- 3.2 The SPD is not intended to be a design guide. It is about the process that should be followed in order to achieve better designed new residential environments in our towns and villages.
- 3.3 The Supplementary Planning Document sets out the background to determining the appropriate density for a development and the requirement for developers to demonstrate, through applying processes set out in the SPD and the submission of a Design Statement, how their proposals would respect and improve existing character through employing principles of good urban design.

4. SUSTAINABILITY APPRAISAL

- 4.1 Government legislation and advice in connection with the new planning system requires that all Local Development Documents, including Supplementary Planning Documents, are subject to Sustainability Appraisal. Procedures for undertaking Sustainability Appraisal are still evolving, but currently require for each LDD the preparation of a Sustainability Appraisal Report, which includes relevant baseline data and background documents, and identifies key issues and sustainability objectives. It explains the options considered in preparing the document, demonstrates how each option has been tested against the sustainability objectives, and on this basis gives reasons for the final choice of option. The draft Sustainability Appraisal Report was published with the draft SPD for consultation. It has been updated and the final version is included at Appendix D.

5. CONSULTATION PROCESS

- 5.1 The document was made available for comment via the council's web site and also posted to a list of relevant consultees on 11th November 2005 with a closing date for comment of 23rd December 2005 (six weeks). A summary of the consultation process is attached at Appendix A. In addition, the Council's Housing Development Team circulated the document to all the partner housing associations inviting comment and an informal presentation was given internally for development control and housing officers. A similar presentation and discussion was set up with the New Forest Architects Panel resulting in some very positive feedback supporting the document and suggesting improvements.

6. GENERAL RESPONSE TO THE DRAFT SPD

- 6.1 During the consultation period comments were received from 27 respondents. The attached schedule in Appendix B summarises each comment received and gives the suggested response to these comment. Whilst there were plenty of useful suggestions for improving the document, there was also much underlying support for its production particularly from professional designers and from groups such as 'The Solent Centre for Architecture and Design' and 'The New Forest Architects Panel'. Not all of the comment is favourable. A number of respondents clearly misconstrued some of the content and this was seen as a failure in part to clearly impart the message. In preparing the SPD for adoption the text has been substantially revised to clarify the intent.

7. MAIN ISSUES RAISED BY REPRESENTATIONS ON THE DRAFT SPD

- 7.1 Set out below are the main issues arising from the comments made on the consultation draft, together with a summary of how the SPD has been revised in response to these comments.
- a) Sustainable housing including sustainable drainage and construction techniques as well as lifetime homes and energy saving issues need more emphasis.

A new paragraph early in the document added that emphasises this need.

- b) More encouragement is needed (with more examples illustrated) for good quality contemporary design properly informed by context as opposed to pastiche design mimicking historic forms.

More illustrations addressing this point included and the Totton example in section four being revised along these lines.

- c) Reference to infrastructure and amenity availability as a limiting factor to density increases needs to be added.

A paragraph has been added along these lines.

- d) Greater clarity as to what is actually required for submission as opposed to what is desirable needs to be set out.

The SPD has been revised to make clear the process which it advises should be followed. Further guidance will be given in the local planning authority's statement on the Validation of Planning Applications.

- e) More detail and illustration is needed to explain and emphasise the importance of the spaces and streets.

This is being included.

- f) The relevance of some of the illustrations was questioned and it was suggested that many more and better examples were needed for illustration.

Further photographs and additional examples have been added.

- g) The validity of the two examples in section four was questioned.

The two examples used have been revised to improve how they are used to show how the process can work.

- h) Readability of the message was praised where it was mentioned but it is also evident that certain readers misconstrued many of the messages.

The text has been revised to address this.

- i) Presentation and format was praised by some and disliked by others in similar measure.

The format of the SPD has been revised and is now in an A4 format, with text on a white background to aid readability and reduce production costs.

- j) There were in addition, a number of comments that whilst supporting the SPD in principle made representation to the Council that a strong line needs to be taken in the assessment of applications and a more responsive dialogue needs to be resourced to enable planning officers to meet and discuss ideas.

Within the SPD a clearer route to pre-application consultation is set out. Meanwhile these comments have been passed on to help inform the revision of procedures for development control and registration of applications.

- k) There were a number of comments on the Sustainability Appraisal. The majority of these in fact reflected concerns about the SPD itself and have been addressed as described above.

8. DOCUMENT FOR ADOPTION

8.1 Attached in Appendix C is the Supplementary Planning Document – Housing design, density and character, as proposed for adoption by the Council. In the final published version a contents page and glossary will be added.

8.2 The Council is also required to prepare a statement setting out:

(i) a summary of the main issues raised in these representations, and

(ii) how these main issues have been addressed in the SPD which they intend to adopt.

It is proposed that Section 7 and Appendix B to this report be published as the Council's statement for the purposes of Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.

9. FINANCIAL IMPLICATIONS

9.1 The principle of placing the onus for high quality design firmly with the developer is important in allowing the planning process to continue under increased pressure without significant further resource. Adoption of this guidance will support increased efficiency in the planning service and is seen as a cost effective means to raising the overall quality of design.

10. ENVIRONMENTAL IMPLICATIONS

10.1 When adopted, this guidance will bring significant environmental benefits by raising standards of design in new residential development and ensuring respect for local character and identity is maintained.

11. CRIME AND DISORDER IMPLICATIONS

11.1 Appropriate planning and design can play an important role in helping reduce crime and anti-social behaviour, and contributing to the creation of sustainable communities, as set out in *Safer Places: The Planning System and Crime Prevention* (companion guide to PPS1). By raising design quality, awareness of context and appropriateness to the locality, the adoption of this SPD will assist in furthering these objectives.

12. ECONOMY & PLANNING REIVEW PANEL COMMENTS

12.1 The draft SPD and the comments received on it during the consultation period, were considered at by the Economy and Planning Review Panel on 18th January 2006. Panel members considered the scope of the feedback received on the draft SPD and the main revisions necessary for preparing a revised version of the SPD for adoption by the Council. The Panel meeting was attended by representatives of the Architect's Panel to assist and add to any of the discussion. Comments made by the Panel and representees have been taken into account in revising the SPD which the Cabinet is to consider for adoption.

13. PORTFOLIO HOLDERS' COMMENTS

13.1 Economy and Planning Portfolio Holder's comments:

As part of the Council's continuing commitment to upholding high standards of design in new residential development and maintaining the valued character of the district, this guidance represents a significant step forward. It will promote constructive dialogue and offer an effective means of addressing the challenges associated with building at the higher density now required under national planning policy.

14. RECOMMENDATION

14.1 It is recommended that:

- 1) The comments received on the draft Supplementary Planning Document 'Housing design, density and character' be noted, and the responses to the comments set out in Section 7 and in Appendix B be agreed.
- 2) The Supplementary Planning Document – Housing design, density and character (as set out in Appendix C) be adopted by the Council.
- 3) The Head of Policy Design and Information be authorised to make any necessary detailed editing or clarification changes in preparing the SPD for publication.

