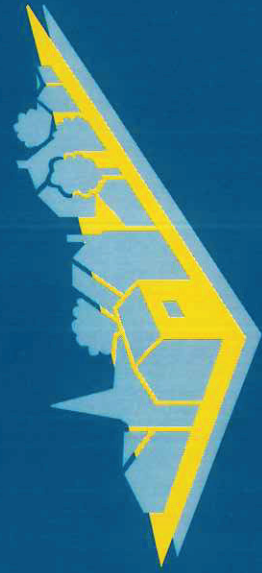


appendices

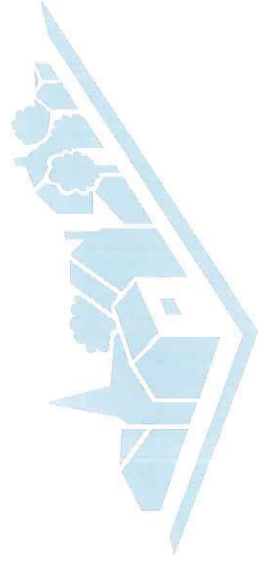


Appendix A

PLANNING GUIDANCE



<i>contents</i>	<i>page</i>
national guidance	98
sustainable development	98
principles	98
regional guidance & development plans	99
structure plan	100
local plans	100



APPENDIX A - PLANNING GUIDANCE

National Guidance

1. Planning Policy Guidance Note 1 - 'General Policy and Principles' is particularly important as a starting point since it sets out how the government intends the planning system to operate. Other key documents are referred to in PPG1 which all authorities and developers dealing with new housing developments will need to take into account. These include:-

- the White Paper 'This Common Inheritance' (and subsequent monitoring reports and elements of the United Kingdom Government's Environmental Strategy);
- Design Bulletin 32 - Residential Roads and Footpaths; layout considerations (Second Edition);
- DoE circulars such as 11/95 (Conditions), 16/91 (Planning Obligations), 5/94 (Planning Out Crime).

Other important and/or useful PPGs affecting residential development are:-

- PPG3 (Housing);
- PPG7 (The Countryside and the Rural Economy);
- PPG8 (Telecommunications - paragraphs 41 to 43);
- PPG9 (Nature Conservation);

- PPG12 (Development Plans and Regional Guidance);
- PPG13 (Transport);
- PPG15 (Planning and the Historic Environment);
- PPG16 (Archaeology and Planning);
- PPG17 (Sport and Recreation);
- PPG24 (Planning and Noise).

Sustainable Development

2. The key point drawn from planning policy guidance relevant to this Guide is:-

- The regulation of development in the public interest will be carried out to ensure that it is 'sustainable' ie 'the sum total of decisions should not deny future generations the best of today's environment'.

Principles

3. Important principles stemming from PPGs relate to:-

The Developers' Role

- Good design should be the aim of all involved in the development process, but it is primarily the responsibility of



designers and their clients.

- *Applicants should recognise the benefits of engaging skilled designers and should encourage high design standards.*
- *The aim should be for any development to result in a 'benefit' in environmental and landscape terms.*
- *The appearance of spaces around buildings is important. Landscaping and the integration of open space into a layout will often be of comparable importance to the design of buildings.*
- *Applicants should demonstrate, wherever relevant, that they have considered the wider setting of dwellings. Developments should respect but not necessarily mimic existing character. Particular weight should be given to the impact of development on existing buildings and landscape in environmentally sensitive areas such as Areas of Outstanding Natural Beauty and Conservation Areas and where Listed Buildings, Archaeological Remains, areas of importance for wildlife, etc would be affected. In these situations, the scale of development and use of appropriate materials will be very important.*
- *Functional requirements such as provision of garages, internal space standards and the size of private gardens are, for the most part, matters for developers and their customers.*
- *The location of houses on plots and their relationship to each other should not be subject to rigid formulae. Town cramming should be avoided and policies on density may be appropriate; in rural areas a 'raw' urban appearance should be avoided and the softening effect of landscaping should be exploited.*

The Local Authority's Role

- *Poor designs, out of scale or character with the surroundings, should be rejected. But, aesthetic judgements are, to a degree, subjective; authorities should not impose their taste; control of detailed design is only justified when the sensitive character of the setting is affected.*
- *Design guidance should contain clear outlines of design expectations, whilst not being over-prescriptive and detailed; advice should be focused on broad aspects of scale, density, height, massing, layout, landscape and access. Good design should be encouraged without stifling experiment, originality and initiative; an exceptionally good design may justify departing from design guidance.*

