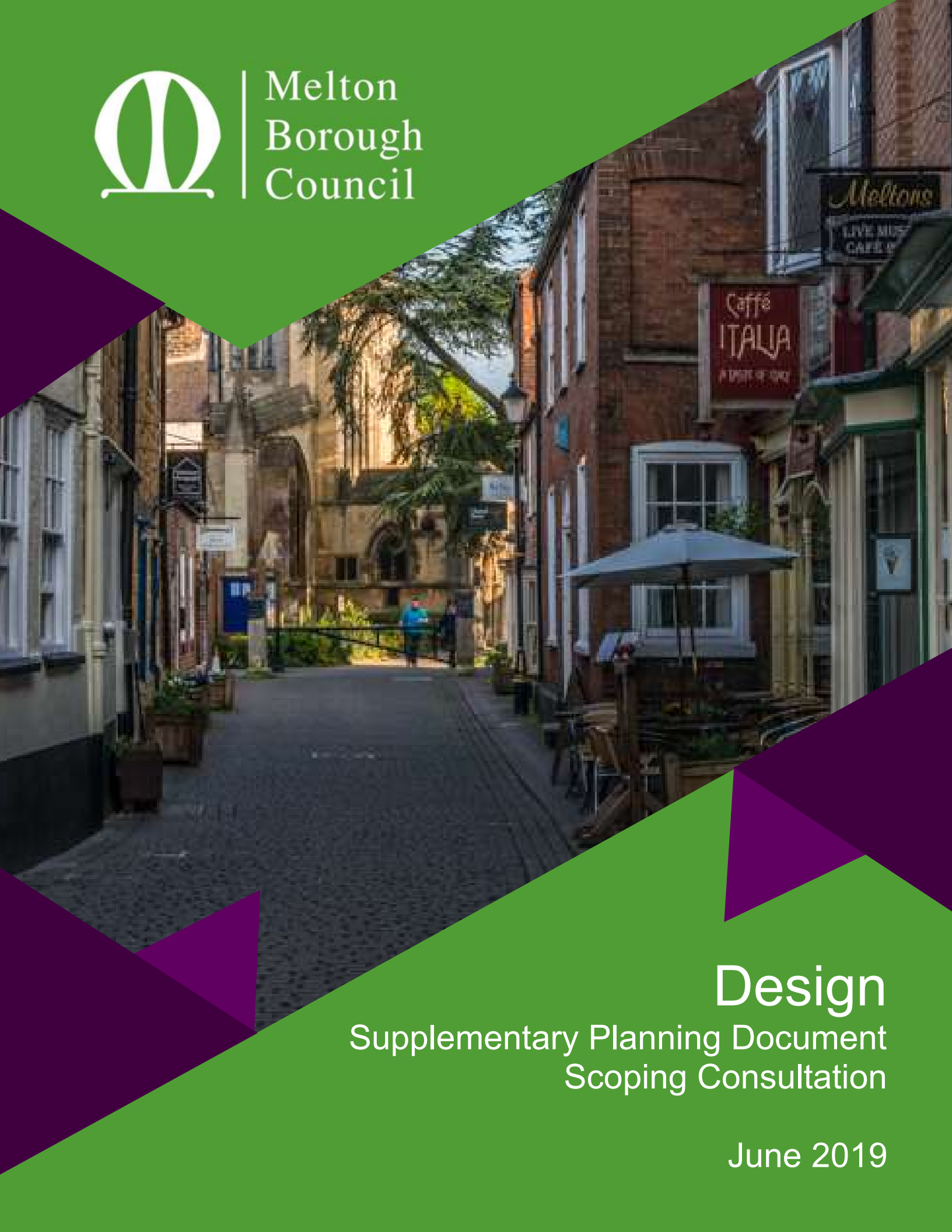




Melton  
Borough  
Council



# Design

Supplementary Planning Document  
Scoping Consultation

June 2019

## **1. Introduction**

- 1.1 Melton Borough Council is planning to prepare a Supplementary Planning Document (SPD) to provide guidance on the design of new development in the Borough of Melton.
- 1.2 The main purpose of a SPD is to add further detail to specific policies contained within a Development Plan, in this case the Melton Local Plan. The Design SPD will not set or introduce new policy, it will only provide guidance on how design related policies in the Melton Local Plan should be interpreted and applied.
- 1.3 The Design SPD will be particularly relevant for decision makers, applicants and design professionals involved in planning applications. The guidance within the SPD may also be of interest to the local community, as the design of development can have a significant impact on how people experience the places where they live, work and visit.
- 1.4 This document sets out the Council's initial views on what the scope and content of the proposed Design SPD might be and is an opportunity for the local community, decision makers, applicants and design professionals to help inform the content of the Design SPD.
- 1.5 The Council is also seeking comments at this stage in order to consider what level of guidance should be contained in the Design SPD and how it might be structured. Specific questions have been included within this document to identify the issues that the Council would particularly welcome views on.
- 1.6 Consultation on this scoping document is taking place over a five week period from Friday 7<sup>th</sup> June 2019. All comments must be received by midnight on Thursday 11<sup>th</sup> July 2019.