For further information contact:

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Housing design, density and character SPD: Comments in SPD Order With Response

APPENDIX B

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	6/2	McCarthy & Stone	The SPD encourages pre-application discussions with planning officers. Experience is that officers actively avoid such discussions. This needs to be changed to oblige officers to meet within a set timescale and encourage further discussions and agreement.	Work is ongoing towards setting up a framework for discussion. The SPD will continue to encourage pre-application discussion.
General	Neutral	7/3	Environment Centre	Carbon dioxide emissions from poorly designed, constructed and insulated houses are now the biggest contributor to global warming and climate change. We strongly recommend the publication of SPD on Sustainable buildings.	Noted. Not a matter for this document.
General	Neutral	8/1	Portsmouth Society	The documents aim to set out a charter for high density whilst respecting and strengthening local character and identity, but the illustrations show NO really good examples of new housing in the document. Are there really no more impressive housing developments than these dull brick boxes, their layouts determined by roads? What is missing is a large plan of the New Forest, identifying conservation areas and listed building groups. There is no section on building materials. There should be some historical background on traditional construction in the New Forest – for example: brick, tile and slate – eg in Ringwood, and cob, thatch and tarred clapboarding near the coast. Why cant these traditional materials be recommended for new houses?	Illustrations are changed. Plans illustrating conservation areas are available elsewhere. Designers are asked to respect local context and the assessment of locally typical materials and details are asked for as part of this process.
General	Neutral	9/1	Struzyna R	Overall objectives sound, but needs more diagrams or pictures to explain	Included especially in example 1.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	17/2	Swaythling Housing Society	There should be more emphasis on the integration of affordable housing by way of an explanation as to how and why this is desirable.	This matter is referred to.
General	Neutral	18/2	Ashe D- RIBA	An A4 format would fit more happily in the designer's library.	A4 format will be used.
General	Neutral	18/3	Ashe D- RIBA	The concept of a typology may not be familiar to those unused to the language of urban design. It is first mentioned at the end of page 8, and perhaps merits more explanation in view of its extensive use later in the text.	Clear explanation is now given.
General	Neutral	18/4	Ashe D- RIBA	The advent of PPS3 will require changes to some of the guidance references?	This is understood and taken into account.
General	Neutral	18/5	Ashe D- RIBA	It would be good to see more illustrations of good, contemporary design from within the New Forest area, illustrating the point well made on page 10 about Station Road, Lymington. Hopefully, if they are not currently in evidence, more will come about as a result of this guidance.	Agree.
General	Neutral	19/2	New Milton Town Council	Not totally convinced that the preparation and publication of these documents has been justified and wonder why, having seen the past responses and reactions of developers, it is felt that these will improve the situation. The document, either independently, or in conjunction with the Local Development Framework, whilst a step in the right direction, needs to be made more emphatic or robust to effect any kind of change by developers.	Noted.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	22/1	Southampton City Council	<p>We do not have any comments to make in terms of the content of the principles outlined except to mention the following: -</p> <ul style="list-style-type: none"> • Will the document include or incorporate the 'Landscape Checklist for New Development' that has been jointly produced by all Urban South Hampshire Planning Authorities? • Has the document considered the needs for Sustainable Homes as identified by the joint working group across the PUSH region? These policies and principles will go in the revised Sub Regional Strategy in the South East Plan. 	No reference will be made to the document referred to. A page dedicated to 'sustainable homes' is now included.
General	Neutral	23/1	Burley Parish Council	<p>As no new build of housing (apart from agricultural/forestry need and affordable) is permitted in Burley and as the above proposals are related to new build houses only, they are of limited relevance to this parish. This Draft Supplementary Planning Document is very much an urban matter with little relevance to small rural communities such as Burley.</p>	Comments noted.
General	Neutral	24/5	HCC Estates	<p>As much of this guidance is general design guidance, why doesn't it encompass non-residential development, and as it doesn't, how will NFDC facilitate this type of guidance for other types of development?</p>	Housing design is identified as a particular issue within New Forest District.
General	Neutral	24/6	HCC Estates	<p>Hampshire County Council's 'Estates' service welcomes any further consultation on this document.</p>	Noted.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	25/2	New Forest Association	Information shows a significant over-provision of dwellings is taking place in the District when set against structure plan figures which were set to limit population pressure on the New Forest. There is no danger that rigorous implementation of this SPD will endanger completions against the structure plan or its successors.	Comments noted. No action required.
General	Neutral	25/3	New Forest Association	The SPD should produce a greater variation of density, both above and below the 30-50 dph norm, and this seems entirely appropriate. Demand is for small units. NFDC might consider specific reference to its intention to meet PPG3 targets overall without compromising design on individual sites.	Noted.
General	Neutral	26/5	Quantum Homes	I felt that some of the pictures did not meet the excellent design standards heralded by the document, I appreciate that they are a draft and an impression only, but felt that; More contemporary in a traditional vein More about the elements which bring cohesion into a scheme; 1. Walls 2. Boundary treatments 3. patterns of fenestration 4. visual connections 5. key views 6. serendipitous events 7. materials 8. landscape, planting etc. etc. could be shown beautifully by photo, particularly the symbiosis between landscape and architecture. More rural scenes, the photos appeared very "towny" with buildings against foot paths etc and the usual common building line, "Ribbon "development we see in any borough.	New illustrations are now added throughout.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	26/16	Quantum Homes	<p>The document might be assisted by including something on materials, all too often a design looks great on an architects drawings, but becomes diluted in the build; Lead becomes felt What looks like plain tiles materialise as machine made concrete. You could also include a bit about the perception of materials, how a masonry structure appears compressive, weighty and permanent. Timber and glass; light weight, delicate, non compressive and less permanent. Etc. etc.</p>	<p>It is not intended to be prescriptive but applicants are asked to investigate local materials and details and respect these in their design response.</p>
General	Neutral	28/1	Lymington Society	<p>If it is to make a real difference, the guidance should set higher expectations of design quality and provide the means by which everybody can judge whether proposals live up to them. In particular it should provide a way for planning committee members to reach sensible decisions with increased confidence.</p>	<p>Noted - the SPD aims to promote good design.</p>