Regional Guidance and Development Plans

4. Regional Planning Guidance for the East Midlands (RPG8) contains four broad aims relevant to the purpose of this Guide:

- *to meet the basic needs of all inhabitants;*
- *to secure and stimulate economic prosperity;*
- *to conserve and, where possible, to enhance the environment;*
- *to maintain a high quality of life.*



5. Relevant key points include the following:

- *Transport should be safe and efficient whilst minimising environmental impact;*
- *a pattern of development should be created which achieves this whilst minimising the need to travel and the use of the private car;*
- *the choice of transport modes should be extended, encouraging walking, cycling and public transport;*
- *The needs of pedestrians and cyclists and provision for their convenience, safety and enjoyment should be catered for;*
- *the provision of cycle-only routes is encouraged as is the development of footpath networks both within urban areas and linked to adjacent countryside;*
- *Access for elderly and disabled people should also be considered.*

Structure Plan

6. The Lincolnshire Structure Plan provides for significant housing growth, but this is to be consistent with the need to protect the environment, heritage, character and landscape of the county. Most new dwellings will be located in urban centres. Elsewhere new housing will be provided in and around most settlements, but its suitability will be assessed in relation to its scale and impact on the character, density and physical extent of existing development. In all cases there will be a particular need to retain an appropriate level of open space within the settlement. Development extending scattered or

ribbon development will not normally be permitted nor will development be allowed in the countryside unless it is essential there.

Local Plans

7. Statutory Local Plans are prepared by the seven District Councils in the county. These plans must accord generally with national, regional and structure plan guidance and policies. They contain detailed policies and proposals for the control of all new housing development including site specific policies and proposals shown on a map. Each Local Plan will include a similar range and type of policies, but tailored to the area covered, echoing and amplifying all the design issues and principles contained in the strategic guidance outlined above. **This Guide is supplementary to the Local Plan.**

8. The starting point for the developer will usually be the strategic guidance and Local Plans, followed by careful consideration of this Design Guide and other relevant local guidance, including Conservation Reports, Development Briefs and detailed design leaflets, all produced by the local authority.

appendix B

DEVELOPMENT APPRAISALS



This revised Appendix replaces
the original Appendix B

B appendix

DEVELOPMENT APPRAISALS

<i>contents</i>	<i>page</i>	<i>contents</i>	<i>page</i>
introduction	B1	additional guidance	B5
what is a development appraisal?	B1	illustrative development appraisal	B5
how does it help your planning application?	B1	<i>illustrative plans</i>	
the appraisal and the lincolnshire design guide	B1	the site	B7
site survey and analysis	B1	site survey and analysis	B8
key considerations of the survey and analysis	B2	design appraisal	B9
design appraisal	B3		
outline applications	B3		
full or reserved matter applications	B4		
key considerations of the design appraisal	B4		
submission of the development appraisal	B5		



APPENDIX B - DEVELOPMENT APPRAISALS

Introduction

The Lincolnshire Design Guide for Residential Areas requires that all significant residential applications are accompanied by a Development Appraisal. This will normally include all sites or schemes capable of accommodating more than five dwellings together with those proposals within a Conservation Area and other sensitive locations.

What is a Development Appraisal ?

The basic aim of the Design Guide is to encourage exciting and innovative contemporary residential design which also takes into account the unique character of Lincolnshire towns and villages and the special qualities of each new site.

The Development Appraisal is simply a way of assessing what these distinctive characteristics are and demonstrating how the developer has taken them into account, together with established design principles.

It will usually be submitted as supplementary information comprising a short written statement and an annotated plan or plans highlighting the main issues taken into account. For extensive sites the appraisal may take the form of a more substantial Development Brief.

The need for an appraisal is established by Government guidance set out in Planning Policy Guidance Note 1, which advocates that all applications should be accompanied by a design statement.

How does it help your Planning Application ?

A good appraisal can help to ensure the speedy consideration of a scheme and encourage local people to take a positive view of new development.

The Local Planning Authority will always welcome the opportunity of discussing design and layout proposals prior to submission.

Officers can give advice on the scope and extent of the Appraisal required in each case or discuss the results of the assessment, helping developers to meet the requirements of the Guide in a way that is realistic and cost effective.

The Appraisal and the Lincolnshire Design Guide

These notes should always be read in conjunction with the detailed advice set out in the Design Guide itself. Both the notes and the Design Guide have been adopted as supplementary planning guidance and represent a material consideration in the determination of relevant planning applications.

