

Design Guidelines for Rutland and South Kesteven

Supplementary Planning Document (SPD)

Consultation Statement

November 2021



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

1 Introduction

- 1.1 This Consultation Statement aims to summarise the progress of The Design Guidelines for Rutland and South Kesteven since the consultation between 29 January and 12 March 2021.
- 1.2 This Statement will identify the key issues raised through the consultation and communicate the changes proposed to the Design Guidelines document.
- 1.3 The Statement of Community Involvement (SCI) (South Kesteven 2018 and Rutland 2020) and Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 12 and 13 set out requirements for Consultation Statements and Adoption Statements. In accordance with this guidance, this Consultation Statement will include the below and an Adoption Statement will be published alongside the adopted SPD.
 - A list of the persons consulted;
 - A summary of representation;
 - A comment on how representations have been considered and the actions taken.
- 1.4 The consultation undertaken for this Design Guide pre-dates changes to the NPPF made in July 2021.
- 1.5 However, other new NPPF paragraphs such as 131 on street trees are clearly reflected in the Design Guide.

2) Draft Design Guidelines Consultation Process 29th January – 12th March 2021

- 2.1 Prior to the consultation period, a stakeholder workshop was undertaken in January 2019, an officer workshop was undertaken in June 2019 and South Kesteven District Council (SKDC) and Rutland County Council (RCC) Member workshops were undertaken in September 2019.
- 2.2 The draft Design Guidelines for Rutland and South Kesteven were approved for consultation at Cabinet in November 2020.

- 2.3 The consultation period ran from 29 January to 12 March 2021. A full copy of the Design Guidelines for Rutland and South Kesteven (consultation draft December 2020) is appended to this statement. A total of 88 representations were received in Rutland and in South Kesteven, 63 were received, making a total of 151 responses for consideration by the Council.
- 2.4 A list of consultees who made representations to the consultation document can be found in **Appendix A**.
- 2.5 The consultation was carried out under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 12 and 13. The details of the consultation including where to view the document and how to respond were published on both the South Kesteven District Council website and the Rutland County Council website.
- 2.6 All statutory consultees (including Parish Councils) and any individuals and businesses whose details were held on the Planning Policy Database received either a letter or an email notifying them of the consultation and where to view the document. Following the introduction of GDPR legislation, the Planning Policy Database had been updated to include only those the Council had a duty to consult, and those who had 'opted in' or expressed a wish to be notified of future Local Plan documents.
- 2.7 Copies of the consultation documents were made available on the Councils' websites, however due to COVID-19 restrictions and temporary changes in legislation, hard copies of the documents were not required to be placed in public areas. The legislation was introduced in recognition of the challenge that some local authorities may face as a result of the COVID-19 pandemic. Changes to the Town and Country Planning (Local Planning) (England) Regulations 2012, under the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, to remove the need for local authorities to make hard copy documents available for public inspection for a temporary period from 16 July 2020 until 31 December 2021 were made.
- 2.8 The objectives of the consultation were identified as follows:
- To fulfil the legislative requirement to demonstrate public participation
 - To raise awareness about the document and its wide-reaching agenda
 - To encourage residents to get involved in the process of determining planning policy

- To gather and record feedback on the first draft of the Design Guidelines for Rutland and South Kesteven with a view to making improvements to the document.
- To enable respondents to suggest appropriate amendments and to incorporate these where feasible and appropriate.
- To communicate links with the Council's Corporate Plan and priorities
- To use the opportunity to communicate the wider benefits good design brings to communities, health and the environment as a whole.
- To measure the degree of support or otherwise for the proposals

2.9 The stakeholders were identified as follows:

- Members of the public
- Statutory consultees including The Highways Authority, Natural England and the Environment Agency
- Parish, town, district and county councillors across the district
- Individuals/ organisations who have participated in previous planning policy consultations and are currently on their database

2.10 To accommodate current restrictions imposed because of the COVID-19 pandemic, methodologies that reduced or negated the need for face-to-face contact were used in preference to those that required a greater degree of human interaction. Different methods were also used for different types of stakeholder. The table below identifies the method(s) used for each of the stakeholder types for South Kesteven.

Stakeholders	Method(s)	Details
Members of the public - general	<p>Members of the public were made aware of the consultation through the following channels:</p> <p>Press release – distributed to the local press</p> <p>Promoted on SKDC's Social Media Channels</p> <p>Available on SKDC's website www.southkesteven.gov.uk/designguide</p>	<p>Potential respondents referred to the webpage to participate in the consultation. Alternatively, if they preferred (or had no internet access), members of the Planning Policy team were able to take their details and send them a printed copy of the survey.</p> <p>Consultation Officer prepared a press release promoting the consultation. The release included the link to the webpage and a QR code to access the survey.</p>

		<p>Social Media Officer promoted the consultation on social media channels by posting on Facebook and tweeting on Twitter. Posts included a link to the survey.</p> <p>A webpage dedicated to the Design Guidelines document contained additional information including FAQ's, a video, a copy of the document, along with a link to the survey</p>
<p>County/district and parish councillors</p>	<p>All parishes contacted. Clerks asked to request members of the parish council complete the survey on-line</p> <p>District Councillors informed of the consultation via the weekly members email</p>	<p>Planning Policy team contacted parish councils by email on 29.01.21</p> <p>Councillors informed of consultation in weekly members email w/c 2 February 2021</p>
<p>Statutory consultees and those individuals/organisations on Planning Policy's database</p>		<p>Statutory consultees and others emailed with a link to the survey by members of the Planning Policy team on 29.01.21</p>

2.11 The questionnaire was designed to be as user friendly as possible and was designed to also be easy and simple to complete on a smart phone via the website or the Quick Response (QR) code below:

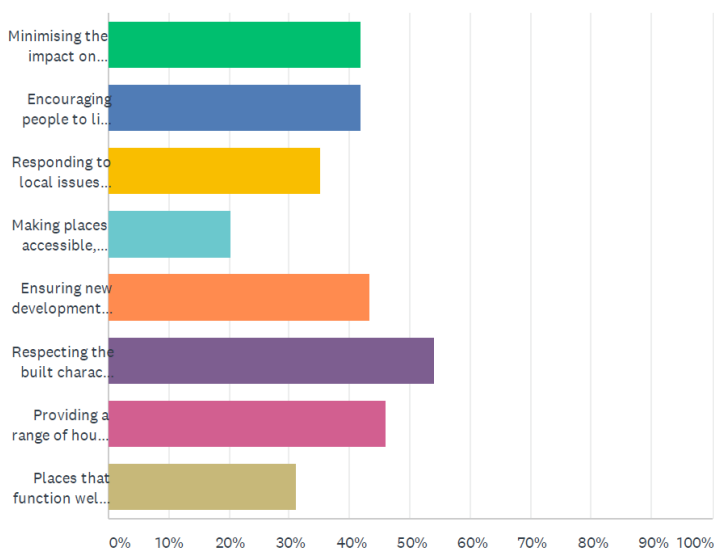
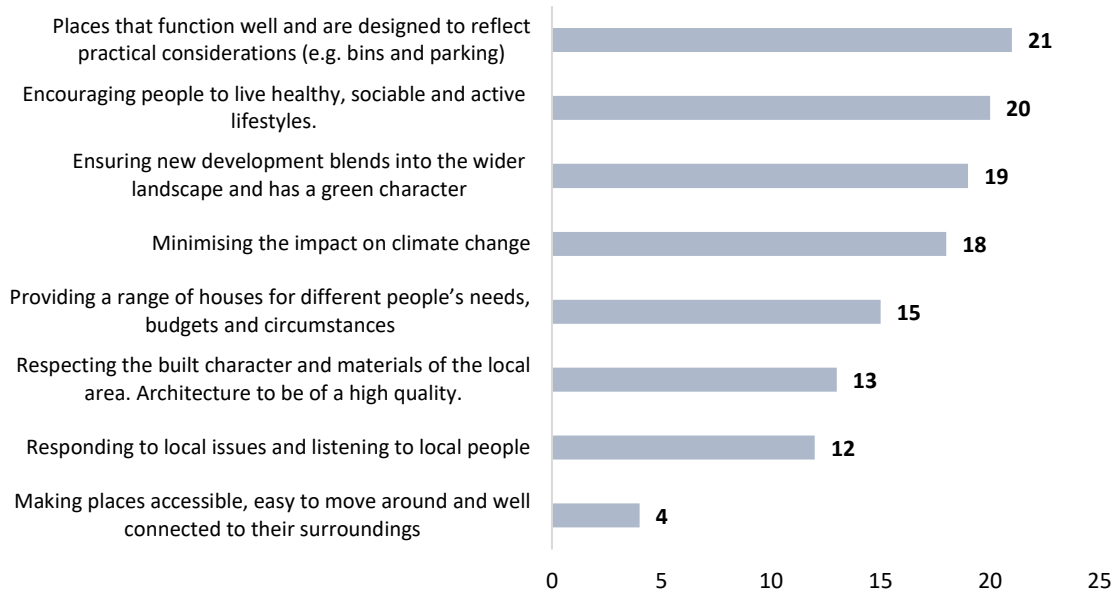


- 2.12 In South Kesteven, the consultation was promoted in the local media and on the Council's social media channels and website during the consultation period. Articles promoting the consultation were on the websites of both the Stamford Mercury and Grantham Nub News on 2 February 2021. The Facebook posts reached 2,101 people and 24 clicked on the link. There were 773 impressions on Twitter and 10 clicks on the link. The page was viewed on the SKDC website 660 times. Stakeholders including parish councils and statutory consultees were contacted at the start of the consultation.
- 2.13 In Rutland a user-friendly, separate questionnaire was set up. <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/consultation-on-the-design-guidelines-for-rutland-and-south-kesteven/>
- 2.14 Hardcopy versions of the survey were made available upon request (**Appendix C**).

