

Dartington Neighbourhood Plan DESIGN GUIDE v7

Notes:

I was asked to look through the design guide V6 to eliminate repetition and to organise the content into a better format. While doing this I found the National Design Guide which is part of the Government's suite of planning practice guidance and which was published on October 1st this year.

The National Design Guide is intended to introduce a usable structure for local design guides and codes, so it seemed sensible to use this structure to organise Dartington's Design Guide. The information from V6 of the guide has therefore been reorganised into the headings suggested by the National Design Guide.

I have cut information from Version 6 and pasted it into what I felt was the appropriate category. I have removed obvious repetition, and I have pasted similar statements together, so it is now easier to see where ideas are duplicated. There were ideas which were strung together, which is where much of the repetition was, and I have separated these and put each into a suitable category. Each entry is numbered for ease of reference, but entries are in no particular order.

Although it is easier to see what information is in the document, there is a lot of work to be done.

The design guide is intended to underpin the NP design policy which is on the last page of this document.

All the blue text is from the National Design Guide. Paras 124 and 125 of the NPPF which were at the start of V6 have been replaced – they are still relevant but superseded by the National Design Guide.

The blue text is for information and will not necessarily be part of the final guide.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. (*National Design Guide Ministry of Housing, Communities and Local Government 2019*)

The National Design Guide

The National Design Guide provides a structure that can be used for the content of local design guides, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites. The ten characteristics reflect the Government's priorities and provide a common overarching framework.

All local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity. This may include (but not be limited to) the contribution made by the following:

- the relationship between the natural environment and built development;
- the typical patterns of built form that contribute positively to local character;
- the street pattern, their proportions and landscape features;
- the proportions of buildings framing spaces and streets;

- the local vernacular, other architecture and architectural features that contribute to local character.

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics together address Climate, Character and Community are:

- Context – enhances the surroundings
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Dartington Parish Design Guide

This Design Guide is intended to provide guidance to landowners, developers and those making decisions relating to the planning, design and development of land for building in the Parish of Dartington. It is expected that the consequences of climate change will be a key focus for those intending to carry out development. The Design Guide underpins the Neighbourhood Plan Design Policy.

Landowners and developers are encouraged to engage and consult with neighbouring residents/tenants/businesses and Dartington Parish Council at the earliest opportunity and before a planning application is submitted to the District Council. The application should include a report from Developers on how their consultation was received by local people and how they have sought to accommodate those responses in the designs submitted.

It is also expected that a Design and Access Statement will accompany any major planning application.

To achieve sustainable development, proposals will need to meet general development principles and design criteria which are outlined in the National Design Guide and this Design Guide.

Good quality design:

- can transform communities and the environment for the better
- should be functional, adaptable, distinctive and able to support different uses
- means finding ways of putting environment and people first by looking at how and why a place is used particularly in relation to the built environment and open spaces

Dartington's Design guide uses the National Design Guide's 10 characteristics to describe Dartington and developers are encouraged to use it to inform their Design and Access statements (or something similar).

Context: enhances the surroundings

Have you considered:

- How climate and environmental change influences your understanding of context?
- Are there opportunities for flood alleviation? Net environmental gain? Absorption of CO₂? Reducing embodied carbon by retaining existing buildings?
- How emerging modes of transport and infrastructure may influence accessibility?
- How heritage may be incorporated into proposals so it is inclusive and accessible to all?