An appraisal should accompany each stage of an application or the renewal of an existing permission. The form and emphasis of the appraisal will, however, vary according to the nature and scope of development and the type of planning application it accompanies; outline, full or reserved matters.

At outline stage for example, the emphasis will be on establishing the design principles of future development. At full or reserved matters, the appraisal will focus on the need to demonstrate how these principles have been addressed. The broad steps however should be the same for all appraisals, a **Site Survey and Analysis** followed by a **Design Appraisal**.

Site Survey and Analysis

Developers need to *survey* the physical features of the site and the character of the part of the town or village where the site is located. The results should be presented on an annotated plan with a short written statement in support.



The *survey* should be accompanied by a brief *analysis* of the opportunities and constraints presented in each case. Constraints may include access difficulties or conflicting land uses next to the site. Opportunities will be presented by the presence of existing features or local characteristics which can be used to influence design and layout.

The following list contains some of the key elements of a comprehensive site survey and the type of questions that an analysis should address. The results of the analysis should strongly influence the final design concept.

One example of a Site Survey and Analysis plan is shown on page B8. This is presented for illustrative purposes only.

Key Considerations of the Survey and Analysis

Setting

Designs must identify and take full account of the characteristics of the surrounding town or village and its setting within the landscape;

- * Street pattern
- * Building groups / relationships
- * House styles and shapes
- * Local materials
- * Landscape, trees and open spaces

Identify the opportunities to produce interesting, contemporary designs that use local influences with imagination. Avoid 'off the peg' dwelling types or the repetition of standard layouts and roads.

Adjacent Land Uses

Plans should clearly identify adjoining land uses and buildings. Assess issues of privacy and overlooking. Are there roads or uses which could cause noise or nuisance? What can be done to mitigate problems?

Landform / Topography

Plans should include contours highlighting site undulations, steep slopes, and hollows. Identify areas of significant filling, levelling or mounding. Note areas which will be particularly wind exposed, shaded or subject to frost.

Site Boundaries

Identify existing boundary features. Are they important in terms of privacy, security or screening? What treatments are typical of the locality?

Important Views

Identify important views into and out of the site and opportunities for exploiting them. Consider opportunities for screening poor outlooks.

Roads and vehicular access

Identify vehicular access points. What works are required to facilitate safe access? Is there a need for additional access points and/or an emergency link? A Traffic Impact analysis may be required to identify access needs.

Trees and Hedgerows

The position, height, width and species of all trees and hedgerows on site should be identified. How can healthy trees be incorporated into the layout? How can hedges be retained as continuous features? Consider the space needed for both trees and hedges to flourish without causing nuisance and the opportunities for new structural planting.

Drainage and Water features

Identify ditches, streams and ponds. Can water features or balancing pools be retained / designed to provide visual or natural interest?

Paths and Rights of Way

Identify footpaths and cycleways crossing or adjacent to the site. How can Rights of Way be incorporated along their existing routes? Consider opportunities to link paths / cycleways to nearby shops, schools, bus stops or open countryside etc.

Buildings

Identify any existing buildings on site and proposals for retention or demolition. Can buildings be converted to give character to a scheme or can material be reclaimed and re-used?



Archaeology

Identify known areas/features of archaeological significance and proposals for preservation and protection. Historic remains should be normally preserved *in situ*. Consider the implications for design and layout.

Design Appraisal

The second part of the appraisal concentrates on the submitted application. It is used to demonstrate the developer's design response to the questions considered in the **site survey and analysis** and to explain the design principles behind the proposed scheme.

Financial justifications may be advanced as part of the appraisal but will not be sufficient in themselves. Reference should always be made to relevant Development Plan policies and any supplementary planning guidance or Development Brief. The scope of the Design Appraisal will differ between outline and full or reserved matters applications.

Outline applications

At outline stage the design appraisal will be used to establish the main principles for the future development of the site. As a minimum the appraisal will include a short written summary covering the broad design and layout criteria to be adopted and a plan identifying the relevant details.

