



RESIDENTIAL DESIGN GUIDE

December 2009

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Introduction



1.1

Purpose and Status of the Design Guide

Purpose of the Design Guide

The Vale of White Horse is an historic and beautiful District, with large tracts of its landscape and townscape protected for their special qualities. It is therefore very important that new development should respect and, where possible, enhance these special qualities. This Supplementary Planning Document (SPD) has been produced by the Vale of White Horse District Council to provide guidance for new residential development on how to deliver high quality, well designed buildings that are in keeping with their environment and respond to the challenge to deliver sustainable development.

This document is intended to work as a manual for all those involved in the planning and design process for residential development. It provides information on what elements of the Vale define its built and natural character and how that character changes across the District. The guide also establishes a series of design principles which are intended to provide the framework for high quality design.

The document provides advice on how to successfully design a range of specific types of residential development including extensions to individual dwellings, conversion of traditional agricultural and industrial buildings, and small and large housing developments. The guidance covers issues ranging from site layout, building design and sustainable development and sets out practical advice on how to successfully navigate the planning process.

This guide will be a material consideration in all planning applications for residential development. It carries considerable weight in the decision-making process.



1.1

Purpose and Status of the Design Guide

Status of the Design Guide

Following a six week consultation period from 27 May to 8 July 2009, comments were taken into account to produce this final version, which was adopted by the council on 9 December 2009.

Now adopted, it will give further guidance on the implementation of particular saved policies within the Adopted Vale of White Horse Local Plan. However, it also reflects current national guidance. Ultimately, it will be updated to take account of new policies as they emerge through the Core Strategy and Managing Development Local Development Document.



1.2

Planning Policy Context

National Policy on Design

Delivering high quality design is a primary objective of planning and as a result is a key element of national planning policy. Planning Policy Statements 1 and 3 and Planning Policy Guidance (PPG) 13 set out the Government's policies in respect of residential design, and PPG15 sets out the Government's policies in respect of the historic environment. New PPS15 is in consultation form with the final draft expected in Spring 2010. A full schedule of relevant national planning policy is provided at Appendix A.

The South East Plan

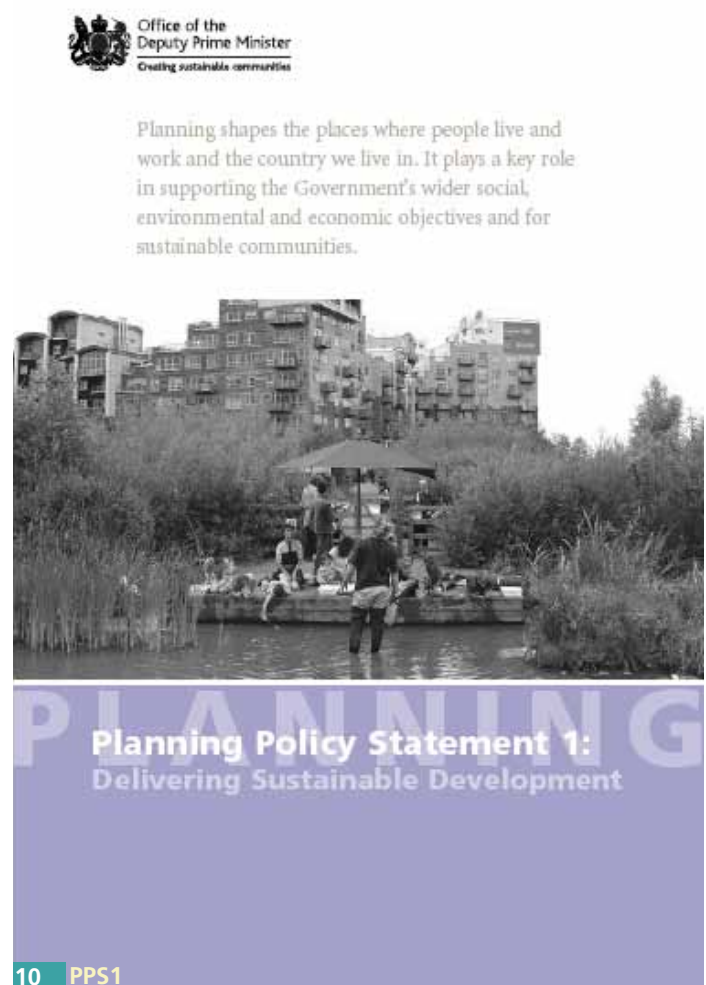
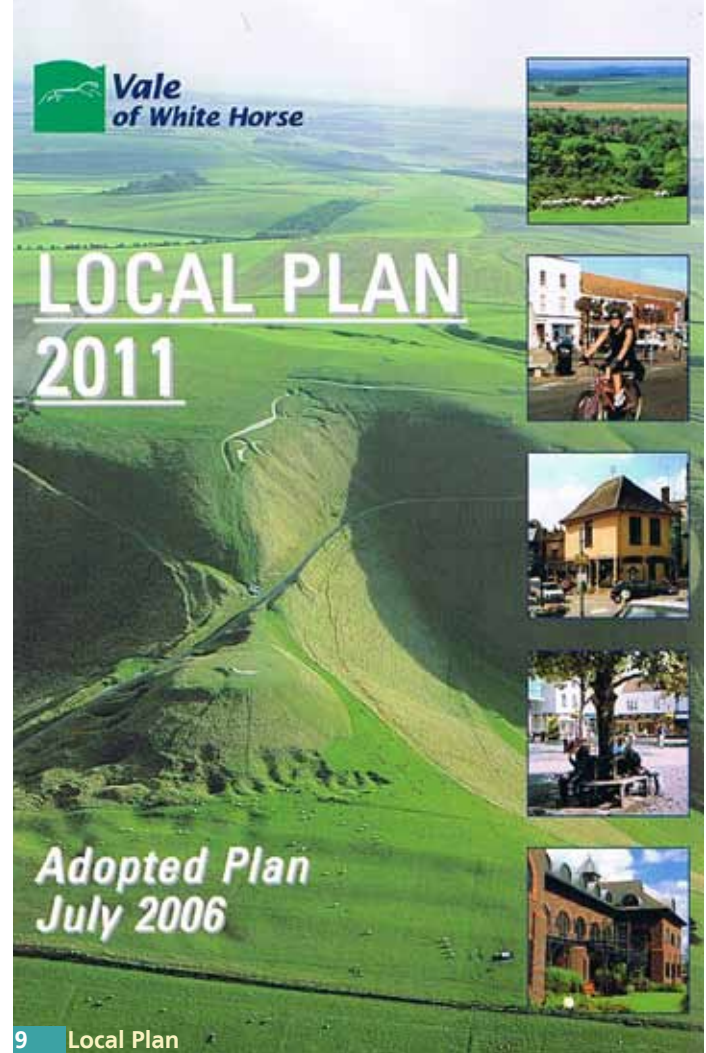
The South East Plan sets out regional policy on Sustainable Design and Construction, which will need to be taken into account when deciding development proposals.