1. Dartington parish has significant historic heritage assets including many listed buildings.
2. The Parish is home to the Dartington Hall Estate which has the Grade 1 listed Great Hall, Grade 11* listed gardens and several other Grade 11 listed buildings.
3. The hamlets contain many listed buildings including cottages, barns, farmhouses, churches, bridges and gateposts.
4. Dartington parish is embedded in, and surrounded by, countryside. Future development must conserve and enhance the wildlife habitats, landscape character of the parish including the open views and many valuable ecological sites;
5. Developers must demonstrate through the design and access statement (and other documents?) how the proposed development will enhance the character, form and qualities of the area of Dartington Parish in which the proposed development sits.
6. Existing site orientation, topography, landscape features, biodiversity, wildlife habitats must be taken into account and the new development will work with the contours of the land rather than against it (or ignore it).
7. The scale, form, appearance and detailing of development must be appropriate for the site and its wider context.
8. Development will be expected to reinforce the qualities and enhance the character, appearance and special interest of an area or site in the parish. This will be achieved by encouraging good design of new buildings, the restoration of buildings and historic features, and the sympathetic redevelopment of unappealing buildings and sites.

Identity: attractive and distinctive

Have you considered:

- How the identity suits the proposed approach to development such as construction technologies, diversity of procurement or ownership models?
- How the proposed character responds to climate change?
- How natural features such as tree planting, wetlands or other sustainable drainage systems can contribute to a positive character and perform a multifunctional role?

9. There are features, qualities and patterns that people value most about the parish of Dartington and which reflect its local distinctiveness and reinforce a clear and unique sense of place.
10. Different neighbourhood and streets within the parish have different characteristics.
11. Existing developments centred round a green and with connecting areas to enable people to walk or cycle and wildlife to travel and are valued;
12. The areas to be treated with particular care are those defined by the special character of that area which is primarily the relationship between the natural and the built environment. Historically significant and locally significant buildings together with landscape features define the special character of an area.
13. The rural character includes landmarks, vistas, and views and the contribution of any open spaces, paths, bridges, watercourses etc
14. The archaeological significance of the area must be assessed.
15. The relationship between the natural and built environments is important.

16. Negative or neutral features in the area could be improved.
17. The current use or historic use of the area and their influence on the building forms and types add to the identity of the area.
18. Development on the Core Estate of Dartington Hall Trust should conserve and enhance the heritage assets of the Estate and the setting.
19. The space between the pavement and front doors should be well designed. If a front garden or private space is to be included in front of the house, it should not be used for bin storage/there must be other options for bin storage. If there is no private space in front of the house, the frontage on the pavement must contribute to a visually appealing street and the distance from the road should be as great as possible.
20. Use a range of building styles, densities, and design details in new developments to show a strong and positive local identity especially by the use of colour, materials etc
21. Larger developments could have “neighbourhoods” within them with individual design features – being centred around a green for example.
22. There are landscape traditions - hedges, wildlife corridors, trees, which are important, as is the pedestrian permeability of many settlements. The parish has many examples of new designs through the years which have drawn inspiration from the “feel” of the parish.
23. Development must make a positive contribution towards the distinctive character and form of Dartington
24. Development should relate well to its site and surroundings.
25. Development in (DH Estate? Week? Staple? More? Less?) and should conserve or enhance the special architectural and historic character of these settlements.
26. Visual impact of new development on the countryside and on views from the countryside must be enhancing.
27. The existing buildings, landscape and infrastructure are enduring features of Dartington and must be considered in new designs.

Built Form: a coherent pattern of development

Have you considered:

- How the built form reduces reliance upon the car by promoting walking and cycling to local destinations, and prioritising public transport routes?
- How it can support evolving lifestyles? Working remotely or from home? Intergenerational living? Cohousing?
- How the layout, form and scale are a suitable starting point for an appropriate character?