The following is a check-list of details which may be relevant in establishing the principles of development

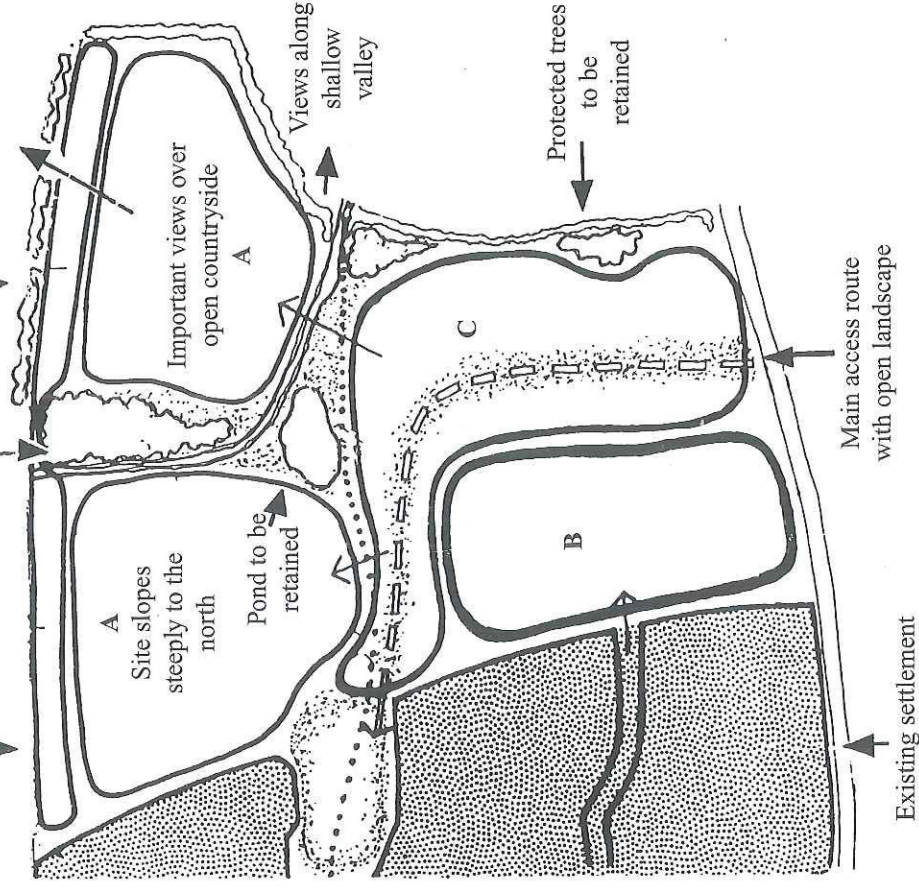
- * Vehicular and pedestrian access points
- * Areas of high / medium / low density
- * Phasing
- * Site features to be retained
- * Strategic landscaping and formal open space
- * Community and other facilities
- * Provision for any other key constraints identified by the Site Survey and Analysis.

An example of an Outline Design Appraisal Plan is shown opposite.

AREA A: Greater landscape impact with low density
AREA B: Area of building domination (high density) providing a central focus

AREA C: Area of medium density

Landscaped edge to open countryside
New structural tree planting
Hedgerow to be retained



Full or Reserved Matters Applications

At reserved matters stage the appraisal should focus on the justification for the design principles adopted, moving from the broad principles established at outline stage to fully worked details. Where an outline permission has not been previously approved or appraisal submitted, the full application will be expected to address the full range of criteria outlined above.

As with an outline application, the appraisal should be closely linked to the survey and analysis of the site and its surroundings. In addition it should detail the specific design themes arising from the proposed streets, houses and spaces and the relationships between them.

Again most of the information can be incorporated onto an annotated plan or plans, with a short written statement highlighting background information.

The written summary should also cover any implementation, phasing and technical details not previously addressed. This may include, for example, proposals for the provision and long term management of structural landscaping, public open space and retained features.

One example of a Design Appraisal plan is shown on page B9. This is presented for illustrative purposes only.

Key Considerations of the Design Appraisal

Depending on the size and nature of a proposal, the following considerations are likely to be keys to an acceptable Design Appraisal

Streets and Buildings

The appraisal should show how local design styles and forms have influenced the design and layout of contemporary streets and dwellings.

It should highlight the consideration given to creating a variety of building groups and street shapes, squares, courtyards, crescents and lanes.

How does the appraisal demonstrate a genuine mix of house forms such as terraces, cottages and town houses as well as semis and detached?

The appraisal should demonstrate a variety of plot sizes, building sizes, heights, shapes and distances between buildings. Ensure it highlights avoidance of rigid parallel building lines, repetitive spacing of driveways and garages and a dominance of square or rectangular dwelling shapes.

Show how the layout helps to define interesting spaces - placing buildings close to the road edge or using garden walls and hedges to link buildings. Demonstrate the avoidance of extensive stretches of uniform highway, footpath and verge widths.

Scale and Density

On larger sites, the design appraisal should demonstrate a clear mix of housing densities on site, giving areas of relative spaciousness and concentration so as to give variety and shape to a development.