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Neutral	28/2	Lymington Society	<p>We agree that higher density and good design can sometimes go hand-in-hand, but they are often in conflict. The guidance tacitly acknowledges this when it proposes a process that starts with a consideration of context and leads to a design that responds to it. This process, it goes on to say: 'will suggest the density; a density that can be justified by its response to context and its aspirations to improve the character and identity of the area'.</p> <p>We recommend that the guidance should explicitly state that design considerations expressed in policy DW-E2 should take precedence over the requirement prescribed by the local plan to achieve a minimum density within defined built up areas (Appendix 4).</p> <p>This line of thought would prevent the rigid application of blanket density targets, as set out in policy DW-E1. The aim expressed in the guidance of 'achieving acceptable higher density residential development in appropriate locations' should take precedence.</p>	Comments noted. The SPD cannot however be written to override National Planning Policy Guidance and Statements.
General	Object	4/1	Bransgore Residents Assn	The document cost too much and is a waste of money. Examples from Solihull are not relevant to the New Forest.	Comments noted. The document format is revised.
General	Object	5/6	John Pardey Architects	The SPD is not a design guide. If the report is adopted in its current form with examples as proposed this could hold back architectural innovation. The SPD should not be used as a tool for planners to say the aspirations for the site should match the existing very closely as indicated by the examples in the document.	The SPD makes it clear that it is not a design guide. Matching the existing was not the intended aim and the Totton example has been revised accordingly.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Object	5/7	John Pardey Architects	The SPD should be about the 'design process' and not used as a design guide.	This is now stated explicitly at the beginning.
General	Object	8/8	Portsmouth Society	General comment: the Supplementary Document looks at first as it is a brochure produced by one of the very large private house builders for prospective buyers. Deane would prefer an A4 size format. All the coloured backgrounds are very tiresome to the eyes. There should be more illustrations on good C21 designs: sources Architects' Journal, Building Design, social housing in London – and CABE. The document is a brave attempt but does not take into account the various traditions in the district eg Totton, Barton-on-Sea very different in character to Beaulieu or Baughurst.	Comments noted. A new format and new illustrations will be used. It should be clear that it is for the applicant to take account of the local traditions.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Object	10/10	Ringwood Town Council	<p>Quality is a subjective and very personal decision and laying down via 'design guides' ways of achieving this is a typical bureaucratic response. It tends, from the methodology, to promote continuity as a safe path to an uncertain future. It is prescriptive, reductionist and promotes the current viewpoint that 'good design' will meet and solve the widespread perception that high density 'brown field' development is urban cramming and the unsustainable housing of the next 20 years.</p> <p>An initial response is that all such information is in the public domain, there is no value added in a New Forest District Council document. More would be achieved by properly resourced officer/developer pre-meetings at which a common perception could be established, including the advancement of good, exciting modern design. Design that acts as a foil to the past and a benchmark for 21st Century urban design. Lastly, an expensive and excessively polished document for a consultation draft – is it value for money?</p>	Views noted. Disagree with the view that the SPD has no value. The draft seems to have been misunderstood and has, as a result, undergone significant revision of the text, illustrations and example.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Object	11/4	Solent Centre Architect	The only negative comments I have regard the format of the document. Some of the colour decisions could be better (sorry, but I am slightly dyslexic) – white text on green ground/green text on yellow ground/light blue on dark blue ground are quite difficult to read. A simpler typographic solution would be better in my view. In addition, whilst accepting that there is a lot to get into the document the typeface is small and could be larger. Finally, on format, whilst I understand that the decision to go for A3 is to give the document impact, if one is unable to easily fit it in/on bookshelves, isn't there a danger that it will be thrown away, rather than sit on one's desk. I have found the Urban Design Compendium to be a good model in the past (A4 ring-bound to easily refer to pages).	Colour choice and format of the document are revised.
General	Object	13/2	Totton & Eling Town Council	Lurid presentation obscures the message and doesn't itself encourage good design. Colours and size of text not acceptable. Text is often stodgy and sometimes repetitive. Needs thorough editing.	Noted. Format and text have been revised.
General	Object	13/6	Totton & Eling Town Council	The philosophy of the document is about building on and replicating what is already there. There is no discussion or encouragement for more modern architecture or innovative design.	Noted but this was not the intention. The Totton example has been revised to clarify this.
General	Object	16/1	Hale Parish Council	Concerns about the document based on: Public transport and local amenities Infrastructure services Suitability of any development or alterations within the character of any local environment. These concerns should be seen to be approached in the SPD. Increasing housing density will be due course create social stresses.	The issues mentioned are for the most part outside the scope of this SPD. Good design can ensure that high density development does not create the social stresses referred to.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Object	20/2	Environment Agency	Environment Agency is concerned that the trend throughout document is to provide higher density housing. Although high density housing can provide benefits, it also has potential to increase hardstanding areas and associated rainfall runoff. This can increase flood risk. Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface runoff from development sites through the use of sustainable drainage systems (SuDS).	A section on sustainable homes is added.
General	Object	21/11	Lymington & Pennington Town	Examples shown in colour photographs: Station Street Lymington is soulless terrace devoid of colour Morant Arms Brockenhurst - is too suburban for a delightful New Forest village.	* Station Street responds to context. Strong colour can lead to misplaced subjective objection. * Morant Arms illustration is replaced.
General	Object	21/12	Lymington & Pennington Town	Disagree that design can allow high density development to improve the character and sense of identity of a place.	Noted.
General	Object	21/13	Lymington & Pennington Town	Document is out of date. The Chariman of Cala Homes says: "There has been a growing recognition in recent weeks that the drive for density may be starting to exceed what is sustainable. The drive to build apartments has been overdone. We need more houses." Prof. Peter Hall, the President of the Town and Country Planning Association called for "houses with gardens, not high-rise hell."	Noted.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Object	28/5	Lymington Society	<p>The guidance affirms that 'it is proper to seek to promote or reinforce local distinctiveness through clear planning policies' (page 6). But what the document actually describes is a top-down approach to design that a developer could apply in almost any location, a 'one-size fits all' guidance for urban development, customised for local consumption. This is a potential benefit to big developers whose business model demands economies of scale, but it singularly fails to distinguish between different development requirements of towns, villages and rural communities.</p> <p>Lymington, for example, is a market town with a highly distinctive character that owes much to its unusual New Forest/Solent/Lymington River location. Its combination of sailing marinas, attractive riverside walks, country lanes and unusually intact Georgian town centre attracts high levels of inward investment and visitors. Any guidance should take as a starting point a requirement that development should enhance its distinctive character.</p>	<p>The philosophy of the draft has been misunderstood and is comprehensively revised accordingly.</p> <p>The guidance does take enhancement of local character as a starting point, just as it did in draft form.</p>
General	Support	1/1	Eastleigh Housing Assn	Most of the document seems to be good practice.	Comment welcomed.
General	Support	2/1	WCHA/Spinnaker	Content is excellent, but would be more useful in A4 format.	Comments noted - format to be revised.
General	Support	3/1	Christchurch Borough Council	Document is attractive, informed and easy to follow, but the presentation seems extravagant for a draft.	Comments noted - format to be revised.
General	Support	7/1	Environment Centre	Welcome the document and encouragement of good design.	Comment welcomed.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Support	7/2	Environment Centre	Support design-led response to context	Comment noted and welcomed.
General	Support	11/1	Solent Centre Architect	In general I believe this is the kind of document that is much needed and applaud NFDC in giving priority to its production. Given the current pressure on development in the SE (a pressure that is unlikely to diminish any time soon) it is imperative that development is carried out in as sustainable a manner as possible. One thing that needs to happen is for developers to understand more clearly how they need to approach design – clarity from planning authorities, as to what they expect, can only help in this.	Comment noted and welcomed.
General	Support	11/3	Solent Centre Architect	As always, there is a delicate balance to be struck between trying to create a set of principles upon which design quality can be objectively judged and slavishly following a set of rules regardless of individual context. I believe this document succeeds in creating a clear framework within which developers need to operate, and is therefore something which I would hope will be seen as a catalyst rather than a hindrance to the creation of quality developments.	Comment noted and welcomed.
General	Support	12/1	Hampshire County Council	Welcome the draft document. It is well laid out and gives a clear message on the principle that good design is an essential part of the planning and development process. The high quality appearance of the document reinforces the importance of this subject and is to be applauded.	Comment noted and welcomed.
General	Support	15/1	HVHS Housing Group	Good clear document - no real issues	Comment noted and welcomed.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Support	17/1	Swaythling Housing Society	We think it's a well produced document. It is pleasing to note that in areas with good sustainability indicators the density can be increased to more than the 30 minimum although this is hidden away in the Appendices. The emphasis on continuing existing design in regard to new dwellings is also welcome.	Comment noted and welcomed.
General	Support	18/1	Ashe D- RIBA	I applaud the proposed publication of this guidance. It is an exemplary document and the principles of site analysis and design clearly set out are relevant nationally and not just within the New Forest. I would hope therefore that other local authorities take note! I believe that if your Development Control team are rigorous in requiring developers to model their applications on this format, it will result over time in a much higher standard of application and development.	Comment noted and welcomed.
General	Support	19/1	New Milton Town Council	The Committee support the proposal to put in place a procedure to be followed by developers and others when submitting planning applications and understand that applicants would have to provide auditable proof that this procedure had been undertaken in a responsible fashion. Members remain concerned however that any procedure could be circumvented unless there is in place a verification and validation process to check its proper application.	Comment noted and welcomed.
General	Support	20/1	Environment Agency	Document is well laid out and addresses the issues	Comment noted and welcomed.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Support	25/1	New Forest Association	The document maintains the high standard of work we have grown to expect from the Design group in NFDC and we support its implementation wholeheartedly. In particular we hope it will slow the march of the basically cuboid, shallow roofed apartment blocks that are becoming common in parts of the District and in towns elsewhere have become the predominant design feature.	Comment noted and welcomed.
General	Support	26/1	Quantum Homes	The graphic quality, structure, format and syntax really impressed and is an obvious display of your intent at producing a guide which really works. I see many versions of the same document from many local authorities. All too often they are a condensed version of "By Design" with a lot of extracts from "Brunskill's" book on vernacular architecture.	Comment noted and welcomed.
General	Support	26/3	Quantum Homes	The main advantage of your document is that it sets a level playing field. It heralds the intent and task set by PPS1 and "By Design" etc. we (as developers) are often not the highest bidder because we spend more on materials and architecture. We do not offer cheap repetitive mundane housing. As such, the mass produced housing developer can often pay more for the land, because they spend less on the build and are quite happy with a planning cycle which just gradually erodes away the reasons for refusal, until consent is difficult to resist.	Comment noted and welcomed.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
General	Support	26/14	Quantum Homes	All in all, I applaud the graphic format and layout. The ability to read a document as the author intended really assists in understanding the thought process and cognitive theory.....well done. Fundamentally it reads really well, so often these things are truly boring.....yours is not.	Unfortunately not all respondents agree and a degree of misunderstanding has had to be addressed by considerable revision. The result should now be easier to read whilst retaining the messages that you clearly support.
General	Support	26/15	Quantum Homes	A bit more contemporary, a few more photos/text on spaces and character and change the second case example. PLEASE do show variety in contemporary though.....the great mistake is that everything will start looking all too MVR,..... variety& response is best.	Noted and revisions added.
Glossary	Support	26/4	Quantum Homes	I really thought your glossary at the beginning is an excellent idea; it informs the prospect of reading and understanding the document in more ways than one. You have a reference to PPG1, should this be PPS1?	Noted. The glossary will be revised to include only words used in the SPD.
Part 1	Neutral	5/1	John Pardey Architects	Need to point out that low quality design that mimics its surroundings through pastiche is not enhancing local character. Contemporary design could add to character of an area if done by careful design, in particular by respecting scale, massing, siting and materials. Picture on page 4 is a low quality design.	Noted. - revisions incorporated and picture on page 4 deleted.
Part 1	Neutral	8/2	Portsmouth Society	Statement of Purpose – this is not improved by the chosen design. The text should explain where it is and why it was chosen.	Noted and a revision is included.
Part 1	Neutral	3/4	Christchurch Borough Council	Could include comment in introduction that some of our traditional & cherished urban settings were built at high densities.	Comment noted. No change in response.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 1	Neutral	11/2	Solent Centre Architect	It must be remembered that density is not in itself an issue about housing number (the pressure for many more houses to be built in the SE is a separate issue). My experience is that many people (and often lay people in decision-making positions) still don't get this and think that building at higher density is part of an unspoken policy to concrete over the countryside (when in fact it is part of the solution to sprawl). I think this point could be made more strongly early in the document – especially as this is an area where there is a historically greater fear of development per se.	Comments noted.
Part 1 page 5	Object	10/1	Ringwood Town Council	Statement that “Poor design will be considered to be grounds for refusal of planning permission”, an unwelcome, intrusive and subjective criteria, which will tend to freeze the status quo.	Text amended.
Part 1-1.1	Neutral	3/2	Christchurch Borough Council	High density is not solely associated with the development of sites with flats.	Text revised
Part 1-1.2	Neutral	3/3	Christchurch Borough Council	Use of term 'concrete' is inappropriate.	Text revised