28. Dartington Parish is comprised of several hamlets, most of which have a separate identity.
29. The parish does not have an identifiable village centre although the Cott Road area is seen as the central part of village (e.g. Cott, Hunters Moon, Staple, Lescaze, Droridge, Gidley’s Meadow)
30. and the area around it forms what many see as being the central area.
31. Within the parish there are many distinctive characteristics but there is no clear vernacular building style. There are different building shapes, styles, colours and materials throughout the parish.
32. Buildings in the parish date from many different centuries, from mediaeval to modernist. A significant proportion of development is 20th century and a variety of building styles and materials are present.
33. Dartington Parish should maintain a clear separate physical identity from Totnes and surrounding settlements.
34. While buildings should recognise and connect to their local setting, buildings need not be an imitation of local character.
35. The scale and massing of new buildings must be informed by and be sensitive to the local topography and landscape character of Dartington Parish.
36. Building styles must be appropriate to the site context

Movement:

Have you considered:

- How to reduce reliance upon the private car? Moving away from car use for short journeys? Prioritising walking, cycling and public transport?
- How changing technology will continue to affect movement? Electric vehicles (cars and e-bikes) and their charging requirements? Private hire/driverless vehicles in terms of parking provision?
- How to improve air quality? Restrictions/ charging for certain types of vehicles? Natural features such as trees, hedges or water?

37. New development to link with existing pedestrian and cycling connectivity to give a genuine alternative to car transport, make healthy places and promote public health and wellbeing.
38. Quality of footpath and cycle route links to and through development should be considered and neighbourhoods designed to promote walking and cycling.
39. The way new housing is laid out and how it relates to the surrounding buildings and spaces has a great impact on the aesthetic and functional success of a neighbourhood. Certain elements are critical because once laid down, they cannot easily be changed. These issues need to be resolved before detailed design is carried out.
40. Parking provision – has a key influence on the form and quality of the development and affects pedestrian safety, pedestrian activity and visual quality. Adequate parking, or the lack of it, is consistently raised in consultations. How can we address this? Design car parking so that it fits in with the character of the proposed development
41. New development should seek to reduce the speed and volume of traffic and seek enhancements by introducing schemes for traffic management.
42. New development should facilitate ease of movement by designing in connectivity and permeability, accessibility by public transport, opportunity to walk and cycle.
43. Create pull in bays for a regular local mini-bus service into town and back
44. Provide car parking courts away from houses by a few metres. Research (**reference**) shows that if people cannot step straight from their home into the car, they will walk instead of taking short journeys.
45. New housing layouts must be designed with pedestrians at the top of the user hierarchy. These layouts must be decided at the beginning of the design process.
46. Residential areas will be designed to reconcile the potentially conflicting needs of people and vehicles – low speed limits, shared surfaces and few traffic signs are indicators that the area is primarily for pedestrians and vehicles are “guests”.
47. Development with poor links to the surrounding area creates an enclave which encourages movement to and from it by car rather than by walking, public transport etc. Pedestrian routes to and through new development which link to schools and other destinations and which allow people to get where they want to go, preferably more quickly/directly than by car, and safely should be a primary design consideration. They should be considered carefully at the design layout stage of any development and these routes should be reflected in the final design drawings,
48. Pedestrian routes to existing green spaces outside new development should be facilitated.

Nature: – enhanced and optimised.

Have you considered:

- How to achieve a net gain in biodiversity?
- The impact of climate change on biodiversity?
- How natural features can contribute to quality, while addressing technical issues? Wetlands/ ponds?
- How natural features contribute to climate change mitigation or adaptation? Tree planting for CO₂ absorption and/ or shade?

49. Where a traditional hedge bounds the site, it should be retained for its contribution to rural character and value as a wildlife corridor.
50. Preserve and enhance biodiversity by designing around existing landscape features and creating new features including the existing green and blue infrastructure, wildlife corridors and habitats.
51. Streetlights to be avoided or be energy efficient and only cast light where intended. Particular attention to be paid to the aesthetic quality of street lighting and the adverse effects all night lighting has upon nocturnal wildlife, particularly bats. Care should be taken to avoid light pollution and intrusion. It is not be appropriate to provide lighting, for example in a new development in an unlit area of the parish. If street lighting is considered necessary it should be recognised that there will be an interaction between light shed and light reflected from pavement surfaces, etc. Lighting should therefore be developed in coordination with decisions about surface materials and other street furniture. An audit should be carried out to inform lighting decisions.
52. A private outdoor garden or shared amenity space must be provided for new dwellings including Extra Care housing
53. Health and wellbeing – access to nature and active lifestyles/potential for exercise. Green spaces for leisure should be located within new developments.
54. Trees should be planted - carbon sinks, improving air quality, providing shade. Additional trees should be planted for any lost through development.
55. Biodiversity net gain delivers measurable improvements for biodiversity. (how to do this?)
56. All green areas can maximise their ecological potential if carefully planted with native species and managed to maximise this potential. (management structures to be identified in the developer D&A)

