

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 7 December 2015

Portfolio:	Planning and Development
Subject:	Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) for Adoption
Report of:	Director of Planning and Regulation
Strategy/Policy:	Local Plan: Adopted Core Strategy (August 2011) & Local Plan Part 2: Development Sites and Policies Plan (June 2015).
Corporate Objective:	Protect and Enhance the Environment Maintain and Extend Prosperity

Purpose:

To approve the revised Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) for adoption.

Executive summary:

This report summarises the background and rationale for the production of the Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) for adoption.

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 adopted Design Guidance Supplementary Planning Document will be a material consideration in the determination of planning applications and will also provide helpful guidance to householders undertaking works that do not require planning permission. The Guidance has been prepared in a format that is accessible to all members of the community.

Recommendation:

That the Executive:

- (a) notes the consultation comments received on the Draft Fareham Borough Design Guidance Supplementary Planning Guidance (excluding Welborne) and agrees the proposed Council responses as set out in Appendix A to the report; and
- (b) adopts the Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) as set out in Appendix B to the report with effect from Monday 21 December 2015.

Reason:

To enable the Fareham Borough Design Guidance Supplementary Planning Guidance (excluding Welborne) to be adopted and afford it due weight as a material consideration in the determination of planning applications.

Cost of proposals:

There are no direct financial implications arising from this report.

Appendices: A: Summary of Comments Received and Proposed Council Responses to the Consultation
B: Fareham Borough Design Guidance Supplementary Planning Guidance (excluding Welborne)

Background papers: None

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Executive Briefing Paper

Date:	7 December 2015
Subject:	Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) for Adoption
Briefing by:	Director of Planning and Regulation
Portfolio:	Planning and Development

INTRODUCTION

1. The National Planning Policy Framework places high quality 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.
2. 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.
3. 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.
4. 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).
5. The Guidance contained within the SPD sets out Fareham's aspirations for high quality design to householders, developers and other interested parties. The document has been produced in a manner and using language that is accessible to all members of the community including those without previous knowledge or experience of the planning system.
6. The Guidance does not introduce new policy or provide rigid standards that could stifle the design process, but explains to everyone carrying out development, what constitutes high quality design.

PURPOSE AND CONTENT OF THE GUIDANCE

7. 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 high quality design looks like and offers helpful advice on how to resolve everyday design problems in the built environment.
8. 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 the type of proposal they are interested in. 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 National and Local 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 high quality design 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 high quality 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 have previous experience of the planning system but are otherwise looking for guidance on high quality design. It deals with the 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 shop owners. It addresses problems often encountered with how best to design shopfronts to maintain or enhance the appearance of the wider building, and to be in keeping with or to enhance the existing street scene.
9. By following the Guidance and working closely with the Council and the community, how to achieve 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)

10. The Planning Practice Guidance 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 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

11. The draft Fareham Borough Design Guidance SPD (excluding Welborne) was consulted on for a period of 4 weeks to from 21 September 2015 to 19 October 2015. This was in compliance with the Planning Practice Guidance and Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Following completion of the Consultation period, the Council produced a document summarising the responses received, the Council's initial response to them and set out any justified revisions to the SPD which have been subsequently incorporated. This Consultation document is set out in Appendix A of this report.
12. Following approval for adoption, the Fareham Borough Design Guidance SPD (excluding Welborne) will be used as a material consideration in the determination of planning applications.

RISK ASSESSMENT

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

CONCLUSION

14. The Fareham Borough Design Guidance SPD (excluding Welborne), as set out in Appendix B, consolidates and provides 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 Pan. It will provide clarity on the requirements of high quality design and help secure a well-designed built environment. It is therefore recommended that the Executive approve the document for adoption.