It should demonstrate that extensive sites have been broken down in scale using retained features, such as hedges; or new ones, such as tree belts, footpaths, or green space to separate different areas of character.

Views and Focal Points

Highlight particular buildings, trees, views, or open spaces which have been used as visual focal points and identify retained views.

Landscaping and Public Open Space

The appraisal should explain how formal open space, retained trees, hedges, ponds and new planting contribute to site character.

Indicate adequate space within the scheme for new structural and boundary landscaping.

The appraisal should consider the function of formal space; recreation, conservation, or visual. It should demonstrate that public space is easily accessible, safe and overlooked.

Movement

Note efforts to facilitate safe, convenient walking and cycling routes to provide alternatives to using the car. Ensure that different parts of a development are properly linked to each other and to nearby, shops, schools, open space, bus stops or adjacent countryside.

Show how the need for safe and efficient vehicular access and movement has been combined with varied and stimulating public streets.

Submission of the Development Appraisal

The design of new development is a material consideration in the evaluation of a planning application and the Development Appraisal will form a fundamental part of the evaluation process. It will be used to assess the suitability of the proposals for the location in accordance with the criteria set out in the Design Guide and will form the basis for negotiations with regard to design and layout.

It is in the interests of all involved to ensure that a considered and comprehensive appraisal is submitted from the outset in order to avoid delays whilst additional information is sought. Where proposals for significant residential development are submitted without an adequate Development Appraisal, the Local Planning Authority will normally wish to enter negotiations with the applicants with a view to obtaining such an Appraisal. Proposals will, however, normally be refused where such negotiations fail to achieve the submission of an adequate Development Appraisal.

Additional guidance

This guidance comprises Appendix B of the Lincolnshire Design Guide for Residential Areas. In some instances the information may be made available for independent circulation, however, it should always be read in conjunction with the advice set out in the Design Guide itself.

Copies of the Guide are available over the counter from all of the Lincolnshire Local Authorities price £30. Alternatively, postal copies, at £30 + £5 p&p are available from;

Lincolnshire County Council
Highways and Planning Directorate

4th Floor
City Hall
Lincoln
LN1 1DN

Telephone (01522) 553130

Illustrative Development Appraisal

The following pages give examples of the type of annotated drawings which could be submitted with a full planning application for residential development. In this case they relate to a hypothetical site at the edge of a large Lincolnshire village.

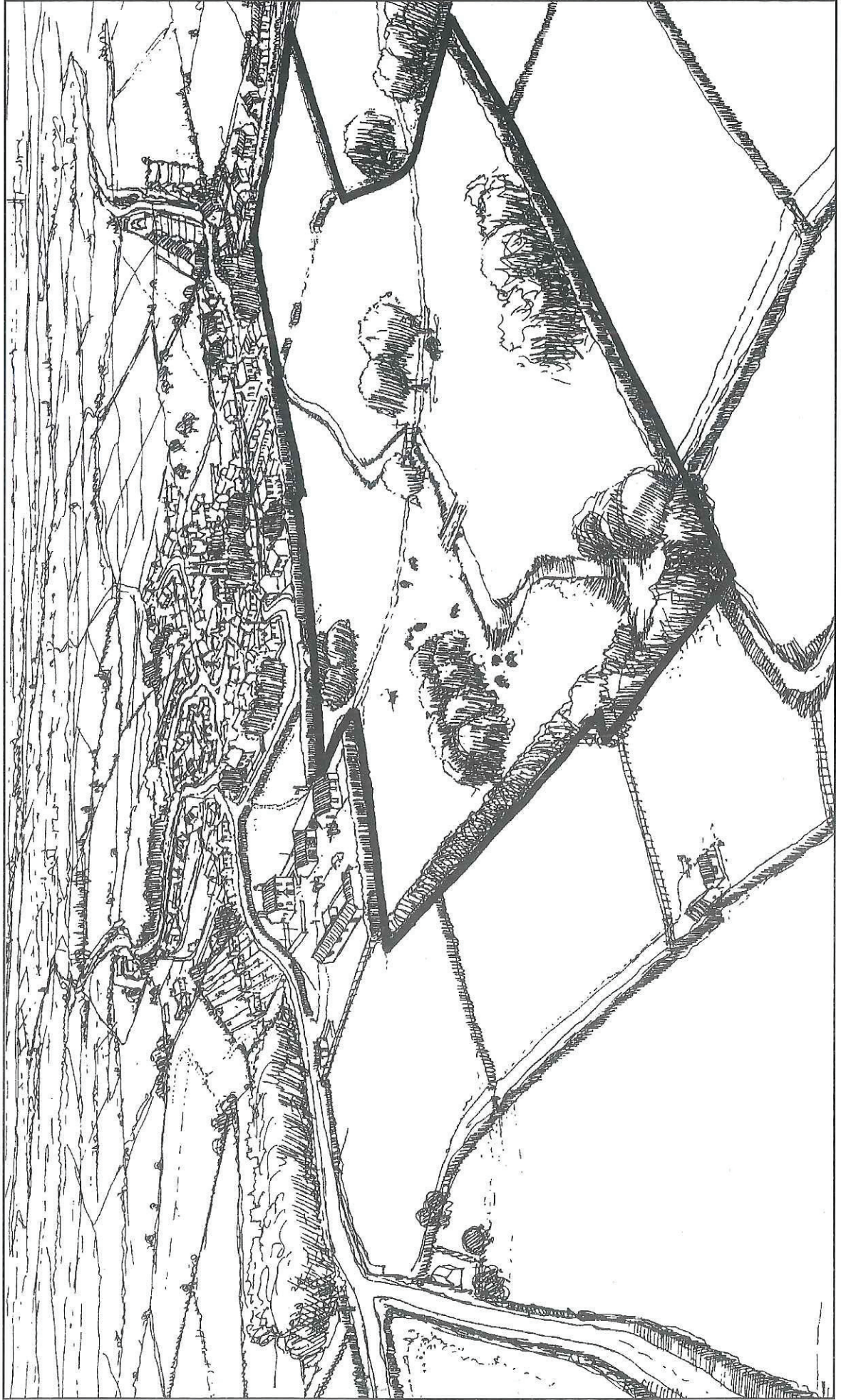
The appraisal is for illustrative purposes only and is not intended to be prescriptive. Other design approaches may be equally valid and the nature of the submission will vary according to different circumstances.