Public spaces: – safe, social and inclusive.

Have you considered:

- How the design of public spaces can mitigate the ‘heat island’ effect? By planting trees? Introducing water into spaces?
- How to accommodate different users to prioritise walking and cycling? Using segregated spaces? Traffic calming measures?
- How public spaces meet the needs of the most vulnerable users – both young and old?

57. Allotments could be provided (state how many). Must have disabled access, be adequately fenced and have a water supply. Consideration should be given to vehicular access for allotment users.
58. New development to contribute to the public realm including existing and new footpaths and blue and green infrastructure.
59. Within new development, proposals opportunities for creating public spaces and wildlife habitats should be identified.
60. Development should enhancement the public realm which should include improvements to street furniture, rationalisation of street signs and other enhancements to public realm spaces and buildings.
61. One of the functions of public space (such as footpaths/pavements) is that it allows us to get from place to place by walking or sometimes cycling. Design needs to prioritise this and also to recognise the essential community function of footpaths, pavements etc as places where people can meet/socially interact.
62. Creating a sense of community – allotments/communal gardens, communal spaces, benches to sit on (using locally distinctive, durable and maintainable materials for street furniture?) recognising the needs of all in the community.

Uses: mixed and integrated

Have you considered:

- How to introduce or promote a broad mix of uses to bring vibrancy to neighbourhood or other centres, including high streets?
- Will buildings be able to adapt to evolving uses, as changing technology affects patterns of work, shopping and leisure?
- How the use of community buildings and other facilities could be shared?
- How to make sure that developments are tenure neutral and do not disadvantage any group of residents?

63. Housing (and commercial) development (including the conversion of existing buildings to residential use) will be supported where the design and layout contributes positively to local character.

Homes and buildings: – functional, healthy and sustainable.

Have you considered:

- How the design and development of homes addresses different lifestyles, abilities and stages of life, including an ageing population?
- How it enables a variety of different development models? Community-led development? Cohousing?
- How the design of homes is adaptable to meet the future needs of residents? Whole life approaches?

64. Houses should have adequate outside storage
65. New building should reflect either the form of buildings found in the near locality or use building materials commonly seen in the local environment with opportunity to explore new building forms
66. New development should respect the landscape and setting of the parish
67. Houses should provide storage for bikes
68. The importance of a sense of community needs to be built into new developments
69. prioritise the use of local, natural materials and alternative sustainable materials and avoid the use of high carbon producing concrete in the Climate and Ecological Emergency. The efficient use of natural resources and the re-use and recycling of resources should be carefully considered.
70. New housing development should prioritise the use of local, natural materials and alternative sustainable materials and avoid the use of high carbon producing concrete.
71. Developers must produce a Design and Access statement which must be accompanied by drawings which are sufficiently detailed so that the proposals can be understood. They should take responses from community consultations on board and reflect these in final designs and D&A statements.
72. Design of new buildings should draw from and enhance the character, form and identity through high quality, bespoke and innovative responses specific to the site.
73. Materials within new development should complement the architectural character and townscape quality of the existing historic core of Dartington.
74. Materials used for building will take inspiration from those commonly seen in the local environment with opportunity to explore new building forms.

Resources – efficient and resilient.

Have you considered

- How the design of developments can mitigate or adapt to extreme weather events?
- How changing energy technologies, including electrical storage, will influence places?