Local Policy on Design

This guide is not in itself a statement of policy, but it supplements the following policies of the adopted Vale of White Horse Local Plan:

- DC1: Design
- DC2: Energy and Resource Conservation
- DC3: Design Against Crime
- DC4: Public Art
- DC5: Access
- DC6: Landscaping
- DC7: Waste Collection and Recycling
- DC9: Impact of Development on Neighbouring Uses
- H10: Development in the Five Main Settlements
- H11: Development in the Larger Villages
- H12: Development in the Smaller Villages
- H13: Development Elsewhere
- H14: The Sub-Division of Dwellings
- H15: Housing Densities
- H16: Size of dwelling and lifetime homes
- H17: Affordable Housing
- H18: Affordable Housing on Rural Exception Sites.
- H19: Special Housing Needs
- H20: Accommodation for Dependent Relatives
- H21: Mobile Homes
- H23: Open Space in New Housing Development.
- H24: Extensions to Dwellings and the Erection of Ancillary Buildings and Structures

Extracts of the above Policies are provided at Appendix B.



1.2 Planning Policy Context

National Policy on Sustainable Development

Helping to tackle climate change by delivering sustainable development is a key Government priority. The essential purpose of sustainable development is to produce buildings and places which minimise environmental impact while strengthening communities and maintaining high and stable levels of economic growth and employment.

The current Government Policy on sustainable development is set out in Planning Policy Statement 1: Delivering Sustainable Development and its companion guide Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1.

In addition, the Government has introduced a national standard for delivering sustainable residential development, The Code for Sustainable Homes: Setting the standard in sustainability for new homes. This is a tool for measuring the sustainability of new homes and uses a star rating of 1 to 6.

A further element of sustainable development is the requirement to deliver lifetime homes, which provide flexible accommodation to meet the changing needs of residents. The latest policy on lifetime homes is set out in Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society.

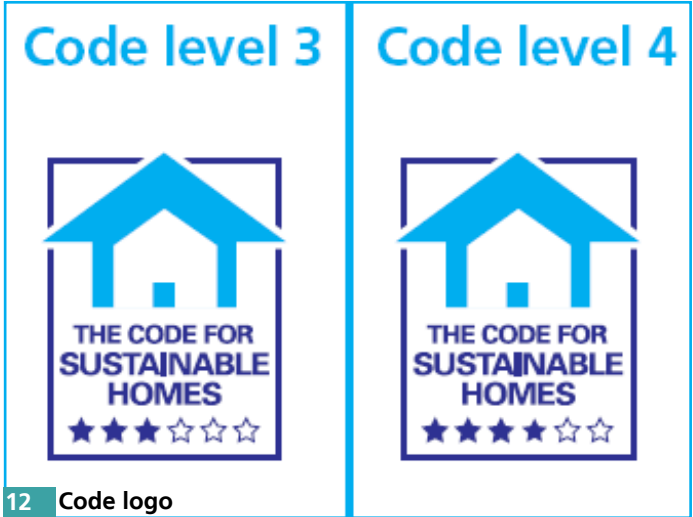
Local Policy on Sustainable Development

Policy DC2 (Energy and Resource Conservation) of the adopted Local Plan relates to the delivery of sustainable development. An extract of Policy DC2 is provided at Appendix B.

The Supplementary Planning Document ‘Sustainable Design and Construction’ sets out in more detail, the council’s approach to sustainable design and construction.



11 Sustainable energy



12 Code logo