3 Quantitative Results

- 3.1 The questionnaire had both quantitative and qualitative questions. The quantitative results have been summarised below. The qualitative results are those that include text and written feedback and they have been summarised in section 4, along with any proposed changes to the document arising from the comments.
- 3.2 In summary, respondents were supportive of the document and the results illustrate this.
- 3.3 It was considered important to get an overall measure of the priorities of those responding to the survey. Presenting a list of eight items, respondents were asked to identify the three factors they thought were the most important when considering the design of new housing developments. Their responses are illustrated below:

Factors respondents thought were the most important when considering the design of new housing developments



ANSWER CHOICES	RESPONSES	
Minimising the impact on climate change.	41.89%	31
Encouraging people to live healthy, sociable and active lifestyles. Opportunities for walking, cycling and great places to play are included in the design.	41.89%	31
Responding to local issues and listening to local people.	35.14%	26
Making places accessible, easy to move around and well connected to their surroundings.	20.27%	15
Ensuring new development blends into the wider landscape and has a green character designed for nature that people can enjoy.	43.24%	32
Respecting the built character and materials of the local area. Architecture to be of a high quality.	54.05%	40
Providing a range of houses for different people's needs, budgets and circumstances.	45.95%	34
Places that function well and are designed to reflect practical considerations (e.g. bins and parking).	31.08%	23
Total Respondents: 74		

- 3.4 In both Rutland and South Kesteven, several factors were considered important, with scores relatively close together. There was a slightly higher priority in Rutland for built character, local materials and high quality architecture whereas this scored lower in South Kesteven. Places that function well and were practical (bins and parking) was a higher priority in South Kesteven than it was in Rutland. Issues such as Climate change, healthy lifestyles and blending into the landscape scored highly within both South Kesteven and Rutland. Making places accessible, connected, and easy to move around were low on the list for both authorities.
- 3.5 It may be prudent to view these results with an element of caution. Most of the factors are separated by a relatively small number of votes. Whilst this is probably because the number of respondents to the survey overall is quite low, it does make it difficult to draw reliable conclusions from these results.
- 3.5 With regards to the remaining quantitative questions, the results are set out below – the written elements to some of these questions are covered in the next section on the qualitative results:
- Q3 - Three quarters of respondents thought that the guidelines were easy to understand (RCC - 78% SKDC 75%);
 - Q4 – Just over half of respondents (56%) thought the guidance was easy to use in South Kesteven, in Rutland it was 72%;
 - Q5 - The same number of respondents in South Kesteven thought the layout and format of the document would help when applying for planning permission (56%), in Rutland this was 48%. This question didn't apply to many respondents and a number selected 'don't know', leaving just 16% in both authorities stating that the layout and format wouldn't help them;
 - Q6 – 61% (SKDC) and 62% (RCC) of respondents thought the layout and format of the document would help them if they were asked to consider or

assess a scheme. Just over a fifth (16% in both authorities) thought that it would not with the remainder choosing either “don’t know” or “does not apply”;

- Q7 - When asked if the guidance reflected any priorities the respondents (or the organisation they represent) may have – just under half (48%) agreed. Around a quarter of respondents (24%) disagreed. In Rutland this was 41% and 21% respectively;
- Q8 – When asked for their opinion on the level of detail within the document, three quarters (74%) in South Kesteven thought that the content was pitched at the right level of detail. In Rutland this was lower at 57%, with 25% stating that it was too detailed and 18% considering it to be not detailed enough;
- In section three of the survey, respondents were asked for their opinion on each of the chapters in the Design Guidelines document. The first three chapters of the Design Guidelines provided respondents with more detail on and examples of the information and diagrams that are expected at the different stages of the design process, with chapters four to seven focusing on specific design solutions.
- Q10 - When asked if the first chapter of the document clearly set out the steps that should be taken by someone applying for planning permission, most respondents thought that it did. 85% agreed in South Kesteven and 84% in Rutland. Only one respondent disagreed in South Kesteven and only two in Rutland, with the remainder choosing to answer “don’t know” or “doesn’t apply”;
- Q11 - Two thirds of respondents (66%) thought that the overview of South Kesteven and Rutland’s special character provided in chapter two was accurate and helpful (same in both authorities);
- Q12 - 70% agreed that the type of information and diagrams required at the various stages of the design process were set out clearly in chapter three, in Rutland this was 73%;
- Q13 – When asked if the document provided enough information on the national design guidance documents that must be followed. Most respondents thought that it did (72% in South Kesteven and 68% in Rutland);
- Q14 – Respondents were asked if the key issues for major residential schemes are covered in chapter 5. In South Kesteven, 80% thought that the key issues were covered, in Rutland it was lower at 56%, with 29% stating that they weren’t all covered.
- Q15 and Q16 – Looking at the more detailed elements of good design that are relevant to South Kesteven and Rutland and the guidance on householder extensions - 72% thought chapter six identified the more detailed elements of good design relevant to the districts, with 79% agreeing that clear guidance on household extensions is included. In Rutland this was lower at 64% and 67% respectively.

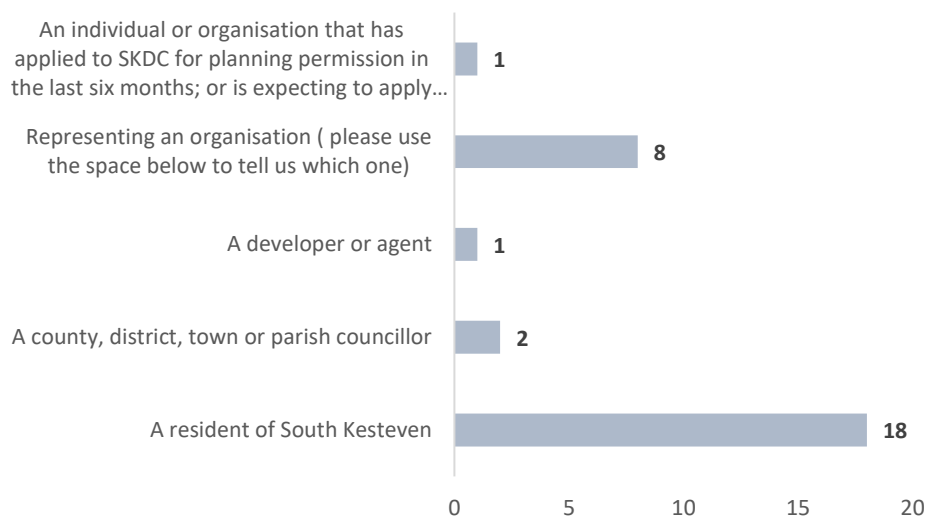
- Q17 – With the key design considerations that are most relevant to commercial development, just over half of respondents thought this chapter addressed these considerations (56% in South Kesteven and 57% in Rutland). 20% of respondents in South Kesteven and 16% in Rutland thought that this chapter didn't set out the key design considerations.
- Q18 – Looking at the proportion of respondents that were residents, Councillors or representing an organisation, most respondents which completed the online questionnaire were residents. It should be noted that many responses were received in writing, and these largely comprised of professional organisations (17 responses in South Kesteven and 12 responses in Rutland). The results below highlight the online survey responses only:

Rutland

ANSWER CHOICES	RESPONSES
A resident of Rutland	75.61% 31
A county, district, town or parish councillor	21.95% 9
A developer or agent	2.44% 1
Representing an organisation (please use the space below to tell us which one)	17.07% 7
An individual or organisation that has applied to RCC for planning permission in the last six months; or is expecting to apply in the next six months	0.00% 0
Other (please specify)	21.95% 9
Total Respondents: 41	

South Kesteven

Responses received from...



- The postal code information revealed a good spread of respondents from a wide range of postal code areas within the two authorities.

4) Qualitative Results

4.1 **Appendix B** provides a log of the changes made to the document. A summary of these written responses and proposed amendments is detailed below.

Summary of the key comments	Summary of proposed amendment in response
<p>Relationship and alignment with local plan policies was requested to be made clearer, with parent policies clearly shown in each section</p>	<p>Some references added in the text, however, it was felt that the Annex was comprehensive and addressed this.</p>
<p>Compliance with LP Regs 2012 and remit as SPD concern about the document going beyond what an SPD should be (an amplification of Local Plan policies)</p>	<p>Amendments made to wording in the introduction and also elements of the guidance that went beyond the local plan and/or were too prescriptive. Where any very precise guidance is given, wording such as ‘advisory’ has been used to make clear that it is not compulsory.</p>
<p>Viability – reference to viability was requested - in terms of the requirements of the guidance placing extra financial pressures on developers</p>	<p>Amendments made to wording in the introduction and also elements of the guidance that went beyond the local plan and/or were too prescriptive. Where any very precise guidance is given, wording such as ‘advisory’ has been used to make clear that it is not compulsory.</p> <p>With the amendments above and looking at Local Plan policy and national policy on design, it was not felt that the Design Guide placed any further significant financial pressures on developers.</p>
<p>Ease of understanding, jargon and length of document – more clarity on where to look for certain types of development requested, less jargon or jargon explained and a shorter length of document</p>	<p>‘how to use this guide’ section added and jargon explained at source (rather than a glossary) – the document is already concise, although section 3 on understanding context has been slimmed down;</p>