The drawings demonstrate some of the key constraints and opportunities identified by the developer's site survey and analysis and outline some of the key design principles which have been taken into account when preparing the submitted scheme.

In this example, the annotated appraisal drawings would be also accompanied by the supporting design statement. This would look at the scheme in relation to the character of the surrounding village and its buildings and adjacent countryside, together with proposals for phasing, management of the stream, pond and public open space and any other design or implementation details.

In addition to these drawings, the planning application would be accompanied by the normal application form, scaled plans and elevations and other relevant construction details. In this case, for example it is likely that technical information covering highway impacts and proposals would also be required.

THE SITE



SITE SURVEY & ANALYSIS

Key to Survey and Analysis



- Potential road access points to site. Access No. 1 may require Section 278 Agreement to achieve appropriate junction design.
- Important to respect privacy of existing houses and gardens.
- Public footpath crosses site. Opportunity to incorporate path into new development as part of attractive landscaped pedestrian route.
- Opportunity to improve poor view into site.
- Attractive views into site and out of site.
- Opportunity to capitalise on views.
- Attractive group of farm buildings adjoin site. Potential conflict with residential use however.
- Potentially attractive pond. Need to maintain access.
- Opportunity to use as a balancing reservoir and to create an attractive area of public open space.
- Attractive groups of hedges and trees.
- Important to ensure that the development does not inhibit future growth. Opportunity to retain to provide maturity and shelter and also to help assimilate new development into the landscape.
- Existing fence and remains of hedgerow form weak boundary to site. Opportunity to restore hedge and introduce new planting.
- Stream runs through site. Opportunity to use stream as attractive feature.

General Observations

The site slopes down from the north-east and is characterised by attractive groups of trees & hedges and bisected by a small stream.

Opportunity to use slope to capitalise on these features & exploit view to the south-west.

The northern part of site is adjacent to the old village core. Here buildings are mainly 2 storey, located close to the highway and built of red brick with clay pantile or natural slate roofs.

Opportunity to design new development to complement the traditional form and character of the village.

Eastern part of the site adjoins area of C20 housing. Here buildings are predominantly single storey but with large mature gardens.