### **How to Comment**

- 1.7 The Council is encouraging people to submit their comments online but you may wish to submit comments via email or by post as set out below;

**Online:** [www.meltonplan.co.uk/design-spd](http://www.meltonplan.co.uk/design-spd)

Alternatively you can complete the response form and return it by email or post.

**Email:** [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk)

**Post:** Planning Policy Team - Design SPD. Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH.

## **2. Proposed Contents of the Design SPD**

- 2.1 One of the key objectives of the planning system is to ensure that new development has a high standard of design. Good design goes beyond the appearance of an individual building; it is the creation of places, through the buildings, spaces and green infrastructure that combine to make them. The result of good design should be the creation of places which function well for everybody, places that are inclusive, that promote healthy and sustainable ways of living and working as well as providing attractive environments in which people feel comfortable and safe.
- 2.2 The Council want the Borough of Melton to be enhanced by development of a consistently high standard of design that reflects local character, contributes to local distinctiveness, and results in thriving and sustainable places. Poor design, which does not respond to context, is often the result of standardised building types and layouts which have not grown from or been adapted to the individual context or character of a site. A proposed key aim of the Design SPD will be to support design in terms of responding positively to local context and character to ensure that there is a bespoke approach to the design of new development.
- 2.3 The Council want the Design SPD to set out clear expectations for the design of new development and propose that the Design SPD should;
- relate to design in broad terms and apply to all types of development
  - provide an explanation of how to interpret and apply design principles including Building for Life 12 and Active Design;
  - provide guidance around the content and format of design information that is required to support planning applications; and
  - help applicants to assess design, with checklists and tools to support their design process;

**Do you agree with the broad proposed content and aims of the Design SPD, as set out above?**

**Is there anything else you would like to see included?**

- 2.4 As design is a cross-cutting theme, the Melton Local Plan includes a number of policies which impact on the design of new development. Some policies which focus on types of development, for example housing, include requirements around design and policies which address specific social and environmental themes, such as health or climate change, also include requirements to ensure that the design of new development contributes towards achieving positive outcomes. Appendix A provides a summary of the main policies that relate to design in the Melton Local Plan, which can be viewed in full at [www.meltonplan.co.uk](http://www.meltonplan.co.uk).

2.5 The Council proposes that the Design SPD should set out specific guidance for development to;

- Follow best practice in layout and built form, designing well-defined streets and public spaces that are easy to find your way around
- respond positively to local context and setting, including reinforcing local identity and character
- be physically, functionally and economically integrated into its existing environment in a positive and inclusive manner;
- create safe, accessible and inclusive environments; and
- reduce the impact of development on the natural environment and enhance biodiversity

**Do you agree with the key objectives as set out above?**

**Are there any other objectives that you would like to see included?**

2.6 In order to achieve the above aims, the Council proposes that the Design SPD should set out specific guidance for the following matters;

- Working with the site and its context:
  - Using topography and important features in the landscape
  - Scale and impact on neighbours, views and heritage assets
  - Locally distinctive design
  - Respecting and enhancing local character
- Use of appropriate materials
- Legible places that are easy to navigate
- Movement, accessibility and connections to existing development
- Open spaces, landscaping and trees
- Parking and highway standards
- Designing out crime, including lighting, natural surveillance & defensible space
- External storage and amenity space
- The sustainable management of waste
- Encouraging and respecting local wildlife and biodiversity
- Supporting energy efficiency and low carbon generation
- Sustainable design and building methods
- A mix of housing that meets local needs including accessible housing
- Promoting health through good design

**What do you feel are the main issues that need to be included in the Design SPD?**

**Do you agree that the proposed specific issues identified above?**

**Are there any other issues which require additional guidance in the Design SPD?**

- 2.7 The Council also proposes that the Design SPD should provide guidance on the implementation of relevant design codes in order to address specific issues set out above including Building for Life 12 and Public Health England and Sport England's Active Design principles which are both set out in the Melton Local Plan.