<p>Biodiversity and ecology and Biodiversity Net gain received a lot of comments from a range of individuals and organisations, with some very detailed suggestions for wording and references</p>	<p>The document has been enhanced with extra points and references.</p>
<p>Climate Change and the importance of this and desire to do more</p>	<p>Enhanced with more references to Local Plan policies (e.g. electric car charging points) and forthcoming national guidance and legislation.</p>
<p>Healthy Lifestyles – several improvements suggested to this section including adding reference to fast fibre broadband, working from home/third places, legacy/stewardship and updating ‘Lifetime Homes’ to the new ‘Accessible and Adaptable dwellings’;</p>	<p>These elements were added to this section</p>
<p>Better examples requested for pictures and more representative images for the landscape character areas – some diagrams were also commented on as needing to be more representative</p>	<p>Many new photographs added and some diagrams amended.</p>
<p>More mention of involvement of community at pre-application stage</p>	<p>Links to the Statements of Community Involvement have been added – and these cover this topic;</p>
<p>A new vision example was requested to replace the St George’s Barracks vision</p>	<p>This has been swapped with a vision that doesn’t relate to any particular site.</p>
<p>National design agenda - Requests to mention the new National Model Design Code and revised NPPF.</p>	<p>This has been added to the National Design Guidance section;</p>
<p>Neighbourhood Plans received requests to be made more prominent.</p>	<p>Wording strengthened to be in line with NPPF and further references to NP’s added;</p>
<p>MMC - Requests to mention Modern Methods of Construction (MMC) as an emerging construction method</p>	<p>References added to relevant sections (e.g. under climate section due to lower carbon footprint);</p>
<p>Open Space provision - Concern about the open space provision only referring to national standards</p>	<p>References to Local Plan policies added that provide more specific guidance</p>

<p>SuDS - Requests to improve the sustainable urban drainage systems (SuDS) section and make more flexible</p>	<p>Photo examples improved along with some text – less prescriptive in terms not demanding all sites to be designed around SuDS, where a more urban character vision exists;</p>
<p>Car Parking - Concerns about car parking and garage guidance being overly prescriptive and not evidenced or linked to Local Plan policies.</p>	<p>Some dimensions have been removed and more general guidance provided. Dimension that remain have been referenced as being 'advisory'. Facts remain stated along with the needs that residents have, such as needing to get out of the car on both sides and get a wheelie bin past a parked car on a driveway.</p>
<p>Affordable Housing - Comments made about affordable housing - the term pepper potting was questioned. Diagram was considered to not represent typical dispersal around a site. The issue of quarter houses came up in terms of the guide being too prescriptive in advising against them.</p>	<p>Peperpotting term now changed to be in line with the Local Plan terminology ('well integrated') Diagram amended accordingly. Quarter houses wording softened to state a preference for terraces or semis yet keeping the opportunity for quarter houses if they are well designed.</p>
<p>Build Quality - Comments on build quality included ensuring that both contemporary and traditional architectural approaches were covered and of high quality;</p>	<p>The wording was amended to include contemporary buildings and materials.</p>
<p>Smaller sites and infill - Many comments made about lack of guidance for smaller sites and infill development.</p>	<p>Section enhanced to include more detailed guidance on this subject and to expand upon existing Local Plan policies;</p>
<p>Design Review panels – comments were made about the need for design review panels.</p>	<p>Text added to mention Design Midlands Design Review panel in addition to the SKDC Design PAD.</p>
<p>Monitoring success - Comments were made about the need to monitor the effectiveness of the guide and achieve and define success.</p>	<p>Further information was given about the use of Building for a Healthy Life as a tool for negotiating, assessing and monitoring design quality of residential schemes of 10 dwellings or more, undertaken by the Design Officer.</p>
<p>Design resources - Comments were raised about the resources needed to achieve higher design quality and to implement the guide in practice</p>	<p>It was stated that a Design Officer was in place to help achieve this</p>

**Rutland County Council Withdrawn
Local Plan (September 2021)**

The withdrawal of the RCC Local Plan required amendments to all references made to the withdrawn Local Plan. These have been replaced with references to the existing Core Strategy Development Plan Document (DPD) and Site Allocations and Policies DPD.

Appendix A - List of consultees who made representations

First Name	Surname	Organisation
South Kesteven District Council		
Mark	Schofield	Lincolnshire Wildlife Trust
		Bourne Town Council/Bourne Parish Neighbourhood Plan Steering Group
Patricia	Stuart-Mogg	Stamford Town Council
Jane	Bateman	
Luke	Bamforth	Greater Lincolnshire Nature Partnership
Wendy	Bannerman	The British Horse Society
Nicola	Stevens	
Philip	Cupit	
Nigel	Eaton	Barrowby Parish Council
Mrs. A.	Smith	
Richard	Asher	
Richard	Peace	
Kate	Shinkins-Hoppe	Deeping St James Parish Council
Lucas	Fidler	
Gavin	Rowe	
Susie	Norris	
Gordon	Smith	
Mrs Marie	Jackson	
Anne	Dew	Persimmon Homes
Bernard	Champness	Thurlby PC
Cara	Chambers	Marrons Planning
Gordon	Smith	Deepings Neighbourhood Plan Group
Emilie	Carr	Historic England
Jim	Walker	
Lydia	Voyais	Savills
Malcolm	Hall	Barkston and Syston PC
Mark	Schofield	Lincs Wildlife Trust
Nicola	Farr	Environment Agency
Phil	Hughes	Lincolnshire County Council
Richard	Wright	Witham IDB
Sandra	Close	Natural England
Stephen	Holland	Thurlby Neighbourhood Planning Group
Steve	Beard	Sport England
Stewart	Patience	Anglian Water
Sue	Grant	Colsterworth Parish Council
Rutland County Council		
David	Amies	Ryhall Parish Council

Alan	MacDonald	Paul Testa Architecture
Tim	Collins	
Julie	Park	
Jennifer	Hughes	
Nicola Farr		Environment Agency
Pam	Allen	
Les	Allen	Strategic HR Support Ltd
Janet	Taylor	Positive Homes
Kenneth	Siddle	Chair, Wing Parish Council
John	Meara	
Peter	Leppard	Uppingham Town Council
Roger	Oakes	
David	Roome	
will		
Liz	Hargreaves	
SARAH	AYLING	KETTON PARISH COUNCIL
T	Crowson	
Sarah	Clark	
Trevor	Bean	
Jean	Mitchell	
Ramsay	Ross	
emma	vaughan	
David	Hodson	
David	Roome	
Louise	Bunce	
John	Fowler	Traditional British lamb
Rebecca	Harper	
Anne Dicks		Planning Policy Officer East-Northamptonshire Council
Lawrence	Ball	
Nick	Bryant	
Edwina	King	
Ian	Razzell	
Anne	Dew	Persimmon Homes
Chris	Bramley	Severn Trent
Tony	Godwin	FCD Architecture
John	Dejardin	
Jon	Bradburn	Montagu Evans
Ken	Siddle	Wing Parish Council
Helen	Duckering	Langham Parish Council
Malcolm	Touchin	CPRE
Richard	Littlejohns	Barrowden Parish Council
Steve	Beard	Sport England
Stewart Patience		Environment Agency

Appendix B – Log of proposed changes

Section	Original text	New text
Several		<i>[New and replacement photos added, including more local examples. Various diagrams improved.]</i>
Contents		<i>[Added more detailed contents list to aid navigation]</i>
1.1	Both local authorities are committed to ensuring that development responds positively to the special natural and built qualities of our area, setting them up to stand the test of time as great places to live and enjoy in the same way our existing places have.	Both local authorities are committed to ensuring that development - which we define as any new construction that requires planning permission - responds positively to the special natural and built qualities of our area, setting them up to stand the test of time as great places to live and enjoy in the same way our existing places have.
1.1	The guide outlines the Councils' high design expectations and the obligatory steps to be undertaken in the design and planning process. As an SPD, these guidelines will be a material consideration when determining planning applications.	The guide outlines the Councils' high design expectations and the steps to be undertaken in the design and planning process. As an SPD, these guidelines will be a material consideration when determining planning applications.
1.1	<i>[New paragraph added]</i>	Checklists and key questions boxes have been provided as a way to highlight, list and summarise key information in a more useable and concise format. They are not intended to be policies or requirements.
	<i>[New text]</i>	Stakeholder and Councillor workshops informed its drafting and changes have been made following the extensive feedback received as part of a public consultation exercise.
1.2	<p>The key aims of this Design SPD are to:</p> <ul style="list-style-type: none"> - Establish the requirements for a high level of design and build quality in all development proposals in Rutland and South Kesteven; - Set out the design steps and considerations that planning applicants need to undertake; and 	<p>The key aims of this Design SPD are to:</p> <ul style="list-style-type: none"> - Establish the expectations for a high level of design and build quality in all development proposals in Rutland and South Kesteven; - Set out the design steps and considerations that planning applicants are expected to undertake; and <p><i>Similar changes elsewhere, replacing 'must' and 'need' with 'should'. 'expect to' or similar in 1.4, 5G, 5K, 6H, 7C.</i></p>
New section 1.3	<i>[New section added]</i>	1.3 How to use this guide

