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## DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

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### Introduction

- 7.1 The design of buildings and spaces play an important role in everyday life by enhancing the local scene and help to sustain a sense of local distinctiveness, which is important to the character and appearance of towns, villages and the countryside. Therefore, good design will be promoted and the best of the area's heritage protected and enhanced in order to create places and spaces that contribute to sustainable communities.
- 7.2 Over the next 15 to 20 years, North Lincolnshire will undergo significant changes as part of supporting an area wide renaissance and achieving the vision of being the north of England's Global Gateway. This will include accommodating an increased level of development. It will be vital to ensure that this growth is planned and designed appropriately as it will have a major impact on the lives of residents and visitors to the area. High quality design will need to be at the centre of all changes taking place in North Lincolnshire. The challenge for the LDF is to drive up design standards whilst maintaining and enhancing the area's built and historic environment.

### Context

#### National/Regional

- 7.3 Over recent years raising the quality of design has been placed at the heart of the planning process and is now indivisible from good planning. This is emphasised in Planning Policy Statement (PPS) 1 and Planning Policy Statement (PPS) 3, together with a number of other government publications such as Secured By Design (2000), Safer Places (2004) and Manual For Streets (2007). Other guidance and best practice has also been produced by English Partnerships and the Commission for Architecture and the Built Environment (CABE). These will provide useful tools in delivering high quality design in North Lincolnshire.
- 7.4 Manual for Streets places an emphasis on the needs of pedestrians where previously motorists and traffic flow were given priority. New residential development needs to make car use an option rather than a necessity and therefore design has an important role to play in tackling climate change and reducing energy consumption.

- 7.5 The Code for Sustainable Homes was introduced to improve environmental standards including energy efficiency and water usage standards with new dwellings. Whilst the code does have direct linkages with building regulations the implications for planning are also significant. Urban designers are required to ensure that design minimises energy consumption, maximises the use of renewable forms of energy on site and utilises potential for sustainable urban drainage systems (SUDS). These issues should all be considered early on in the process. Consequently sustainable design is essential if the development industry is to successfully address the challenge ahead.
- 7.6 National policy towards the historic and built environment is set out in Planning Policy Statement (PPS) 5 and its associated practice guide. Its overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 7.7 The Regional Spatial Strategy (RSS) supports government policy by encouraging good design and ensuring the region's best built and historic environment is conserved and enhanced. It also encourages a reduction in the level of greenhouse gas emissions in the region (by 20% to 25% of 1990 levels) by 2016 through creating more energy, resource and water efficient buildings.

## Local

- 7.8 The Urban and Rural Renaissance programmes have placed good design at the heart of creating transformational change in North Lincolnshire. With good design, the profile and the image of the area can be enhanced as an area of choice to live, work and invest.
- 7.9 The Sustainable Community Strategy (SCS) shares the vision of raising the quality of the built environment through the delivery of the renaissance programmes to create a strong identity for the area and improve the area's environment. The SCS supports the need to enable people to feel and be safe by reducing the impact of anti-social behaviour, reducing crime and improving road safety. Design can play an important role in helping to tackle these.
- 7.10 North Lincolnshire contains more than 1,000 listed buildings of historical importance, of which the proportion of Grade 1 historic buildings is twice the national average. These range from prominent buildings like Normanby Hall and Thornton Abbey to buildings in the historic centres of some of the area's towns and villages, which reflect development over the centuries. The heritage of North Lincolnshire is further emphasised by 17 Conservation Areas and 35 Scheduled Ancient Monuments. It is important that the uniqueness of the built and historic environment remains for future generations to enjoy by protecting it from harmful change and allowing sympathetic adaptation and re-use of buildings.