**Do you think the Design DPD needs to reference any other design codes or guidance?**

### **3. Proposed Structure of the SPD**

- 3.1 The Council is seeking views on whether the Design SPD should be structured to set out specific guidance for different types of development, to help applicants understand the most relevant criteria for their proposals. The Council proposes providing guidance for the following categories of development;

- New housing developments (10+ homes)
- Small scale and infill housing development
- Housing extensions, conversions and alterations
- Community buildings
- Commercial development

**Do you think an approach to provide specific advice for different types of development is useful? Can you think of any other ways the Design SPD can be structured to make it effective and simple to use?**

- 3.2 The Council wants the Design SPD to be an effective document that is practical to use and easy to understand. The Council is also committed to harnessing appropriate technology to make our services more accessible. The Council is seeking views on how it can ensure this and is proposing to provide:

- Tools and checklists to help applicants understand and demonstrate a consideration of design, potentially including an interactive online tool
- Drawings to clearly and simply illustrate design key concepts

- Guidance on demonstrating design development and the use of design reviews
- Glossary

**What would you find most useful to help you understand local Design requirements?**

**Can you provide any good examples of useful and effective design guidance, drawings, tools or checklists?**

## **4. Local Character and Context**

- 4.1 The Borough of Melton contains the market town of Melton Mowbray, with its historic centre, and a range of rural settlements with their own distinct characters. The Council is seeking views specifically on what local character in the Borough of Melton is, whether there are any distinct character areas and how the Design SPD could help development better reflect local character and context.
- 4.2 The Melton Local Plan encourages Neighbourhood Plans to identify features within settlements which contribute positively towards settlement character, for example important open space, gateways, approaches, views and elements of the local vernacular which are important to protect and enhance. To date adopted Neighbourhood Plans have varied in both their approach and in the level of detail provided in guidance on local character and design. The Council is seeking views on how the Design SPD can work alongside current and future Neighbourhood Plans to ensure an overall consistent approach to design and local character. The Council is also seeking views as to how local character might be defined in areas which are not likely to have a neighbourhood plan.

**How should the Design SPD provide guidance on local character and context? Should the design SPD provide generic guidance or identify different character areas and provide specific guidance for each of them?**

**What are the most important design and heritage characteristics that the Design SPD needs to consider (and where can they be found)?**

**How could important local character in areas where there is not likely to be a neighbourhood plan be defined?**

## 5. Next Steps

- 5.1 This scoping consultation is the first step in Melton Borough Council developing a Design SPD, feedback from this scoping consultation will help inform the contents of a draft Design SPD.
- 5.2 The Council also plans to undertake further consultation to help develop the draft Design SPD; this may take the form of a focus group or workshop. The council is looking to identify a group of people who might be interested in attending such an event in the future as part of this consultation.

## Appendix A – Melton Local Plan

### Key Melton Local Plan policies with significant links to design

The Melton Local Plan policies that the Council believes have the most significant links to the design of development are set out below;

<b>Policy C2</b>	<a href="#"><u>Housing Mix</u></a>
<b>Policy C3</b>	<a href="#"><u>National Space Standard and Smaller Dwellings</u></a>
<b>Policy C9</b>	<a href="#"><u>Healthy Communities</u></a>
<b>Policy EC4</b>	<a href="#"><u>Other Employment and Mixed-use Proposals</u></a>
<b>Policy EC5</b>	<a href="#"><u>Melton Mowbray Town Centre</u></a>
<b>Policy EN1</b>	<a href="#"><u>Landscape</u></a>
<b>Policy EN2</b>	<a href="#"><u>Biodiversity and Geodiversity</u></a>
<b>Policy EN6</b>	<a href="#"><u>Settlement Character</u></a>
<b>Policy EN8</b>	<a href="#"><u>Climate Change</u></a>
<b>Policy EN9</b>	<a href="#"><u>Ensuring Energy Efficient and Low Carbon Development</u></a>
<b>Policy EN13</b>	<a href="#"><u>Heritage Assets</u></a>
<b>Policy IN2</b>	<a href="#"><u>Transport, Accessibility and Parking</u></a>
<b>Policy D1</b>	<a href="#"><u>Raising the Standard of Design</u></a>

## **Policy D1 – Raising the Standard of Design**

All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:

- a) Siting and layout must be sympathetic to the character of the area;
- b) New development should meet basic urban design principles outlined in this plan;
- c) Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design;
- d) Amenity of neighbours and neighbouring properties should not be compromised;
- e) Appropriate provision should be made for the sustainable management of waste, including collection and storage facilities for recyclable and other waste;
- f) Sustainable means of communication and transportation should be used where appropriate;
- g) Development should be designed to reduce crime and the perception of crime.
- h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development;
- i) Proposals include appropriate, safe connection to the existing highway network;
- j) Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of 'Active Design' for housing developments;
- k) Makes adequate provision for car parking; and
- l) Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all.