		<p>This document has two main parts. Part 1 is about the design process and stresses the importance of responding to context. Part 2 has a focus on design outcomes.</p> <p>All types of development are expected to follow Part 1 and, as appropriate, chapter 4 in Part 2. Beyond these, particular parts of the guidance will be relevant for different scales and types of development. More specifically:</p> <p>Extensions Chapter 6 – Detailed Design with particular focus on 6G Extensions</p> <p>Single Dwellings Chapter 5 – Relevant sections include: 5B Climate emergency, 5G Sustainable drainage systems, 5K Strong front boundary treatments. Chapter 6 – Detailed Design</p> <p>Smaller developments (approximately 2 to 10 dwellings) Chapter 5 – most sections as relevant Chapter 6 – Detailed Design</p> <p>Larger developments (approximately 10 or more dwellings) Chapter 5 – most sections as relevant Chapter 6 – Detailed Design</p> <p>Commercial Development Chapter 7</p>
1.4 (was 1.3)	A number of neighbourhood plans have been, or are being, prepared in Rutland and South Kesteven. New development in those areas should also consider the planning policies set out in those neighbourhood plans which are ‘made’ (i.e. adopted) as they are also used by the local planning authorities to determine planning applications.	A number of neighbourhood plans have been, or are being, prepared in Rutland and South Kesteven. New development in those areas should be determined in accordance with the planning policies set out in those neighbourhood plans which are ‘made’ (i.e. adopted), unless material considerations indicate otherwise, as they are also used by the local planning authorities to determine planning applications. Neighbourhood plans often contain character assessments that describe what makes area distinct.
		Neighbourhood Plans;

		and subsequent planning and environmental legislation and guidance as it becomes available
1.5 (was 1.4)	<i>[New text]</i>	<p>In order to ensure that design quality and the contents of this guide are consistently applied to proposals for new development, the local authorities will use this guide to assess the design quality of new development.</p> <p>For residential developments of 10 or more dwellings, Building for a Healthy Life will also be used as a tool for discussions, assessment and monitoring of design quality.</p>
1.6 (was 1.5)	The aspirations, concerns and insights of the local community are an important input into the design process. Planning applications should demonstrate how the proposed design has been influenced by them.	The NPPF and National Model Design Code encourage much more extensive public engagement and involvement of neighbourhood plan groups, Town and Parish councils in design. Planning applications should demonstrate how the proposed design has been influenced by them.
1.6 (was 1.5)		<p>The Councils' respective Statements of Community Involvement should be followed as they set out how the community, businesses and others with an interest in development can engage with the planning system.</p> <p><i>[And]</i></p> <p>Refer to the Statements of Community Involvement for <u>Rutland</u> and <u>South Kesteven</u> for expectations on engagement.</p> <p><i>[Also: GLNP and Anglian Water added to stakeholder list]</i></p>
1.6 (was 1.5)	Online: good for reaching those who may not come to an event, but people need to be aware that the exercise is taking place;	Online: good for reaching those who may not come to an event, but people need to be aware that the exercise is taking place, and can be supplemented by a dedicated website providing information on the proposal;
1.6 (was 1.5)		In addition to internal arrangements such as Design PAD at South Kesteven, significant developments (defined by the Council) will undergo an independent Design Review , ideally as early as possible

		<p>in the design process, when it is felt that such a review is required.</p> <p>The Council and the Applicant will be equally involved in the selection of a review panel. The cost associated with the Design Review will be covered, in full, by the Applicant.</p> <p>Significant developments will be determined on a case by case basis, depending on the context of each individual site.</p>
2.2		<p>Distinctive settlements such as Stamford, Oakham and Uppingham and numerous characterful villages <i>[amended]</i>;</p> <p>Wildflower-rich limestone grassland, and limestone becks and larger watercourses;</p> <p>Hedgerows and hedgerow trees providing important habitats and character <i>[amended]</i>;</p> <p>Rutland Water;</p> <p>A range of natural environments and wildlife habitats, which can be identified for a location by undertaking a thorough site and contextual analysis.</p>
2.3		<p><i>[Second photo for each character area to show landscape, with new text:]</i></p> <p>The photographs below figure 2 provide snapshots of the built and natural condition of each area. These are just to provide a flavour of local character and a not necessarily fully representative.</p>
Chapter 3	<i>[Has been shortened]</i>	
3.1	<p>Reviewed the Neighbourhood Plan, historic mapping and other existing documents?</p> <p>Ecology and biodiversity;</p> <p>History and heritage assets, such as listed buildings and conservation areas;</p> <p>Existing underlying utilities and infrastructure, including easements.</p>	<p>Reviewed the Neighbourhood Plan, historic mapping , environmental/biological records and other existing documents?</p> <p>Ecology and biodiversity, including biodiversity opportunity mapping;</p> <p>History and heritage assets, such as listed buildings and conservation areas, and their settings;</p>

		Existing underground and aboveground utilities and infrastructure, including easements.
3.3	Directly responded to the site analysis, including its surroundings, topography, geology, watercourses and relationship to open spaces, nearby settlements, and routes?	Directly responded to the site analysis, including its surroundings, topography, geology, biodiversity, watercourses and relationship to open spaces, nearby settlements, and routes?
3.3	<i>St George's Barracks vision</i>	<i>Anonymised example vision</i>
	<i>[New text under Design Development]</i>	It could also include a series of simple themed strategies, such as a biodiversity strategy, landscape and SuDS strategy, tree strategy, movement strategy, key spaces strategy, play strategy – focussing in on these important elements individually ensures that they are comprehensively addressed and considered strategically in order to guide the detailed design work.
4	The suite of national guidance that must be followed comprises:	Development should demonstrate compliance with Manual for Streets, perform positively against Building for a Healthy Life and the National Design Guide
4.2	<i>[New paragraph]</i>	National Model Design Code More detail on good design practice under the National Design Guide's characteristics is provided in the National Model Design Code. <u>Part 2: Guidance Notes</u> is the most useful place to understand the Government's detailed expectations on design outcomes.
4.3	Both Rutland and South Kesteven Local Plans expect new residential development to perform strongly against the BHL criteria.	Both Rutland and South Kesteven Local Plans expect new residential development to perform positively against the BHL criteria and performance is monitored. <i>[Also clarifies that BHL is relevant to developments of 10 dwellings or more]</i>
4.3	Applying the Manual for Streets (MfS) is mandatory for residential developments of at least ten homes.	Schemes of at least ten homes should demonstrate compliance with Manual for Streets.
4.4	<i>[New box]</i>	Garden villages Schemes in the Local Plans referred to as Garden Villages or to be developed in accordance with Garden Village principles should follow guidance set out by the TCPA and Homes England.
5	This chapter concentrates on the strategic scale - things beyond the design or alteration of a single building.	This chapter concentrates on the strategic scale - things beyond the design or alteration of a single building although

		being particularly relevant to major schemes of 10 dwellings or more.
5A	We must be able to see how a thorough site and contextual analysis has informed the proposed design, leading to a scheme that is more characterful.	The design process outlined in Part 1 of this document must be followed on all major applications. Local Plan policies require development to demonstrate how carbon dioxide emissions have been minimised. This must be evidenced as part of planning applications.
5B		The Future Homes Standard means that, from 2025, new build homes will no longer be permitted to have fossil fuelled space heating and hot water generation.
5B	Promoting biodiversity and green infrastructure through a landscape-first approach;	Promoting biodiversity and green infrastructure through a landscape-first and nature-based approach;
5B	<i>[New bullet]</i>	Orienting buildings to maximise beneficial solar gain, with, for example, one of the main glazed elevations within 30° due south, whilst avoiding overheating;
5B		Using modern methods of construction
5B	<i>[New paragraph]</i>	Water efficiency Water efficiency, including the re-use and responsible use of water, also needs to be promoted. This also reduces impact on the sewerage systems, resulting in further energy savings through reduced treatment of water at the start and treatment of sewerage end.
5B		Link added to the Natural England and RSPB Climate Change Adaptation Manual
5C	bat/bird/swift boxes	integral bat/bird/swift boxes/tiles/facias/boxes, bee bricks <i>also: 3 hyperlinks added re swifts and bats, and Elsea Park Community Trust</i>
5C	Physical exercise including active travel, walkable neighbourhoods, circuits of routes, quality cycle infrastructure, easy to navigate, safe and attractive streets, walking and cycling routes, and well designed, high quality and accessible play areas within walkable distance of people's homes; and	Physical exercise including active travel, walkable neighbourhoods, circuits of routes, quality cycle infrastructure, easy to navigate, safe and attractive streets, walking and cycling routes, good public transport services, and well designed, high quality and accessible play areas within walkable distance of people's homes; and
5C	Lifetime Homes that are adaptable and accessible over time.	Designing places for all , including older people and the mobility impaired and building Lifetime Homes that are adaptable and accessible over time, in accordance with Local Plan policies that set minimum levels.