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 1-1.3	Object	26/6	Quantum Homes	In section 1.3 you draw the link between density, at the insistence of quality. The watch word is "quality". There is an assumption that context informs "good design", that the context has something to share or transport to the design solution for a site. This is not always the case, I think the most successful design solutions that I have been a part of or that I have seen are a reaction to poor context. Perhaps more on the opportunities that a site or environment offers might cover this. I say this so that you have the best document to police good design, as many developers would identify little worth in an area and seek to balance a design against that. This is perhaps why you might consider replacing the second worked example in your guide. It would be useful here to offer a real avant garde response, high quality, (raise the bar some and let's see how close people get!), even contemporary, but please also offer some contemporary but with traditional influences. Fenestration patterns, horizontal emphasis and, rhythms and perceptions of materials can inform design solutions which do not necessarily need to mimic form.	Comments noted. The example has been revised to clarify how elements of context can be used to 'raise the bar' where the immediate environment fails to inspire.
Part 2	Neutral	8/3	Portsmouth Society	Policy Context; National Policy. We suggest a one paragraph statement and then a list of policy documents. The building illustration should be identified, and the boundary wall is a fortress, hiding the house.	The Policy context section is revised.
Part 2 - 2.12	Neutral	6/3	McCarthy & Stone	It is recommended that the Council pays full heed to existing legislation and guidance in respect of the proposed statement on the validation of planning applications.	Noted.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 2	Neutral	8/4	Portsmouth Society	Page 7 is too wordy. The illustration is a repeat from page 5 – a bad idea. Can you not find better and more interesting examples?	Noted and revised.
Part 2 2.16	Neutral	26/7	Quantum Homes	On page 7, you quite rightly include section 2.16, is it worth also mentioning later in the document that lower density does not negate good design, a bit obvious but I am trying to get in as many caveats as possible to stop those sneaky barrister tinkers giving you a grilling at a public enquiry.	Noted. This section is revised.
Part 2 - 2.16 2.17 & 2.18	Object	10/3	Ringwood Town Council	Paras. 2.16, 2.17 & 2.18 - A subjective process mediated by 'experts' unrelated to normal market pressures that, in all other walks of life, has produced variety and a wide quality range.	This section is revised.
Part 2 2.18	Neutral	24/1	HCC Estates	2.18 "In assessing the applications for housing development, the council will seek answers to the following questions... Is it demonstrated that all available opportunities for improving the quality of the area have been taken?" It would be helpful if this statement were better quantified, as it may be unreasonable or impossible to improve the quality of an area, depending on such matters as the size of the area in question, improvements deemed necessary, and land ownerships.	Noted. This section is revised.
Part 2 - 2.2, 2.4 & 2.5	Object	10/2	Ringwood Town Council	A heavy-handed application of such principles will do nothing to promote and sustain a varied response to housing provision by the market. There is every possibility that administratively imposed quality standards will add cost and delay to an already unresponsive system.	Noted. This section is revised.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 3	Neutral	24/2	HCC Estates	Part three: a design approach It is not very clear whether this design approach is the preferred approach that may be taken, or a requirement (that is, to be set out in the Design Statement). It would be helpful if this were more clearly set out in the 'assessing applications' section.	This is clarified as the preferred approach.
Part 3 Responding to context	Object	20/3	Environment Agency	Consideration to the following issues should be early in the planning and design stages: - integration of sustainable drainage systems into the overall site conception and layout; - strategic policies for the use of SuDS within regional planning guidance and structure plans	New section on Sustainable Homes added.
Part 3 Responding to context	Object	20/4	Environment Agency	Concerned about the lack of reference to sustainable housing design and construction especially in light of the intent to increase housing density. Reference to the use of appropriate (sustainable) materials, energy efficiency, water efficiency and related sustainability issues is relegated to appendix 3. It would be appropriate to have more significant reference to the importance of appropriate design and materials in terms of resource efficiencies and sustainability objectives.	New section on Sustainable Homes added.
Part 3	Support	5/3	John Pardey Architects	Framework on how to analyse and assess existing environment is a good guide.	Comment noted and welcomed.
Part 3	Support	13/3	Totton & Eling Town Council	Design approach provides useful and practical advice and is generally supported.	Comment noted and welcomed.
Part 3 3.8	Neutral	26/2	Quantum Homes	I would reinforce the potential to "repair" an area, in section 3.8; it may be worth mentioning that development can successfully perform repair and interface conflicts. This is covered in sections 3.25 and 3.28.	Noted.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 3 3.1-3.4	Neutral	24/3	HCC Estates	In the 'assessing applications' section, it would also be helpful to indicate what can be reasonably expected for different types of application. For instance, in relation to size or complexity of site.	Noted. This would be a matter for guidance on the Validation of Planning Applications.
Part 3 Typology data	Neutral	8/6	Portsmouth Society	Page 9 Typology Data. 3.17 Try to avoid large areas of tegular block on forecourt	Views noted.
Part 3 - 3.16	Neutral	26/9	Quantum Homes	Section 3.16 – diagrams might help here.	Now given in the worked example.
Part 3 - 3.16- 3.20	Object	28/6	Lymington Society	We recommend that the typology data should include a short statement for each area identifying what makes it distinctive and how the development proposal in question helps to bring out its character. The design approach described in the guidance does raise some relevant issues of 'social expectation' but the Action plan relegates this to 'aspirations for use'. We recommend that social expectation merits a category of its own in the Action plan and that it should take account of obvious indications of areas of distinctive character such as routes that visitors habitually use.	Noted - the section in 3.22 - 3.23 is expanded in the revised document as is the corresponding section in the worked example.
Part 3 - 3.17	Neutral	26/10	Quantum Homes	"Trees avenues", is this grammatically correct?	Comma added.
Part 3 - 3.18	Neutral	26/11	Quantum Homes	3.18 – it might be useful here to define scale, the best I have seen for a while is from "The Royal Arts Commission" .	Included in the Glossary.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 3 Context	Neutral	8/7	Portsmouth Society	Page 10 Responding to Context. This is OK, more interesting – pictures with fewer words. 3.26 Typical Housing in Lymington Conservation Area. Station Road – name of designer? But this is the third time these buildings are illustrated.	Noted - new illustrations added.
Part 3 Summary table	Support	26/13	Quantum Homes	Your bullet points to the right of page 12.....excellent! I particularly liked your emphasis on dialogue and your reminder to architects/designers that sketches are ok, doodles... great!.....come in with ideas, options, show a logic and thought process.	Comment welcomed. An improved version of page 12 is placed earlier in the document.
Part 3 - 3.29	Neutral	26/12	Quantum Homes	Should you include a bit from "Places, Streets and Movement"; Permeability The need to avoid over engineered layouts, highway format etc. The presence of parking Views into a site The car and its prominence.	The parking and streets issue is expanded in Annex 2.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 3	Neutral	28/3	Lymington Society	<p>There must be scope for flexibility in density targets between sites of different size. A ten-fold increase in density of a small plot changes the character of an area more than a similar increase in density in a large plot. We strongly recommend that the typology data recommended in the guidance should list the density on a site before and after the proposed development.</p> <p>The problem is that while the guidance makes many welcome gestures towards achieving good design, it mainly serves as a pre-qualification service for developers, a way to qualify sites for higher density development at an early stage, before spending time and effort on detailed designs. According to the action plan on page 12, the guidance recommends that having completed research and analysis, a developer should seek a pre-application discussion with their local planning authority on the basis of 'design aspirations' and 'a basic concept plan to calculate building area, mass and thereby numbers of dwellings'. In other words, a developer need provide little indication of how a development would look before participating in a pre-application discussion that could qualify a site suitable for higher density development with an agreed number of dwellings.</p> <p>The typology data in particular could become a key tool in the application process, giving developers and planners the power to set the agenda on perhaps the most significant aspects of an application in advance of scrutiny by elected members and the public.</p>	<p>This is done as part of the process recommended.</p> <p>Noted. This is intended. No change proposed in response.</p>