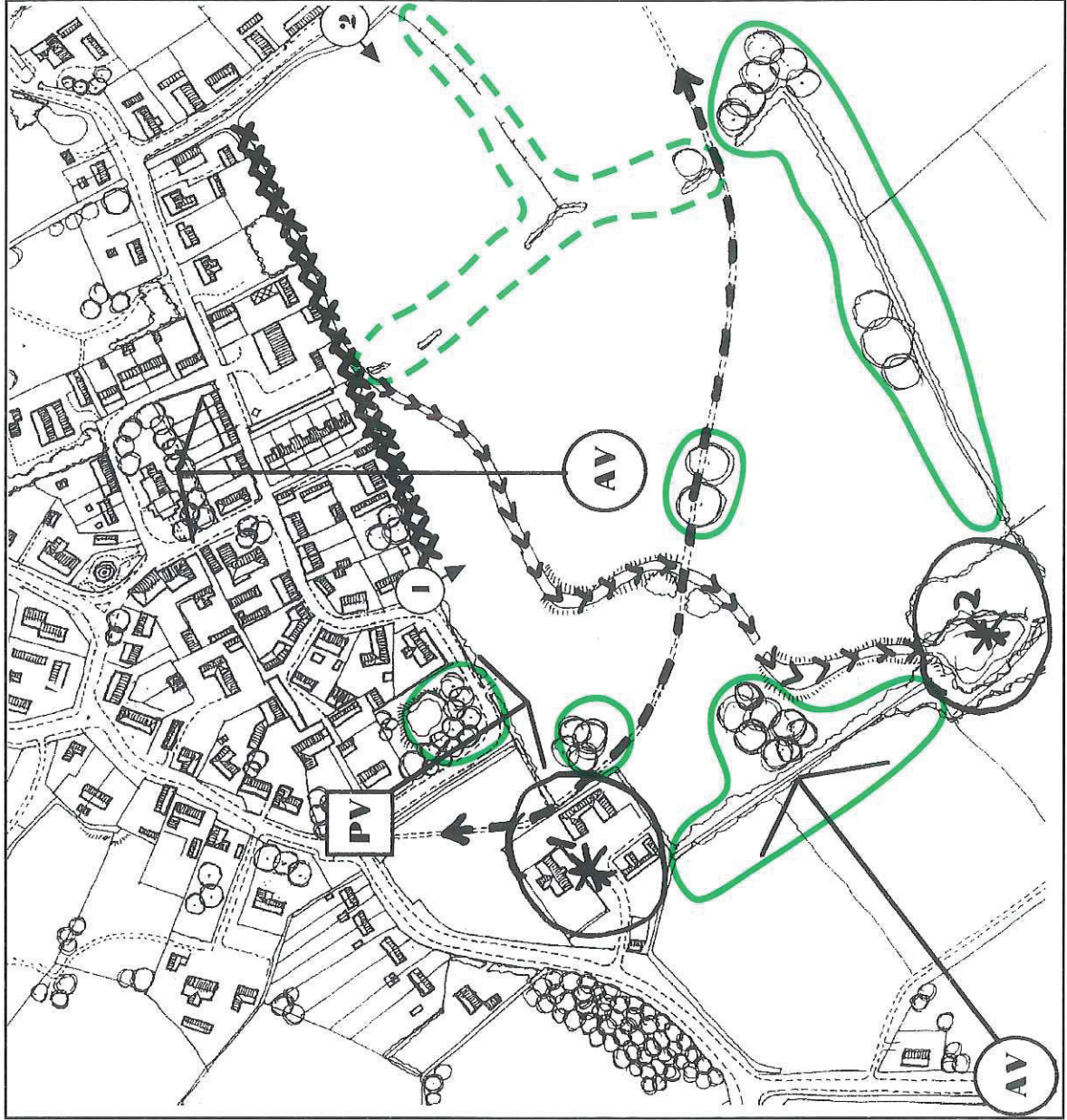
Opportunity to concentrate 1 storey and/or low and medium density development here and to create attractive 'gateway' into the village.

Southern and western boundaries of site adjoin attractive open countryside.