5C	See the Fields in Trust <u>Guidance for Outdoor Sport and Play</u> for further advice about designing playing fields and more.	See Policy OS1: Open Space in the <u>South Kesteven Local Plan</u> and Policy EN14: Provision of new open space in the emerging <u>Rutland Local Plan</u> .
5C	See Sport England's <u>Active Design Guide</u> and the NHS <u>Healthy New Towns guidance</u> for more advice on encouraging physical exercise and healthy lifestyles.	See Sport England's <u>Active Design Guide</u> and the NHS <u>Healthy New Towns guidance</u> for more advice on encouraging physical exercise and healthy lifestyles, as well as <u>Building for a Healthy Life</u>
5C	<i>[New bullet point added]</i>	Supporting flexible working practices , particularly homeworking, through provision of fast fibre broadband, shared workspaces and easy access to community amenities
5D	<i>[New reference added]</i>	Refer to guidance in the <u>South Kesteven Local Plan</u> , emerging <u>Rutland Local Plan</u> and by <u>Natural England</u> .
5D	The landscape design of a scheme is a key strategic consideration and should be considered at the very start of the design process.	There are multiple benefits to incorporating landscape features into proposals, and as such, landscape design should be considered at the very start of the design process. This ensures that sufficient space is given to landscape and drainage within a layout - before streets and buildings get added - and that parks, ecological corridors and other 'green infrastructure' is positioned in the optimum locations within the site, rather than areas left over. In addition, the impact of lighting on landscape and biodiversity should be carefully considered in any scheme.
5D	Development sites should achieve a biodiversity net gain.	Development sites should achieve a biodiversity net gain in accordance with environmental law and be fully measurable and evidenced.
5D	See the <u>Biodiversity Net Gain good practice principles for development</u> produced by the Chartered Institute of Ecology and Environmental Management and partners.	See the <u>Biodiversity Net Gain good practice principles for development</u> , the <u>Environment Bill</u> and Defra's <u>biodiversity metric 3.0</u> calculation tool.
5E	A development with a strong and attractive landscape and movement structure that interconnects key destinations, spaces and places has many benefits. For example, helping to make a layout easier to find your way around, making walking and cycling more attractive options and creating a much more characterful development.	A development with a strong and attractive landscape and movement structure that interconnects key destinations, spaces and places has many benefits. For example, helping to make a layout easier to find your way around, making walking and cycling more attractive options and creating a much more characterful development. Protecting and extending Public Rights of

		Way and statutory bridleways should also be given consideration at the design stage of any new development.
5F	<p>Street trees have many benefits: they improve air quality, provide shade, support nature and biodiversity net gain, cool the air, slow surface water run-off rates, provide character, reduce traffic speeds and define street hierarchy.</p> <p>Existing mature trees can be preserved and/or new large species planted and given sufficient space to flourish and become key features.</p> <p>It is essential that street trees are planted within appropriate tree pits that will allow them to flourish and become healthy tree specimens.</p> <p>The right species of tree should be selected for the particular location, set of circumstances and desired landscape character.</p>	<p>Street trees have many benefits: they improve air quality, provide shade, support nature and biodiversity net gain, cool the air, slow surface water run-off rates, provide character, reduce traffic speeds and define street hierarchy.</p> <p>Existing mature trees can be preserved and/or new large species planted and given sufficient space to flourish and become key features.</p> <p>It is essential that street trees are planted within appropriate tree pits that will allow them to flourish and become healthy tree specimens.</p> <p>Paragraph 131 of the NPPF says that <i>“planning policies and decisions should ensure that new streets are tree-lined”</i> and encourages applicants and local planning authorities to <i>“work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”</i></p>
5G	<p>Sustainable drainage systems (SuDS) cover a range of approaches to managing surface water to reduce flood risk whilst improving water quality and amenity. They reduce the amount of surface water that reaches the sewer system and the rate at which it reaches a watercourse.</p> <p>The best approach is to collect and re-use water but, if this is not possible, infiltration and attenuation/controlled release should be used unless it can be proved that it will not work for locally-specific reasons.</p> <p>SuDS do not have to be complicated; the best solutions are often the simplest. It should be integrated with green infrastructure and corridors, and planned in from the earliest stage to</p>	<p>Sustainable drainage systems (SuDS) cover a range of approaches to managing surface water to reduce flood risk whilst improving water quality, amenity and biodiversity. They reduce the amount of surface water that reaches the sewer system (as outfall) and the rate at which it reaches a watercourse. Common features of SuDS include soakaways, filter strips and swales, permeable surfaces and ponds.</p> <p>The best approach is to collect and re-use water but, if this is not possible for all water, infiltration and attenuation/controlled release should be used as well unless it can be proved that it will not work for locally-specific reasons. In general, the aim should be to infiltrate water into the ground, thus mimicking what nature does. So, priority should be</p>

	<p>make sure that enough space is made available in the right places. The whole site should be designed around a sustainable drainage scheme, with drainage features positioned at the lowest point in the site and with inventive ways to get the surface water into the ground. Sometimes these will include multi-use open spaces that also have a drainage and flood storage function. This is part of the landscape-led approach to major development that is required.</p> <p>The best approach for any site will be locally specific, influenced by the different soil and landscape types. It will be designed with management in mind, understanding that it will change over time and need managing flexibly.</p>	<p>given to: infiltration into the ground first; then to a surface water body; then to a surface water sewer, highway drain or another drainage system; or finally, to a combined sewer.</p> <p>SuDS do not have to be complicated; the best solutions are often the simplest. It should be integrated with green and blue infrastructure and planned in from the earliest stage to make sure that enough space is made available in the right places. Sustainable drainage should be fully integrated into the design. Sometimes these will include multi-use open spaces that also have a drainage and flood storage function. This is part of the landscape-led approach to major development that is required.</p> <p>The best approach for any site will be locally specific, influenced by the different soil and landscape types. It will be designed with management in mind, understanding that it will change over time and need managing flexibly.</p> <p>Multi-functional SuDs design incorporating locally occurring and regionally sourced native marginal and aquatic planting is a space-efficient way to deliver biodiversity net gain, if managed appropriately.</p>
5G	[New reference added]	See <u>Design and Construction Guidance</u> for foul and surface water sewers produced by Water UK.
5H	<p>Key elements of a Main Street/Avenue could include:</p> <ul style="list-style-type: none"> • Street trees; • Wider pavements; • Strong front boundary treatments such as railings and walls supplemented by hedges; • Strong building lines; • Absence of frontage parking; • Strong built frontages that positively address and enclose the street; • Rhythm and continuity of facades; and • Well-proportioned in terms of height to width ratios. 	<p>Key elements of a Main Street/Avenue could include:</p> <ul style="list-style-type: none"> • Street trees; • Wider pavements including roadside swales; • Segregated cycle routes; • Strong front boundary treatments such as railings and walls supplemented by hedges; • Strong building lines; • Absence of frontage parking; • Strong built frontages that positively address and enclose the street; • Rhythm and continuity of facades; and

		<ul style="list-style-type: none"> Well-proportioned in terms of height to width ratios.
Figs 32 and 33	<p>Point no.2 - Green verge with tall trees. The latter are optional but would be positive additions.</p> <p>Section showing indicative dimensions for Edge Lanes. The lane width may vary to discourage speeding or provide space for parking.</p>	<p>Point no.2 - Green verge with tall trees.</p> <p>Section showing indicative dimensions for Edge Lanes. The lane width may vary to discourage speeding or provide space for parking. Edge lanes can also be shared surfaces (no separate footway) and not include street trees.</p>
51	<p>Generally, layouts should be permeable, with the number of dead ends being minimised and with good connections into the wider street and path network.</p> <p>Connected layouts encourage walking and cycling and the use of public transport. Layouts with poor connections encourage people to use their car for even short journeys, adding to local air pollution and congestion.</p> <p>Some cul-de-sacs and mews streets may be appropriate in a wider connected layout.</p> <p>Developments should knit in to the wider neighbourhood and single access points to large sites should be avoided.</p>	<p>Generally, layouts should be permeable, with the number of dead ends being minimised and with good connections into the wider street and path network.</p> <p>Driveways and minor access roads should be dispersed frequently throughout the site and have direct access off existing and new streets in order to create active frontage and reduce speeds.</p> <p>Connected layouts encourage walking and cycling and the use of public transport. Layouts with poor connections encourage people to use their car for even short journeys, adding to local air pollution and congestion.</p> <p>Home Zones (or play streets) can be successfully designed in to the quieter streets within connected layouts and are encouraged. These are designed primarily to meet the needs of pedestrians, cyclists, children and residents.</p> <p>Some cul-de-sacs and mews streets may be appropriate in a wider connected layout. Cross-roads are acceptable in appropriate locations (as shown in Figure 34); however turning heads (as shown in Figure 35) take up space and make routes for refuse vehicles more difficult.</p> <p>Connected streets make more efficient use of space and reduce reversing of refuse vehicles, and are easier for delivery services and bus routes to access.</p> <p>Developments should knit in to the wider neighbourhood and single access points to large sites should be avoided.</p>

Fig 34	A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood.	A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood. This layout encourages lower vehicular speeds as there are more access points on to the main roads around the edge of the site.
Fig 35	A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys.	A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys. This layout generates higher vehicular speeds because there are fewer access points leading to the main roads around the edge of the site.
5J	<i>[Moved link from 5I to 5J]</i>	Secured by Design is an initiative that offers advice on designing out crime.
5J	<p>As a general rule, buildings should have public fronts and private backs. Back gardens should back onto other back gardens, bring community safety and privacy benefits.</p> <p>This also applies around the edges of sites. Buildings should look outwards, not turn their back on their surrounds. Hedgerows or other planting in front of homes can soften open rural interfaces.</p> <p>Properties on all corners should have active facades on both sides, not blank gable ends.</p>	<p>In line with national guidance, buildings should have public fronts and private backs. By positioning public fronts on to streets and public spaces - in terms of the main entrances and main windows - this provides opportunities for natural surveillance and to design out crime from these spaces. Back gardens should face other back gardens, bringing community safety and privacy benefits.</p> <p>This also applies around the edges of sites, where sensitive rural interfaces often exist. Buildings should look outwards, not turn their back on their surrounds. Hedgerows or other planting in front of homes can soften open rural interfaces and existing hedgerows have more protection if within the public realm rather than rear gardens where they are more under threat.</p> <p>Properties on all corners should have active facades on both sides, not blank gable ends, and front doors and house numbers on all properties should be clearly visible from the street.</p>
5L	Residential layouts can often be very highways-dominated and also include long stretches of uninterrupted highway lacking in character. Special places / events should be created along longer streets in order to reduce speeds, add character to the street, serve as navigational points and also respond to surrounding features.	Residential layouts can often be very highways-dominated and also include long stretches of uninterrupted highway lacking in character. Special places / events should be created along longer streets in order to prioritise the safety and needs of pedestrians and cycles, calm traffic and reduce speeds, add character to the street, serve as navigational points and also respond to surrounding features.