■ How design, procurement and construction can take up new opportunities and future trends to minimise the use of resources? For example, in digital, construction and energy technologies and infrastructure?

75. Developers to make the most of solar gain and passive cooling through the orientation, layout and design of the development.
76. The efficient use of natural resources and the re-use and recycling of resources should be carefully considered.
77. Many garages are not used to store cars, but to store recycling, bikes etc
78. Consider making external storage a requirement? Consider a restriction on integral garages/garages beside houses/ which are often large, require room for cars to access and compromise the pedestrian nature of pavements? Require garages to be separate from housing in a garage block?
79. External storage should be designed to accommodate kerbside collections of waste, recycling and composting.
80. Developers to demonstrate how they have followed the 'energy hierarchy' in reducing energy demand before implementing renewable energy.
81. Avoid runoff and flash floods by minimising artificial surfaces and planting areas of meadow/ trees between housing to slow water flows.
82. Link the provision of low and zero carbon energy infrastructure in new developments to existing buildings where proven to be feasible.
83. Provide electric car charging points, prioritise spaces for car share vehicles for each development.
84. New development should prioritise energy and resource efficiency (separate document from Renewable Energy workshops to be attached).
85. New development should prioritise energy efficiency, carbon net zero homes, green roofs, cool pavements, green spaces,
86. Natural resources will be highly favoured, used efficiently and include resource re-use and recycling.
87. Artificial and high carbon producing materials, such as concrete blocks are to be avoided if at all possible.
88. Achieve development that addresses the issues of climate change and minimises the development's impact upon it by good design.
89. Proposals for new development should prioritise the needs of future generations and local ecology first and foremost.

Lifespan – made to last.

Have you considered:

- How management and stewardship may evolve with digital technologies and management systems?
- How new and flexible working practices may affect places?
- How changing home ownership and rental patterns will affect places?
- How changing construction technologies will influence management and maintenance?

90. Adaptable internal and external spaces to accommodate a variety of uses.
91. Adaptable spaces to accommodate and the possibility of gradual change to meet the needs of the local community including an increasingly elderly population.
92. Building quality for new development will be of a high standard.
93. Buildings will be resilient to Climate Change.

Policy 6:

DESIGN POLICY:

Proposals for development must demonstrate through a Design and Access Statement and accompanying documents how the proposed development complements and enhances the character, form and qualities of Dartington Parish.

The Design and Access Statement should include:

- a masterplan/site layout/
- information on the form and scale, appearance, detailing of buildings,
- information on landscape treatment and biodiversity gain will be accomplished
- explanation of how the development will address the site and setting (etc)

Proposals for new development are encouraged to demonstrate in their Design and Access Statement and accompanying documents that they have researched the history of the site and show how they are taking it into account in their proposals.

Therefore, there will be support for development which:

1. Respects the context, setting, topography and landscape character of Dartington Parish, and;
2. Creates, or enhances, a sense of place, and;
3. Demonstrates the highest standards of design, and;
4. Ensures the visual impact on the countryside and of views from the countryside are enhanced.
5. Prioritises local distinctiveness and ensures the protection of heritage assets while maintaining the functionality of this heritage, and;
6. Ensures future development complements the good quality of the existing built environment, and;
7. Contains housing that is affordable to run. This will be partly achieved by including high energy efficiency systems, and orientation, and;
8. Maintain, provide or contribute to a mix of housing styles, sizes, types and tenures.

Development must reflect the increasing importance of the principles of low carbon, sustainable development.

Therefore, there will be support for development which:

1. Provides well-designed energy efficient buildings and places, and;
2. Aims to meet a high level of sustainable design and construction, and;
3. Optimises energy efficiency aiming for zero carbon emissions, and;
4. Improves and extends the existing green corridors, walking and cycling routes, and
5. Safeguards and where possible enhances biodiversity and wildlife opportunities.
6. Add embodied energy costs?
7. Add Something about allotments?