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 3	Support	5/2	John Pardey Architects	Support SPD encouraging architects and developers to consider design as a process. Welcome invitation to discuss the process with the planning authority, but the Council must allocate more resources to do this.	Noted.
Part 3 - 3.6 onwards	Object	10/4	Ringwood Town Council	A structured and sensible approach which could, all too easily, become stifling, mechanistic and retrospective. The typology data sets will tend to reinforce the status quo; consequentially the design aspirations will be developed within a design 'space' that tends to emphasize historical continuity. A serious misreading of history – it is not linear and incremental, it is punctuated and episodic. Recognition and encouragement should be explicitly given to new typologies and built forms – it is the 21st Century and the technical capabilities are far greater than when the bulk of our housing stock was built.	The emphasis on historical repetition and pastiche was not intentional and revision undertaken accordingly.
Part 3 3.8-3.15	Neutral	8/5	Portsmouth Society	Page 8 A Design Approach. This is too wordy. 3.8-3.11 could be summarised .eg Developers should respect the local vernacular and discuss the project at an early stage with the local planner in the district council. 3.12-3.15 Developer should produce a design statement which should be all inclusive. This needs an illustration of the Forest showing its rural character!	Wordiness has been reduced.
Part 3 - 3.9	Object	26/8	Quantum Homes	Part 3, page 08, section 3.9 – I would approach this slightly differently, include the poor bits, as well as the good bits, look through the locality, tease out the urban narrative beyond the site, look for connections, similar environments. More is more, I always feel, and I would not be selective one way or the other.	Agree - but the intention is to prevent the tendency for developers to point at poor design to justify their own.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 4	Neutral	5/5	John Pardey Architects	It is important to show different types of examples. Would welcome examples of how an architect or developer have achieved a traditional development as well as a contemporary one.	A variety of subliminal images and a choice of conceptual solutions to the example are given.
Part 4 Example s	Neutral	18/6	Ashe D- RIBA	One of the major issues in high density housing design is the avoidance of a car- dominated landscape. Would it be possible to include some exemplars demonstrating how this can be done? (The Solihull example is good. Some photos of similar approaches in built schemes would illustrate the point that good high density housing can create attractive places within the scheme as well as along its frontage).	The point is well made and the issue is now expanded upon in Annexes 2 and 3.
Part 4	Neutral	28/4	Lymington Society	The guidance says that 'the design of new housing should be informed by the context of neighbouring buildings as well as the wider townscape and landscape, streets, spaces, building traditions and materials of the locality' (paragraph 2.3. page 6). However, in practise, only the Totton example takes account of the wider context, wisely suggesting that 'it is likely to be more useful to analyse the character and identity that visitors would experience as they approach the site'. The Solihull example confines consideration of context to the adjacent street.	Noted and explained in the Solihull example introduction.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 4	Object	6/1	McCarthy & Stone	<p>The text generally and the examples particularly contained in the SPD conflict with government advice as they encourage mimicking of existing buildings.</p> <p>Example 1 encourages mimicing. Repetition of the existing suburban buildings would only serve to reinforce the mediocrity of the existing townscape.</p> <p>Example 2 has not even used the correct local area for assessment.</p> <p>The SPD should be revisited in its entirety to ensure that the text complies with PPS1, and the examples revised to ensure they give appropriate advice.</p>	<p>This was not the intention. The text has been revised.</p>
Part 4	Object	9/3	Struzyna R	<p>There should also be a calculation which shows density before development together with a final proposed density. The character of an area is partly set by the density as higher densities increase noise and traffic and reduce privacy.</p>	<p>Noted.</p>
Part 4 Examples	Object	9/5	Struzyna R	<p>Include an example of a smaller site which is more typical. This would provide useful guidance to local planning committees.</p>	<p>Resources limit us to working up one, mid-sized example to demonstrate the process. Once a few smaller schemes have been submitted and implemented as examples, it will be worth using these informally to illustrate the process to be followed.</p>
Part 4 Example 1	Object	10/5	Ringwood Town Council	<p>An interesting example that, for most users and local inhabitants, is of marginal importance. The 'expert' sees developments and details in a manner that even the affected observer does not see or really value. When do we see and value the plan view, plot width ratios etc? When do we have a 'birdseye view' and is that viewpoint of value in the subjective judgement of good design?</p>	<p>The deterioration of a town centre through a lack of respect for context is not of marginal importance. The document is at pains to separate out subjectivity. Again, the whole thing appears to be either misunderstood or mis-read. - Significant revision and editing has therefore been undertaken.</p>