	<p>Street design should respond to the surroundings, such as an adjacent park, a footpath route crossing the street, a school or local centre, a landmark building, a group of buildings, a junction.</p> <p>In order to address these issues special places should be created within the street network and could include for example:</p> <ul style="list-style-type: none"> - Village greens and other open spaces; - Urban squares; - Change in surface material and street design to respond to surroundings; - Wider pavement with trees; or - Trees in the highway. 	<p>Street design should respond to the surroundings, such as an adjacent park, a footpath route crossing the street, a school or local centre, a landmark building, a group of buildings, a junction.</p> <p>In order to address these issues special places should be created within the street network and could include for example:</p> <ul style="list-style-type: none"> - Village greens and other open spaces; - Urban squares; - Change in surface material and street design to respond to surroundings and calm traffic; - Wider pavement with trees; or - Trees in the highway.
5M	<p>Emphasis should be given to defining street character – with street design, front boundary treatments, building lines, front garden depths, parking arrangements, landscaping, house types and materials all working together to create streets that have strong characters of their own.</p>	<p>Emphasis should be given to defining street character – with street design, front boundary treatments, building lines, front garden depths, parking arrangements, landscaping, house types and materials all working together to create streets that have strong characters of their own. Careful consideration should be given to the design of pavements, avoiding the provision of unsightly and impractical maintenance strips of paving.</p>
5N	<p>Streets and layouts should relate to the character of their location – in the rural villages and towns, streets should aim to replicate the urban form and character of streets found in the area and/or best practice in streetscape design.</p> <p>In many towns and villages in Rutland and South Kesteven, streets are curved with properties following these curves and leading the eye around the corner. Visual stops that terminate views along the street are also a characteristic and help to break up long stretches of street. Long straight streets are generally not a characteristic of the area and are commonly only found within the larger settlements.</p> <p>The height to width ratio of streets is also a key characteristic, helping to provide a sense of continuity and</p>	<p>Streets and layouts should relate to the character of their location – in the rural villages and towns, streets and layouts should aim to replicate the urban form, density and character of streets found in the area and/or best practice in streetscape design.</p> <p>In many towns and villages in Rutland and South Kesteven, streets are curved with properties following these curves and leading the eye around the corner. Visual stops that terminate views along the street are also a characteristic and help to break up long stretches of street. Long straight streets are generally not a characteristic of the area and are commonly only found within the larger settlements.</p> <p>The height to width ratio of streets is also a key characteristic, helping to provide a</p>

	<p>enclosure along the street. Streets that are too wide and buildings that don't sufficiently enclose the space in front of them generally lead to less attractive streetscapes.</p> <p>Different character areas can be designed into larger developments to add variety instead of monotony.</p>	<p>sense of continuity and enclosure along the street. Streets that are too wide and buildings that don't sufficiently enclose the space in front of them generally lead to less attractive streetscapes.</p> <p>Proposals should be of an appropriate scale, density, massing and height, taking into account the local character and context.</p> <p>Different character areas can be designed into larger developments to add variety instead of monotony.</p>
5O	<p>A sense of community is an essential element of any new settlement. Local centres and community facilities should be designed to:</p> <ul style="list-style-type: none"> • Encourage social interaction; • Not be car orientated with parking areas dominating; • Designed as vibrant places; • High quality public realm and landscaping; • A mix of uses – to include elements such as cafés that encourage people to stay and for people to socialise; • Be located to be walkable for as many people as possible; and • To be co-located with other facilities such as schools, recreational areas. 	<p>A sense of community is an essential element of any new settlement. The design of local centres and community facilities should:</p> <ul style="list-style-type: none"> • Encourage social interaction; • Not be car-orientated with parking areas dominating; • Be vibrant places; • Be exemplary in terms of design with high quality public realm and landscaping; • Include a mix of uses – to include elements such as residential uses and cafés that encourage people to stay, for socialising and for natural surveillance; • Cater for growth in the share economy - such as car share schemes; tool and garden equipment swaps; work hubs for hot desking; and remote working facilities - which require high speed internet; • Be located to be walkable for as many people as possible; and • Be co-located with other facilities such as schools, recreational areas.
5P	<ul style="list-style-type: none"> • Convenient cycle storage in homes. 	<ul style="list-style-type: none"> • Convenient cycle storage in homes or within their curtilages.
5Q	<p>These spaces should ideally be in addition to any garage provision (as garages are rarely used for parking).</p>	<p>These spaces should ideally be in addition to any garage provision (as garages are rarely used for parking as highlighted in Manual for Streets (2007) paragraph 8.3.39), although garages with space for general storage (and bicycles if no other cycle storage) and doors wide enough to accommodate a modern car could be considered as parking provision.</p>
5Q	<ul style="list-style-type: none"> • Parking spaces should be provided on-plot and ideally located behind the building line, between dwellings 	<ul style="list-style-type: none"> • Parking spaces should be provided on-plot and ideally located behind the building line, between dwellings

	and/or on drive through units/car ports. This is to enhance street character and maintain strong building lines and front boundary treatment lines, and avoid parked cars dominating the street;	and/or on drive through units/car ports. This is to enhance street character and maintain strong building lines and front boundary treatment lines, and avoid parked cars dominating the street (as highlighted in Manual for Streets, paragraph 8.3.33);
5Q	<ul style="list-style-type: none"> Cars parked on plot should be softened with landscape, planting and materials as well as a clear property boundary. Parking spaces should be as well as, not instead of, a front garden, and landscaped space should equal or exceed that of hardstanding; 	<ul style="list-style-type: none"> Cars parked on plot should be softened with landscape, planting and materials as well as a clear property boundary. Parking spaces should be as well as, not instead of, a front garden;
5Q	<ul style="list-style-type: none"> Where possible an integral garage could be combined with a room above as part of the main building. Detached garages – if provided - should complement the main building in terms of proportion, roof and materials; 	<ul style="list-style-type: none"> Where possible an integral garage could be combined with a room above as part of the main building. Detached garages – if provided - should complement the main building in terms of proportion, roof and materials. However it should be noted that Building for a Healthy Life (2020) advises against ‘over reliance on integral garages with frontage driveways’;
5Q	<ul style="list-style-type: none"> Triple double bays and spaces between rear gardens should be avoided. 	<ul style="list-style-type: none"> Triple double bays should be avoided as they have been known to cause neighbour disputes and lack the required space; Spaces between rear gardens should ideally be avoided as they have a negative impact on street character and design quality and can easily be designed out by, for example, placing detached dwellings on corner plots.
5Q	<p>A large or family car is approximately 1.9 metres wide and 2.1 metres wide with wing mirrors.</p> <p>If a driveway is to be fit for purpose and serve a dwelling and its wide range of residents and their needs over time; it is recommended that the guidance below is followed:</p> <ul style="list-style-type: none"> Single driveway – $2.1 + 0.6 + 0.6 = 3.3\text{m}$ Double driveway – $0.6 + 2.1 + 1.0 + 2.1 + 0.6 = 6.4\text{m}$ Frontage parking spaces – $0.3 + 2.1 + 0.3 = 2.7\text{m}$ 	<p>A large or family car is approximately 1.9 metres wide and 2.1 metres wide with wing mirrors.</p> <p>If a driveway is to be fit for purpose and serve a dwelling and its wide range of residents and their needs over time, residents should be able to get out of the car comfortably on both sides and open the doors. It should also be possible to get a wheelie bin of 0.6 metres past a parked car.</p>
5Q	Single garages should not be counted as parking spaces. Double garages may be	In line with Lincolnshire County Council guidance, garages should only be considered as parking provision when

	<p>counted as a parking space if they meet the minimum dimensions below.</p> <p>Garages should follow the below minimum distances (internal dimensions).</p> <ul style="list-style-type: none"> • Single garage – 3.3m (W) x 6.0m (L) x 2.4m (H) (but not counted as a parking space) • Double garage – 5.8m (W) x 6.0m (L) x 2.4m (H) (counted as a single parking space) <p>Garage length should be a minimum of 6m but ideally 6.5m in order to provide storage for equipment.</p> <p>Garages should be well positioned to ensure that they do not dominate the street scene in a negative way. Integral garages need to be sensitively designed and located so as not to dominate street character.</p>	<p>they are of a size that will accommodate general storage (such as lawn mowers, hedge trimmers, ladders, bicycles etc) and have garage doors that are wide enough to accommodate the modern car. Building for a Healthy Life advises against ‘Relying on garages being used for everyday car parking’.</p> <p>With regards to garage dimensions, the advice within Manual for Streets paragraph 8.3.41 should be taken into account and this is also repeated in the guidance by Rutland County Council (paragraph 1.5 – see link on previous page).</p> <p>Garages should be well positioned to ensure that they do not dominate the street scene in a negative way. Integral garages need to be sensitively designed and located so as not to dominate street character.</p>
5Q	<ul style="list-style-type: none"> • There should be properties located at the entrance and also within the courtyard itself, with habitable rooms at ground floor overlooking the access and parking areas; 	<ul style="list-style-type: none"> • There should be properties located at the entrance and also within the courtyard itself, with habitable rooms at ground floor overlooking the access and parking areas;
5Q	<p><i>[Image caption]</i> Widths of frontage parking, double and single driveway and spaces.</p>	<p>Advisory widths of frontage parking, double and single driveway and spaces.</p>
5R	<p>Affordable housing is an important component of all major schemes and needs to be designed with care to maximise community cohesion.</p> <p>In market housing-led schemes, dwellings should be pepper-potted around the neighbourhood, with groups of no more than 10 affordable properties. There will also be larger affordable housing only development, to which the rest of this document will apply.</p> <p>For one bedroom units, flats and quarter houses are often less easy to integrate with open market housing in terms of layout and siting and are commonly a different design and style, making them stand out as affordable units. They</p>	<p>Affordable housing is an important component of all major schemes and needs to be designed with care.</p> <p>In market housing-led schemes, dwellings should be well integrated around the neighbourhood. Affordable dwellings should be sensitively located with the aim of achieving sustainable communities that are intermixed, with affordable units being spread out and not being easily identifiable by means of design quality (including materials) style (including house types and architectural details) or location in terms of not placing affordable units in blatantly inferior locations.</p> <p>The content of this design guide is also relevant to affordable housing only schemes (as well as units within market</p>