## Approach

- 7.11 All new buildings and spaces in North Lincolnshire should be of a high quality design and contribute to making places more attractive and convenient for people. They should respect their surroundings, not harm local amenity, protect local distinctiveness and character, and be designed to be accessible by all sections of the community. Policies will be focussed on designing successful places for people. For example, new housing development should include a range of house types and tenures with a density that relates to their surroundings, with routes that can be easily understood and that connect logically with existing street patterns. All development should create safe places, which have distinct identity, as these are important to our quality of life. Developers and applicants will be required to take account of national, regional and local planning policies. At the local level, policy considerations may include village design statements, conservation area appraisals or development briefs which could influence how a site is developed. The North Lincolnshire Residential Design Guide should be considered in new residential development, which incorporates the broad design principles contained within Manual For Streets.
- 7.12 In designing new buildings and spaces, climate change and the wider global environment need to be taken into account. This provides a major opportunity to promote the use of sustainable design and construction techniques to reduce energy consumption, promote energy efficiency, reduce carbon emissions and discourage the wasteful use of finite natural resources. Developments should also be designed to mitigate against and withstand the effects of climate change. Sustainable design also includes the sustainable use of resources which plays an important part in conserving materials and natural resources, which over time are likely to become scarcer. Therefore consideration should be given to how existing buildings can be re-used, as well as how new buildings could be used in different ways in the future. Sustainable materials including those that are degradable, have low embedded energy, are easily renewed, or are recyclable are key considerations. Overall, the sustainable design of buildings and spaces is a vital part of supporting transformational change and encouraging greater sustainability.
- 7.13 The LDF recognises the need to protect and enhance the area's built heritage assets for the enjoyment of local people and to promote the image of the area to investors and tourists. It acknowledges the importance of land mark buildings and historic areas, and promoting elements that gives North Lincolnshire a positive recognisable identity. The preservation of the built heritage will positively promote the design of future development.

## CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

New development in North Lincolnshire should:

- Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.
- Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.
- Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.
- Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.
- Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.
- Create attractive, accessible and easily distinguished public and private spaces that complement the built form.
- Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.
- Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.
- Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected.
- Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.
- Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.

7.14 This policy sets out the key design principles for all new development in North Lincolnshire. Its aim is to ensure that development supports the creation of a high quality built environment which is attractive to residents, investors and visitors. However, is not just about the architecture of a building. The same principles will apply to the spaces between buildings, particularly within built up areas, that make an important contribution to people's lives. Parks, gardens, playing fields, amenity areas and town and village squares offer pleasant settings to live, work and play as well as providing social meeting places and important breaks in built up areas.

- 7.15 To ensure that development proposals meet this policy requirement, a Design and Access Statement should accompany planning applications in accordance with the guidance set out in Department of Communities and Local Government Circular 01/2006: Guidance On Changes To The Development Control System and CABI guidance. Design and Access Statements should provide a site analysis describing how the proposal has evolved, how the proposal responds to its context and how it connects with surrounding areas. The applicant will need to demonstrate how issues relating to access to the development have been dealt with.
- 7.16 It is likely that large-scale developments or areas which are covered by Area Action Plans (AAP) will take place over a number of years. It will be important to ensure a design strategy is prepared as part of the application or AAP to provide a clear steer for the design of new developments as they are implemented.
- 7.17 As design is a major part of creating sustainable communities, it will have an important role with regard to landscape protection, biodiversity, natural resource use, energy efficiency, flood risk and pollution. When considering proposals for future developments, applicants should give close attention to other policies in the Core Strategy covering the natural environment and resource use as part of the design process.
- 7.18 The Building Regulations help to ensure that all new dwellings are constructed to mobility standards, taking into account the characteristics of each site. New dwellings should also be built to, or be easily adaptable to, lifetime standards. Lifetime homes incorporate features which make the dwellings easily adaptable to changing family needs and enable everyone to live independently. The council advises developers to consult a specialist in this field, such as the Joseph Rowntree Foundation to discuss development proposals. The government's Code for Sustainable Homes and Building for Life Criteria provides national standard for the construction industry and incorporates a requirement for new homes to be built to lifetime standards.
- 7.19 The policy will mainly be implemented through the development control process. Further information and advice on how to design buildings and spaces sustainably will be provided in a Supplementary Planning Document (SPD).