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 4 - Example s	Object	13/4	Totton & Eling Town Council	While the Solihull exercise is useful it is a pity that an example of a completed and successful - in design terms- development in New Forest District could not be found to headline part 4.	Agreed. With Town & Parish support, this document hopes to achieve same.
Part 4 Example 1	Object	21/10	Lymington & Pennington Town	How can a report from Solihull Metropolitan Borough possibly relate to Lymington.	Because whatever the context, a respect for it through design is the starting point for enhancing a distinctive character.
Part 4	Support	9/2	Struzyna R	Examples useful, but what is the density of example 1?	Whatever it is, it is led by design.
Part 4 - plan page 13	Neutral	3/5	Christchurch Borough Council	Blue line missing from map.	Noted. - illustration revised.
Part 4 Example 2	Neutral	13/1	Totton & Eling Town Council	In view of Water Lane appeal decision, will need to carefully consider whether the Totton example is included.	The Totton case study remains an excellent example where contextual design really matters. However, revisions have been made.
Part 4 Example 2	Object	5/4	John Pardey Architects	Only criticism is how the SPD portrays how findings of Research and Analysis should be interpreted and transformed into a design. Do not agree that designs should mimic the existing as suggested by example 2.	Noted and revisions made.
Part 4 Example 2	Object	6/4	McCarthy & Stone	Example 2 should be deleted in light of the appeal decision on the site.	No reference to objector's own application is included. The site is deliberately a wider one but it remains a good one to exemplify where good design needs to build upon character and identity.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Part 4 Example 2	Object	10/6	Ringwood Town Council	An interesting example that demonstrates the experts 'expertise' and ends up with a modest outcome. Is it that better for all the time and effort, will users and neighbours notice the difference? The past seems to have constrained the design outcomes to a substantial degree.	Noted and revisions made to clarify intentions.
Part 4 Example 2	Object	13/5	Totton & Eling Town Council	While it is agreed that the immediate area surrounding the site is most relevant in drawing out the idea of character and sense of identity, there should be regard to the policy context. Do not agree with the analysis of the Water Lane site, and the use of the Ringwood Road approach as a design reference. The site is in the town centre rather than suburban, and offers the opportunity for an innovative, more modern design theme. Do not agree with analysis, including access, on Water Lane example.	Comments noted. The revised version should address why it is important to build upon the character and identity of Totton as expressed through the approach to the site.
Appendix 4 C1.5	Neutral	1/2	Eastleigh Housing Assn	I would suggest that you will have no success in encouraging private developers to meet 'lifetime home' standards on all units. Lifetime homes standards require the units to be larger than that which private developers normally provide.	This paragraph refers to a paragraph in the adopted Local Plan.
Appendix 4 Local Plan	Object	9/4	Struzyna R	Problem lies within the District Plan policies that require the average net density of residential development to be a minimum of 30 dwellings per hectare. If applied rigidly it will destroy quiet almost semi-rural character of many places within NFDC.	Housing density is a matter of national planning policy.
Appendix 4 Local Plan	Object	9/6	Struzyna R	Appendix 4 should state that the requirements of DW-E1 take precedence over the minimum densities set out in DW-E2 but that good design should be used to achieve these high target densities.	Appendix 4 merely reproduced policies in the adopted Local Plan for information. This matter is now dealt with under 'Background information'.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Appendix 4 - Local Plan	Object	10/7	Ringwood Town Council	See previous comments about historicist design development and flawed assumption that past built forms are the templates for new developments. A very prescriptive approach to site development, that precludes the normal market operation for deciding the optimum and fluctuating demand and supply equilibrium. Administrative fiat determines supply, therefore, deliverable supply goes to the highest bidder.	Noted. No change.
Appendix 5 Design Statement	Object	10/8	Ringwood Town Council	Design by planning – the very model of rational, analytical thought and the complete antithesis of how individually and collectively our urbanscape was formed. Prescriptive models become constraints and not aids to creative thinking. There is a massive disconnection between those who administer land use and those who create what the individual can purchase. Note, often what is available is not what they would want.	Noted - no change.
Appendix 6 Car parking	Object	10/9	Ringwood Town Council	The current orthodoxy that in practice is wholeheartedly rejected by the average householder. A monumental exercise in denial thinking that in practical terms causes untold inconvenience and displacement parking. Are such policies really appropriate in the New Forest district?	If offering design solutions and ideas to enable car parking provision to be included is denial thinking then the comment is noted. If on the other hand, this is a comment against maximum parking standards then these concerns should be raised and addressed elsewhere.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Appendix 6 x 6 car Parking	Object	24/4	HCC Estates	<p>2nd column The text refers to a garage as "half a space in technical calculations", however although this is in your "Parking on Development Sites' SPG of February 2003, it has been omitted from your newly adopted Local Plan and we therefore object to this inclusion in this SPD.</p> <p>3rd column "Design will therefore only be considered appropriate if the streets surrounding the development can be shown to comply with the following requirements..." The subsequent requirements could only be required for streets within a development.</p>	<p>Noted - amendment made.</p> <p>Noted and altered accordingly.</p>
Sus App	Object	19/3	New Milton Town Council	Concerned that the Draft Sustainability Appraisal report contains contradictory statements and that the responses given to the key issues identified are open to challenge.	This is often the case in S.A.
Sus App 1.2	Neutral	27/1	Milford-onSea Parish Council	What is applicable in European countries is not necessarily applicable to the New Forest, within the UK.	Noted - no change.
Sus App 2.14	Object	20/5	Environment Agency	In key issues resource efficiency should be listed as housing design and density has potential to significantly impact on or enhance resource efficiency.	Noted. Document has new section on Sustainable Homes added.
Sus App 2.6-2.11	Object	21/1	Lymington & Pennington Town	Detailed comments made and queries raised on methodology relating to statements in paras. 2.6, 2.8 2.9, 2.10 and 2.11.(Not reproduced here)	Comments will not significantly affect the assessment of this SPD.
Sus App 2.2	Neutral	27/2	Milford-onSea Parish Council	Location of the so called 'defined built-up areas', needs further elaboration. Villages such as Milford on Sea are wrongly put into this category.	The adopted New Forest District Local Plan (First Alteration) defines the built-up areas.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App 2.4	Neutral	27/3	Milford-onSea Parish Council	Sustainability requires good transport, a facet missing in rural villages such as Milford on Sea and Keyhaven. Most residents have to rely on cars to get around the district.	Noted - no change to S.A.
Sus App 2.5	Neutral	27/4	Milford-onSea Parish Council	Constraints will eventually be in place within the area of the New Forest National park. It is the areas which are either just outside the Park or are half in-half out, that NFDC should have in place, policies which will protect against unwanted development by outside parties.	Noted - no change to S.A.
Sus App 2.6	Neutral	27/5	Milford-onSea Parish Council	Please provide information on the location of the so-called 'built-up areas' and the number of applications per annum.	Not a matter for the SPD.
Sus App 2.8	Neutral	27/6	Milford-onSea Parish Council	If as the Report states, that in the long term the population of the District will decline, then by some means, a halt now should be made now on unwanted development for the monetary gain especially in rural locations.	Not a matter for the SPD.
Sus App 2.9	Neutral	27/7	Milford-onSea Parish Council	An exposure of the number and location of second homes within the district should be made available to Parish Councils as this would identify the % of housing stock which is artificial.	Not a matter for the SPD.