	<p>often have either no, or poor amenity space and this is usually not private.</p> <p>As an alternative, one bedroom terraced or semi-detached units allow for private amenity space and can be better integrated with market housing in terms of layout, siting, design and style. Specialist housing should be located appropriately to ensure easy access to community and social facilities, health care facilities and public transport.</p>	<p>schemes) and should be taken into account.</p> <p>Where one bedroom dwellings are provided as affordable housing within the development, there is a preference for these to be provided as terraced or semi-detached units which are well integrated with market housing in terms of layout, siting, design and style and also provide for private amenity space.</p> <p>If one bedroom units are provided as flats and quarter houses, it is important that these are well designed and every effort is made to integrate these well with open market housing.”</p> <p>Specialist housing should be located appropriately to ensure easy access to community and social facilities, health care facilities and public transport.</p> <p>Self and custom build units should be provided in accordance with local plan policies and should fit in to the site masterplan and its design aspirations.</p>
6A	<p>Build quality must be maximised. Recommendations for traditionally detailed residential development include:</p>	<p>It is important that build quality, materials and architectural detailing make a positive contribution to local distinctiveness, vernacular and character.</p> <p>There are certain low quality materials and architectural details of new residential developments that have an adverse impact on the street scene or character . The list below makes recommendations for higher quality solutions that are more in line with the aspirations of the Local Plan policies.</p>
6A	<p><i>[New text]</i></p>	<p>Where contemporary architectural solutions are proposed (see Section 6B also), high standards of design and build quality will also be expected. Quality materials and architectural detailing are expected. A good build quality helps developments to make a positive contribution to local distinctiveness, character and the street scene and townscape character in accordance with Local Plan policy.</p>

		For sites of 400 dwellings or more, exemplary design and construction should be delivered in accordance with Local Plan policies.
6B	There is much traditional architecture within Rutland and South Kesteven, as evidenced by the fact that there are so many conservation areas in both districts. However, it is important that the strong local vernacular does not just mean that new design merely mimics the traditional architectural style – contemporary interpretations of local building forms, styles and details will be encouraged which focus the creative use of locally distinctive and sustainable materials, and an emphasis on build quality.	There is much traditional architecture within Rutland and South Kesteven, as evidenced by the fact that there are so many conservation areas in both districts. However, it is important that both contemporary and traditional approaches are considered when responding to the strong local vernacular – with the focus being on quality and local character whichever approach is taken. Contemporary interpretations of local building forms, styles and details can creatively use locally distinctive and sustainable materials.
6B	Traditional architecture, in general terms, works well with a vertical emphasis.	Traditional architecture, in general terms, works well with a vertical emphasis, including alignment of windows.
6C	<i>[New paragraphs]</i>	<p>The choice of materials for both traditional and contemporary architectural approaches is expected to reinforce local identity and make a positive contribution to local distinctiveness, vernacular and character. Nearby examples of low quality design and materials that do not fit with the positive and predominant examples of local character that typify the area should not be replicated or used as an excuse for more low quality design and materials.</p> <p>Traditional materials can be used very effectively in contemporary architecture. Innovative and new materials with good environmental performance are supported, although such materials should still be high quality and enhance local character.</p> <p><i>Also: render added to list of traditionally used materials.</i></p>
6C	Carefully consider the use of materials for roofs, walls, windows and boundaries and ensure they are appropriate for the site’s context. Different combinations of materials create a certain character and identity for buildings, and which help ground a place in its locality – for	Carefully consider the use of materials for roofs, walls, windows and boundaries and ensure they are appropriate for the site’s context. Different combinations of materials create a certain character and identity for buildings, and which help ground a place in its locality – for

	example, there is an emphasis on the use of limestone in parts of both Rutland and South Kesteven.	example, there is an emphasis on the use of limestone in parts of both Rutland and South Kesteven. The character areas introduced in section 2.3 each have their own traditional building materials.
6D	It is expected that most roofs will have a pitch of at least 40 degrees. Existing types of thatch should be retained. Long straw is the usual material for this part of the country but some examples of other types do exist.	Roofs typical of the local vernacular generally have a pitch of at least 40 degrees and new development is expected to do so too in order to reinforce local identity and make a positive contribution to local distinctiveness and character.
6E		<i>Clarified in illustrations that back to back privacy distances are window to window.</i>
6E	Residential amenity is determined by factors such as privacy, outlook and natural light.	Residential amenity is determined by factors such as space, privacy, outlook, outdoor space and natural light.
6F		<i>Title changed to "Refuse management"</i>
6G	This means that planning permission is not required.	This means that planning permission is not required, but design is still a consideration. In some areas, further restrictions to what changes can be made are set out in Article 4 Directions.
6G		<i>Hyperlink to Permitted Development Rights updated</i>
6G	<i>[New bullet]</i>	Extensions need to respond to the climate emergency (see section 5B above)
6G	Appearance of extensions – As with all development, the extension will be expected to respect its wider surroundings in terms of its scale, position, design and building materials.	Appearance of extensions – As with all development, the extension will be expected to respect its wider surroundings in terms of its scale, position, design and building materials. Innovative solutions are possible but must still complement the original dwelling and be of high quality.
6H	<i>[Section extended]</i>	Infill development should complement the street scene into which it will be inserted and will become a part of for generations to come. It does not need to mimic existing styles but it's scale, massing and layout should be in keeping. These also should be considered in relation to topography, views, vistas and landmarks. The character of new streets, even if only serving a small number of dwellings, is particularly important. New streets and driveways should be in keeping with the positive elements of the existing settlement's character. For example, standard highways solutions used in a

		<p>rural village may create a suburban character that is out of keeping with local street character.</p> <p>The design of parking will need careful consideration, following the guidance in 5Q, whilst also ensuring that the development can accommodate the parking needs of residents and their visitors and not overflow on to existing surrounding streets. Similarly, bin collection arrangements and locations will need careful thought and be sensitive to the existing settlement.</p> <p>Development in rear gardens should not impact negatively on the amenity of adjacent properties and should be in keeping with the character of the area, including not eroding the character of surrounding streets, landscape features like existing trees and hedges or the urban form of the settlement.</p> <p>New building lines should be reasonably consistent along a street with existing buildings. Some places in Rutland and South Kesteven have linear or regular meandering arrangements of buildings whilst others have random and irregular patterns.</p> <p>The density of a scheme should reflect its context in terms of whether it is at the centre or edge of a town or village, or in a smaller settlement in the rural area. The optimum density will respond to surrounding densities whilst making efficient use of land, meaning that new development will usually be more likely to be higher than neighbouring areas.</p> <p>Scale, massing and layout also need to be considered in relation to topography, views, vistas, landmarks and should be sensitive to the setting of adjacent properties. Building lines, landscape character (for example trees and hedges) and boundary treatments are also important components of local character that infill development needs to be sensitive to.</p>
--	--	--

		<p>The design of infill development needs particular care and attention due to the often sensitive and characterful nature of the locations within which it is set. Infill development has the potential to impact heavily on existing settlements and their residents. Part 1 of this guide becomes important to follow thoroughly, studying the local character and context comprehensively, responding sensitively to it and knitting new development into this context convincingly.</p> <p>Infill development should be within the main built up part of the settlement and not extend the pattern of development beyond the existing built form.</p> <p>With regards to amenity and impact on neighbours, section 6E can be used as a guide.</p>
7	<i>[New title for chapter]</i>	7. Design for large scale employment and commercial
7	For non-residential development such as offices, industrial, retail, cinema multiplexes or warehouses, understanding the context of the site and attention to detail and build quality are just as important as with residential applications, particularly because they tend to be large structures or 'big boxes'.	For large-scale, non-residential development such as offices, industrial, retail, cinema multiplexes or warehouses, understanding the context of the site and attention to detail and build quality are just as important as with residential applications, particularly because they tend to be large structures or 'big boxes' and often on greenfield sites. These developments, as opposed to town centre commercial development, are the focus of this chapter.
7B	<i>[New sentence]</i>	Sustainable drainage systems should be incorporated (see 5G above).
7D	Preserving and enhancing existing wildlife habitats	Achieving biodiversity net gain; Preserving and enhancing existing wildlife habitats, and providing new ones;
7E	<i>[New sentences]</i>	Charging points for electric cars should be provided. Trees in parking areas will need high quality underground provision for roots to grow in order for them to survive and flourish.
7F	The use of out-of-hours night time lighting should be minimised.	The use of out-of-hours night time lighting should be minimised, which also benefits wildlife such as bats.

Annex		<i>[Column 2 updated to reflect changed status of Rutland Local Plan]</i>
-------	--	---

Appendix C – The survey form in hardcopy format



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Consultation on the Design Guidelines Document for South Kesteven and Rutland February 2021

Introduction

The purpose of the design guidelines is to improve the quality of new build development in South Kesteven and Rutland.

