

# FAREHAM

## BOROUGH COUNCIL

### **Report to Planning and Development Policy Development and Review Panel**

**Date**                    **14 September 2015**

**Report of:**            **Director of Planning and Development**

**Subject:**              **FAREHAM BOROUGH DESIGN GUIDANCE SUPPLEMENTARY  
PLANNING DOCUMENT (EXCLUDING WELBORNE) – DRAFT  
FOR CONSULTATION**

#### **SUMMARY**

This report summarises the content, scope and purpose of the draft Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne), with a view to thereafter commencing a public consultation exercise.

The Local Plan Part 1: Core Strategy, through Policy CS17: High Quality Design sets out key design principles that should be adhered to in all proposals in the Borough. Further policies relating to environmental impact and impact on living conditions are set out in policies DSP2: Environmental Impact and DSP3: Impact on Living Conditions of the adopted Local Plan Part 2: Development Sites and Policies Plan. The Design Guidance sets out in greater detail how proposals will be expected to fulfil these key design principles and policies, whilst having due regard to national standards and Planning Practice Guidance (PPG).

The Design Guidance will provide a useful Development Management tool against which planning applications can be assessed and will also provide general guidance to householders undertaking works that do not require planning permission. The Guidance has been prepared in a format that is accessible to all sections of society and where possible uses language that is clear and understandable to the majority of householders.

#### **RECOMMENDATION**

That the Panel approves the following:

- a) That the Draft Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne), as set out in Appendix A, be published for a four-week public consultation to run from 21 September 2015 to 19 October 2015;

- b) That the Director of Planning and Development, be authorised to make any necessary minor changes to the Design Guidance, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues;
- c) That the Draft Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

This is in order to fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

### **COST OF PROPOSALS**

The cost of undertaking the publication of the Draft Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) is covered within existing budgets.

## **INTRODUCTION**

1. The National Planning Policy Framework places good design at the heart of the planning system and emphasises that design which makes places better for people, is central to the planning system's core objective of sustainable development (paragraph 56 refers). The Core Strategy sets out, in policy CS17, the key design principles that all proposals in the borough (excluding Welborne) will be expected to adhere to. The adopted Development Sites and Policies Plan sets out further requirements relating to Environmental Impact and Impact on living Conditions in policies DSP2 and DSP3 respectively.
2. Supplementary Planning Documents (SPDs) should be produced where they can help applicants make successful planning applications and should build upon and provide more detailed guidance on the policies in the Local Plan, whilst not unnecessarily adding to the financial burdens on development (paragraph 153 of the National Planning Policy Framework refers).
3. Once approved, the Fareham Borough Design Guidance SPD (excluding Welborne) will be a material planning consideration for decision-making purposes and, in conjunction with the Core Strategy and DSP Plan, be used to assess planning applications for the Borough (excluding Welborne). The Guidance contained within the document will provide householders, developers and other interested parties with information on what constitutes good design and what design standards proposals for new development will be expected to adhere to. With this in mind, the document has been produced in a language that is accessible to all sections of society including those without previous knowledge or experience of the planning system or design.
4. The Guidance does not introduce new policy or provide rigid standards that could stifle the design process but rather seeks to inspire and guide planning application proposals and other permitted development. As such, the Guidance sets out design principles that together strike a balance between providing flexibility for alternative solutions to be considered without compromising the ability to deliver high quality development.

## **PURPOSE AND CONTENT OF THE GUIDANCE**

5. The Fareham Borough Design Guidance SPD (excluding Welborne) has been prepared with the needs of residents, architects and developers in mind. The guide explains what good design looks like and offers helpful advice on how to resolve everyday design problems in the built environment.
6. The document is set out into separate sections covering common types of development proposals. This approach enables readers to head straight to the pages relevant to their proposals. However, they may find the guidance on other pages useful as well. For example, designers of new housing developments can also draw upon the advice given in the first section of the guide on improving and extending existing houses. The sections of the document are set out below;
  - Introduction – The introduction sets out the Council's reasons for producing the document and how the document is set out.
  - Policy context– This section sets out the Local and National policy context in which the guidance has been produced.

- Section 1: Improving and extending your home -The first section provides clear guidance for residents wishing to extend or improve their home.
  - Section 2: New houses in existing streets; New houses in rear gardens; Flats - This section explains what is considered good design practice for proposals which involve new houses and flats in existing streets. It has been prepared to be of most benefit to small house builders and developers who may have some previous experience of the planning system but are otherwise looking for guidance on good design.
  - Section 3: New streets; New public spaces - The section on *New streets* and *New public spaces* has been prepared to be of most benefit to developers who may have some previous experience of the planning system but are otherwise looking for guidance on good design. It deals with the typical issues of how to ensure development respects existing surrounding properties, the context and character of an area.
  - Section 4: Shopfronts - The section on *Shopfronts* has been prepared to be of most benefit to independent shop owners. It addresses problems often encountered with how best to design shopfronts to enhance the appearance of the wider building and where possible to be in keeping with or enhance the existing street scene.
7. By following the guidance and working closely with the Council and the community, the process of achieving planning permission should be clearer for all interested parties. Furthermore, the principles within the Design Guidance will provide a clear framework through which high quality design can be achieved in the Borough's different settlements while having due regard to their unique characteristics.

## **STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

8. The Planning Practice Guidance<sup>1</sup> states that when producing a Supplementary Planning Document an SEA may be required in exceptional circumstances. The design guidance expands upon policies within the relevant adopted local plans (LP1 and LP2) which have undergone Sustainability Appraisals<sup>2</sup> as part of their respective examination processes and have been found to have positive effects. Furthermore, the design guidance SPD relates to design and other qualitative criteria for development. The Council is therefore of the opinion that an SEA is not required.

## **CONSULTATION AND NEXT STEPS**

9. The design guide will be consulted on for a period of 4 weeks to run from 21 September 2015 to 19 October 2015. This is in compliance with the Planning Practice Guidance<sup>3</sup> and Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Following completion of the Consultation period, the Council will then produce a report summarising the responses received, the Council's initial response to them and set out any justified revisions to the SPD.

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<sup>1</sup> [Paragraph: 028 Reference ID: 12-028-20140306](#)

<sup>2</sup> [Core Strategy Sustainability Appraisal Report](#) and [DSP Plan Sustainability Appraisal Report](#)

<sup>3</sup> [Paragraph: 028 Reference ID: 12-028-20140306](#)

## **RISK ASSESSMENT**

10. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

11. The Fareham Borough Design Guidance SPD (excluding Welborne), as set out in Appendix A, would consolidate and provide greater detail on the relevant principles and policies relating to design, environmental impact and impact on living conditions set out in the Local Plan Part 1: Core Strategy and Local Plan Part 2: Development Sites and Policies Plan. It will provide clarity on the requirements of good design and help secure a well-designed built environment. It is therefore recommended that the requisite public consultation be undertaken to enable progression of the document to adoption.

### **Appendices:**

**Appendix A: Draft Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne)**

### **Reference Papers:**

Local Plan Part 1: Core Strategy (Adopted); Local Plan Part 2: Development Sites and Policies Plan (Adopted)

### **Enquiries:**

For further information on this report please contact Claire Burnett (Ext 4330).