Sus App 2.10-2.11	Neutral	27/8	Milford-onSea Parish Council	Milford Parish Council is against high density schemes. Wish Milford to retain its character and not be turned into a concrete jungle.	Noted - no change to SA.
Sus App 2.13	Neutral	27/9	Milford-onSea Parish Council	The quality of design in some developments built over the years leaves a lot to be desired.	Noted - no change to SA.
Sus App 2.13	Object	21/2	Lymington & Pennington Town	More intensive forms of development do not answer community needs	Noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App	Object	10/14	Ringwood Town Council	Missing completely from both Environmental and Social issues is any mention of employment and commercial activities, without which the area will not be sustainable in the larger context.	Not a matter for this SPD.
Sus App 2.14	Object	21/3	Lymington & Pennington Town	Objective to minimise use of the private car - residents need and prefer to drive. Personal safety issues also important.	Views noted - no change to S.A.
Sus App 2.14	Object	21/4	Lymington & Pennington Town	Key Environmental issues - high density development has already had a negative impact on character of Lymington. Loss of fine Edwardian properties and gardens. Apartment blocks are often offered as second homes or retirement flats to incomers. These do not meet a local need. Inadequate requirements for car parking spaces near town centre pushes parking problem onto nearby roads and into public car parks.	Views noted - no change to S.A.
Sus App 2.14	Object	27/10	Milford-onSea Parish Council	There is a need for good quality affordable dwellings in the Parish as and when sites become available.	Noted. Not a matter for the SPD.
Sus App SA Objectives	Object	10/15	Ringwood Town Council	1. Provide a safe and secure environment <input type="checkbox"/> Unrealistic to even believe that the small annual addition to the housing stock will have any discernable impact. <input type="checkbox"/> They are area indicators and do not distinguish between old (99%) and new (<1%) stock addition, let alone the impact of other initiatives. <input type="checkbox"/> See previous comments. Incidence of crime is often very geographically specific and fluctuates due to other initiatives.	Views noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App SA Objectives	Object	10/16	Ringwood Town Council	<p>3. Create sustainable communities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Misses the point – sustainable communities must include a third leg of employment and social infrastructure. <input type="checkbox"/> Whole section needs re-thinking – see key issues: New Forest district is an ageing, car driving group with high earners commuting to the major conurbations. The unusual land use designations (National Park) make some of the indicators unrealistic. <p>Accessibility</p> <ul style="list-style-type: none"> <input type="checkbox"/> Unrealistic given existing urban locations and scope for development. <input type="checkbox"/> Measures of public and community transport. 	Views noted - no change to S.A.
Sus App SA Objectives	Object	10/17	Ringwood Town Council	<p>11. Maintain enhance and create high quality landscape, townscape and seascape</p> <p>Objective not unreasonable – implementation and monitoring are the areas of concern.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Fundamental disagreement with the assumption that cleaving to the past is the way forward. No vision, no realisation that times, taste and technology have changed and will change. The objective is good design, unfettered by slavish adherence to the past. <p>Landscape / Public Open Space <input type="checkbox"/> Given age profile, is public open space required, when most people would prefer more private space, which is precluded by PPG3? PPG17 criteria – are they relevant for the scale of our communities and the accessibility to some 70% of the district, which is National Park. Note the high usage of cars that affords access to such places.</p>	Views noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App page 3	Object	10/11	Ringwood Town Council	<p>Baseline information and key issues - Add key missing section on Employment: Gross Earnings Value Added per job is low for Hampshire; Significant percentage (?%) in tourism related employment, which is a low GEVA activity; Significant out commuting to higher value jobs in Southampton and Bournemouth/Poole conurbations; The vast majority of such journeys are made by car and of a distance longer than national averages; Forecast shape of the employment market. Need will be driven by significantly ageing population and expanded/expanding? tourism, neither of which are high value jobs markets. Therefore, increased tendency to travel out of area for higher value employment.</p>	Views noted - no change to S.A.
Sus App - 3.1	Object	10/18	Ringwood Town Council	<p>Objectives of the Supplementary Planning Document (SPD) 3.1 The objectives are partial, no mention of employment needs; lacking in vision due to an excessive concentration on existing character and identity of a locality; does not recognise the key position of private transport and make provision for it in the economic and social fabric of the Forest. Consequently, will do little to either enhance urban design or address the pressing need for affordable housing in places where people want to be, for a wide range of potential purchases.</p>	Views noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App 2.4	Object	10/12	Ringwood Town Council	Little real scope for modal shift at most locations due to their relative inaccessibility to major transport links and significant cost pressures on public transport provision. Cost of public transport, particularly for short journeys, has risen at a much faster rate than that for private transport.	Views noted - no change to S.A.
Sus App	Object	10/13	Ringwood Town Council	Add transport and traffic pressures. Significant and currently unresolved problems with forecast traffic growth on major and secondary transverse traffic routes – A31(T) (Ringwood to Cadnam stretch) and A35 (Lyndhurst – air pollution and congestion). See probable significant impact on western edge of Forest from SWRD – East Dorset sub regional forecasts to 2026.	Views noted - no change to S.A.
Sus App - 3.2	Object	10/19	Ringwood Town Council	Testing of the SPD against the Sustainability Appraisal objectives 3.2 Given that we are looking at a minimal annual increment to the existing housing stock and urban landscape, it is doubtful that the SPD will make any measurable difference. Also, because of the above and larger issues, a more reasonable judgement on all objectives would be uncertain and possibly conflict. Therefore, there is no congruence between the two sets of objectives.	Views noted - no change to S.A.
Sus App- 4.2	Object	10/20	Ringwood Town Council	Options 4.2 A counter analysis, based on the above, is that the SPD should not be published as it neither adds new material to the public domain nor enhances the understanding of the foreseeable development issues affecting NFDC.	Views noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
Sus App SA Objectives	Object	20/6	Environment Agency	The SA Objectives on page 5 are appropriate but too limited in scope to fully assess the sustainability of the document. Comments have already been given on the LDF Sustainability Appraisal Scoping Report. (Detailed comments on objectives set out in letter.)	New section on Sustainable Homes added to the SPD.
SA Annex - Relevant documents	Object	21/6	Lymington & Pennington Town	PPG3 Housing: "The most efficient use of land" is being interpreted by developers as building as many units as possible on a site without consideration for neighbouring properties, infrastructure, highway considerations etc and in most cases with the acquiescence of NFDC.	Views noted - no change to S.A.
SA Annex - Relevant documents	Object	21/7	Lymington & Pennington Town	Building for the future (ODPM 2003) and SE Plan Regional Spatial Strategy 2005 appear inconsistent. 'Decent' homes and better quality housing are not created by increasing densities,	Views noted - no change to S.A.
SA Annex - Relevant documents	Object	21/8	Lymington & Pennington Town	Government Urban White Paper - urban decline will accelerate without necessary infrastructure of roads, plus adequate parking, private amenity space etc on new developments.	Views noted - no change to S.A.
SA Annex	Object	14/1	Gardner LT	PPG 13 Transport and also Annex 1 Aim No 23 Suggest that LAs and Parish Councils should regularly review the effectiveness, or otherwise, of their earlier decisions re traffic management, in the light of the object of creating communities with accessible public transport links.	Views noted - no change to S.A.