Setting out the Council's high design expectations and the steps anyone wishing to apply for planning permission should take, the guidance is also there to assist with the assessment of development proposals and to help inform anyone with an interest in design in the area.

The document covers all types of development, including large residential developments, commercial schemes and household extensions.

Why are the guidelines so important?

Good design matters as it frames the places in which we live, work, socialise and do business.

It covers a broad range of issues- from tackling climate change to making it easier to park your car, put the bins out or walk to school. Research has consistently demonstrated the link between design and people's physical and mental wellbeing.

The document builds upon policies within the South Kesteven Local Plan (2020), and will be a material consideration when determining planning applications.

This is the first draft of the document and we are seeking views on the style, format, usability and content of the document. As such, it is important that we find out what you think.

By involving you in this process and considering any suggestions you may have as to how the document might be improved; we hope the final version of these guidelines will be one that works for everyone.

Please spare us a few moments to complete this survey.

Thank you.

PLEASE NOTE THIS CONSULTATION CLOSES ON 12 March 2021



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Section One - Your priorities

There are many elements that make up a well-designed neighbourhood. We would like to know which of these are the most important to you or the organisation you represent.

1. Which factors do you think are most important when considering the design of new housing developments?

Please choose no more than three.

- Minimising the impact on climate change
- Encouraging people to live healthy, sociable and active lifestyles. Opportunities for walking, cycling and great places to play are included in the design.
- Responding to local issues and listening to local people
- Making places accessible, easy to move around and well connected to their surroundings
- Ensuring new development blends into the wider landscape and has a green character designed for nature that people can enjoy
- Respecting the built character and materials of the local area. Architecture to be of a high quality.
- Providing a range of houses for different people's needs, budgets and circumstances
- Places that function well and are designed to reflect practical considerations (e.g. bins and parking)

2. Is there anything else you think should be included as a priority, which hasn't been? Please use the space below to tell us about it.



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Section Two – The document as a whole

SKDC's Design Guidelines has seven chapters and is split into two parts. The first three chapters have been designed to help applicants understand and respond to the wider context in respect of their application with the remaining four chapters dedicated to various aspects of design.

Please click [here](#) to see a copy.

Before we find out what you think of each of the chapters, we would like to know what your thoughts are on the entire document.

3. Are the design guidelines easy to understand?

- Yes
- No
- Don't know
- Doesn't apply

4. Is the guidance easy to use?

- Yes
- No
- Don't know
- Doesn't apply

5. Do you think the layout and format of the document will help you if/when applying for planning permission?

- Yes
- No
- Don't know
- Doesn't apply



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

6. Do you think the layout and format of the guidelines will help if you are being asked to consider or assess a scheme?

- Yes
- No
- Don't know
- Doesn't apply

7. Does the guidance reflect any priorities you, or any organisation you represent, have?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment

8. Do you think the content in the document?

- is too detailed
- contains about the right amount of detail
- is not detailed enough

9. Please use the space below to make any suggestions which you think would improve this document:



Consultation on the Design Guidelines Document for South Kesteven and Rutland February 2021

Section Three – The document in detail

Part One of the Design Guidelines – Chapters 1-3

Part One of the Guide requests that development proposals are not prepared in any detail before applicants have a thorough understanding of the site and context. It also requests that development proposals respond to this local context and character. Undertaking the simple steps that have been set out in order helps ensure that new development sits comfortably within the local area. This is known as the design process.

Providing a broad overview of the special characteristics of the area, Part One of the document gives more detail on and examples of the information and diagrams that are expected at the different stages of the design process.

This is illustrated below:

South Kesteven and Rutland's Design Process Flowchart

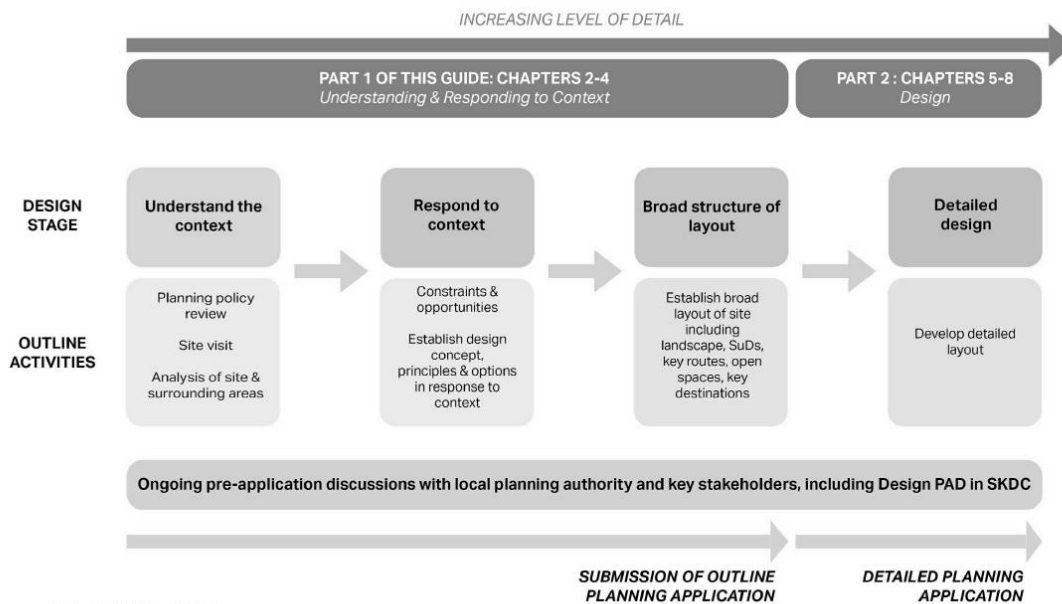


Figure 1: Design process overview.



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

10. Does chapter one clearly set out the steps that should be taken in order to follow the design process?

- Yes
- No
- Don't know
- Doesn't apply

11. Is the overview of South Kesteven and Rutland's special character provided in chapter two accurate and helpful?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment

12. Does chapter three clearly set out the type of information and diagrams required at the various stages of the design process?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Part 2 – Chapters 4-7

Part 2 of the Guide focuses on specific design solutions. It summarises the national design guidance that all applicants will be expected to follow and then identifies common design issues specific to Rutland and South Kesteven for major residential schemes (greater than 10 dwellings). It then considers more detailed elements of design, householder applications/extensions, infill development and residential amenity. Finally, it covers non-residential schemes.

13. Details of the national guidance that must be followed by applicants are found in chapter four. Does this chapter provide enough information on the national design guidance documents that must be followed?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment

14. The fifth chapter sets out the key strategic design considerations for major residential schemes (greater than 10 dwellings). Are the key issues for major residential schemes covered in this chapter?

- Yes
- No
- Don't know
- Doesn't apply

Please use this space to comment



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

15. Detailed elements of design, such as architecture and materials, the impact it may have on residential amenity (natural light, privacy, outlook), householder extensions and infill development are covered in chapter six. Does this chapter identify the more detailed elements of good design that are relevant to South Kesteven and Rutland?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment

16. Does this chapter set out clear guidance on householder extensions?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment

17. The final chapter of the document focuses on design requirements for commercial development within South Kesteven and Rutland. It includes details on how applicants will be expected to illustrate that they have responded to the climate emergency by making their buildings more sustainable. Does this set out the key design considerations that are most relevant to commercial development in Rutland and South Kesteven?

- Yes
- No
- Don't know
- Doesn't apply

Please use the space below to comment



Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Section Four – About you

To ensure that we have taken the views of all our stakeholders into account, we would like to know a bit more about you. The information you give us will help us to measure if the views we have gathered are representative of the communities we serve.

18. Are you.....?

Please tick all that apply

- A resident of South Kesteven
- A county, district, town or parish councillor
- A developer or agent
- Representing an organisation (please use the space below to tell us which one)
- An individual or organisation that has applied to SKDC for planning permission in the last six months; or is expecting to apply in the next six months

Other (please specify)

How we treat your data

All comments received as part of our consultation will be made publicly available.

A document summarising comments received will be available to view on the Council's website www.southkesteven.gov.uk/designguide later this year.

If you would like to submit a comment, you must also supply your name and address. Please note that your personal data will not be made publicly available.

19. Please complete the following:

Name	<input type="text"/>
Organisation (if applicable)	<input type="text"/>
Address 1	<input type="text"/>
Address 2	<input type="text"/>
Town	<input type="text"/>
County	<input type="text"/>
Postcode	<input type="text"/>



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Contacting you

20. If you would like to receive updates about this consultation or news or notifications about future consultations, please let us know how you would like us to contact you. Please tick all that apply.

Yes, you may contact me by email

Yes, you may contact me by post

21. If you would like us to contact you by email, please complete the section below:

Email Address

You can change your contact preferences at any time by emailing the Council's Planning Policy Team:
planningpolicy@southkesteven.gov.uk

To find out more about how we look after your information please click [here](#)



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Consultation on the Design Guidelines Document for South Kesteven
and Rutland February 2021

Anything else

22. If you have any questions or would like to comment on anything included in this survey, please use the space below:

Thank you for letting us know what you think of South Kesteven and Rutland's Design Guidelines. Your feedback will now be considered and incorporated - where appropriate - into the document, helping to ensure that the final version of the guidelines is one that works for everyone.

If you would like to know more about how your comments will be used or have any questions about this survey, please contact the Council's Planning Policy Team via email:
planningpolicy@southkesteven.gov.uk

Thank you.

PLEASE NOTE THIS CONSULTATION CLOSES ON 12 MARCH 2021