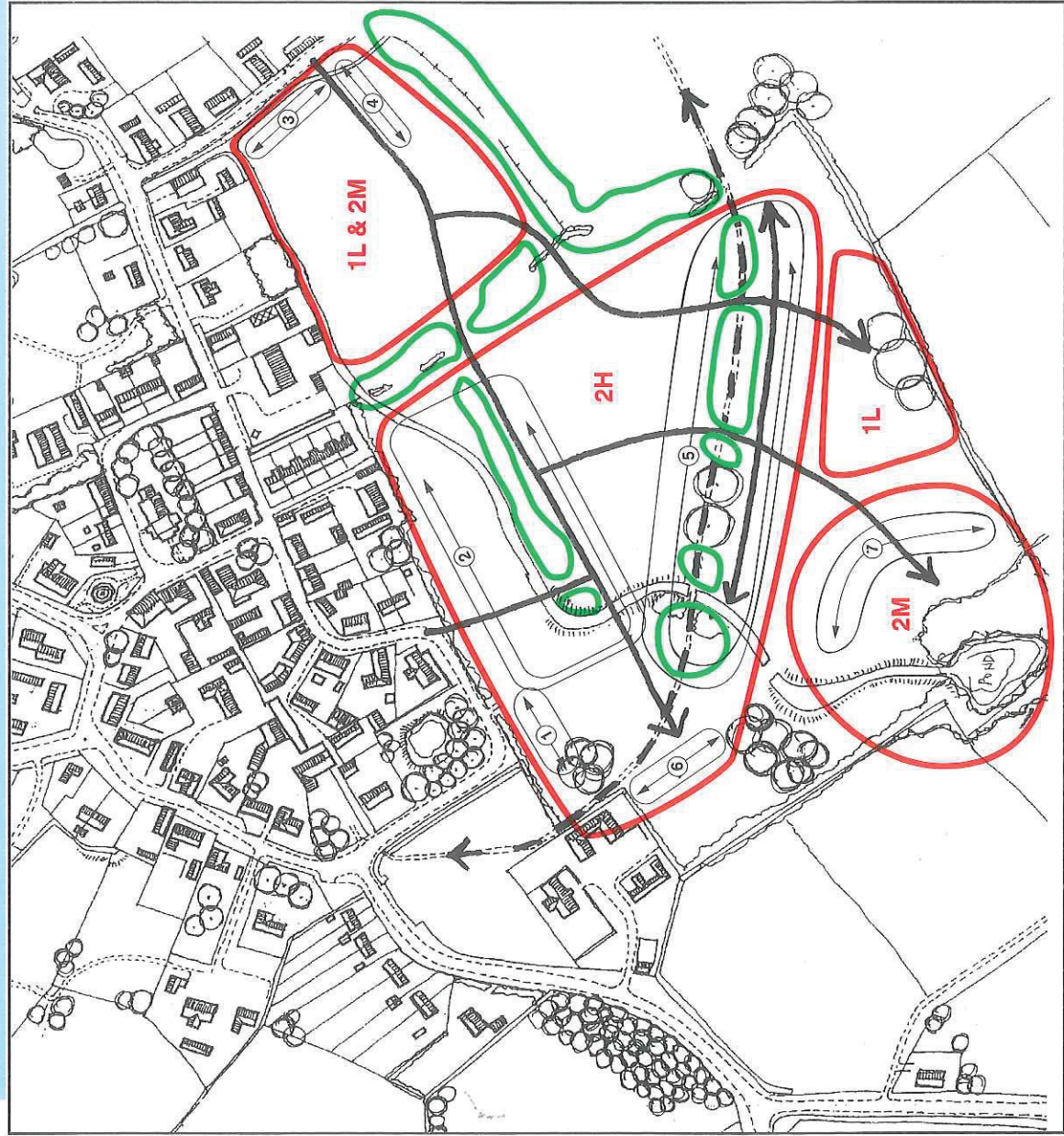
Opportunity to capitalise on views out over countryside.

Public footpath crosses site and appears to be well used.

Most village facilities are located in the centre of the village near to the church. There are no known services or archaeological issues affecting the site.



DESIGN APPRAISAL



Key to Design Appraisal

- ↑ Diagrammatic road layout.
- ↔ Public footpath.
- 1L Areas of mainly single storey/low density development.
- 2M Areas of mainly two storey/medium density development.
- 2H Areas of mainly two storey/high density development.
- ⊖ Main areas of existing tree and hedge planting to be retained.
- ⊕ New areas of tree and hedge planting.
- ⊖ Critical building groups. (see annotation below)

Phasing

- Phase 1 to comprise area of 2 storey/high density development.
- Phase 2 to comprise area of 1 storey low & 2 storey medium density development.
- Phase 3 to comprise remaining areas of 1 storey low density and 2 storey medium density development.

Critical Building Groups

1. Two storey development to form focus to views into site from north-west.
2. Two storey development either side of stream and road to create linear open space and distinctive village character.
3. Development facing road to improve street appearance.
4. Development at right angles to the road to be two storey to create a 'gateway' into the village.
5. Predominantly two storey development along public footpath and road with housing sited to facilitate surveillance and capitalise on linear open space.
6. Two storey development to complement traditional farm buildings nearby and to form a focus to views along new estate road.
7. Two storey development grouped to face out over open space around pond.

Materials

Development to be built in predominantly red brick. Red brick to be varied to add interest. Roofs to be predominantly red clay pantile with some slate.