Section Ref	Object / Support	Comment Number	Name	Comments	Response
SA Annex - Relevant documents	Object	21/5	Lymington & Pennington Town	Housing provision mismatches (ODPM 2003) - There is no logical reason to over-build in Lymington and Pennington in order to offset problems in Sheffield, Wolverhampton etc. Wherever we live we all desire a greener residential environment.	Views noted - no change to S.A.
SA Annex 2 SA Options	Object	21/9	Lymington & Pennington Town	Annex 2 does not mention parking, roads, effect on neighbouring properties and infrastructure.	Noted - no change to S.A. - the SPD addresses these issues.

**NEW FOREST DISTRICT LOCAL DEVELOPMENT FRAMEWORK
DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD)
HOUSING DENSITY, DESIGN & CHARACTER**

CONSULTATION STATEMENT

- 1 This statement is made under Regulation 17 of the Town & Country Planning (Local Development) (England) Regulations 2004. The statement sets out the consultation carried out during preparation of the Draft Supplementary Planning Document "Housing Density, Design & Character."
- 2 The statement sets out details of organisations and individuals which the Council consulted and involved in the preparation of the SPD, how they were involved and issues raised during these discussions. It also sets out how these issues have been addressed in the draft SPD.
- 3 The impact of higher density development in towns and villages across the District has been a concern to Councillors for some time. As a first step in the preparation of this SPD, the Economy & Planning Scrutiny Panel held a seminar on "Urban Density versus Greenfield Sites. This was held in January 2005. It was following this seminar that Councillors confirmed their support for the preparation of the SPD.
- 4 Members discussed a first draft of the SPD at their Panel meeting in June 2005. Comments were noted and fed back to the officer responsible for the document.
- 5 In order to keep key members and officers fully involved in the preparation of the document, a small working party was formed including three members of the Scrutiny Panel.
- 6 Another working party discussed the specific issue of parking in relation to density. A report from this working party was taken to Panel in September 2005 and a decision was taken to include some of its conclusions in the draft SPD for consultation.
- 7 Informal discussions were also held with officers from Solihull Metropolitan Borough Council who had undertaken similar work. An example has been drawn from this Council's work following discussion with a developer regarding the viability of such an approach.
- 8 The key points raised at panel meeting in June 2005 were as follows:

- *Design issues apply overall irrespective of density issues.*

This is dealt with through suggesting a process that seeks out the design parameters prior to setting any density criteria.

- *How will the SPD help in the rural context where public transport and local amenities are not necessarily available?*

An important point but one which is seen to be dealt with by the overarching policies of the local plan in which only the built-up areas of the district are expected to accommodate increased density. Within the SPD, responding to context was the key requirement and this works for rural as well as urban areas.

- *How will we deal with cars and parking?*

A further working party was set up between key elected members and officers. Issues and ideas discussed and the resulting suggestions included within the SPD in the main text of section three and in appendix 6.

- *Use of words such as 'Urban Grain' need better definition.*

A glossary was included based upon that published by CABE in 'by design'.

- *Creating a process that enabled objective consideration of design was supported.*

Revisions made the objective nature of the process clearer.

- *The proposal to use another council's example was supported.*

Further discussion and permission was sought from Solihull Metropolitan Borough council officers and a subsequent developer approached who had used their guidance. The original example has been reproduced in this draft. The typology checklist has been modified to encompass aspirations of urban design given in 'by design' and also to encompass the wider meanings of context and the sites where character and identity might be more fragmented or new design needed to improve upon character and identity.

- 9 Many more minor points were raised at the later working party meeting in September 2005. these have been added as revisions were appropriate. More generally, the meeting asked the author to explore possibilities for illustrating the key messages in the document further both to help make the document more readable and to underline the councils real commitment to design. Time and resources have not allowed as many illustrations as might be desirable. It is hoped and expected that respondents to this draft will be able to offer good and bad examples to help illustrate the SPD.