



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

# Design in New Development

## Local Plan Review Topic Sheet

### Introduction

This is one of a number of short topic sheets that have been prepared as part of our early conversations with communities on the Local Plan Review. It is designed to provide some key facts and highlight issues relating to good design in new development. It is hoped that it will prompt discussions and enable people to join in the conversation.

### Some key facts and issues:

- Creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that **good design is a key aspect of sustainable development**.
- The government has just published a **National Design Guide** to help planning authorities require better design in new developments.
- In a survey of owners of recently-built houses undertaken by the Council in 2017 positive feedback was received in relation to the design quality of new homes. However, some people raised design-related concerns around accessibility for visually impaired people, parking issues and the quality of open space and landscaping.
- The Council has prepared **14 Development Briefs** for large sites allocated in the Local Plan to provide additional guidance to help secure high quality design on these sites.
- The **Cumbria Development Design Guide** provides design guidance for developers in relation to factors such as road design, lighting, landscaping, parking and sustainable drainage to ensure that new residential and commercial development creates high quality places.
- The Council has a **Shop Front Design Guide and Design Sheets** to advise how good quality design can be achieved in new shop fronts and alterations.



## What does the Local Plan say about promoting good design in new development?

- It requires new development to be locally distinctive and to demonstrate how it reflects local character through for example its choice of materials, positioning, size and design features.
- It requires new development to be designed in a way that fits in well with, and complements its local landscape setting and natural environment.
- It encourages innovative and contemporary design where this complements local character.
- It requires new development to be designed in a way that minimises opportunities for crime and that helps people feel safe.
- It requires new development to contribute to improving local habitats and green spaces and networks.
- It encourages environmentally sustainable design in new development.
- It requires new development to ensure that it does not cause amenity impacts for neighbours such as over shadowing and overlooking.
- It requires lighting to be considered carefully in the design of new development to minimise light pollution and support dark skies.
- It requires new development to be designed in a way that results in variety and interest and doesn't look bland and monotonous.

## What does this mean for the Local Plan Review?

- The 2019 NPPF seeks to raise design standards significantly and states that Local Plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. It states that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.
- The Local Plan Review offers an opportunity to review our current design policies and consider whether they have been effective in securing high quality design in new development, for example by reviewing recently completed developments.
- The review also gives us the opportunity to consider whether more use should be of nationally available design standards and tools such as Building for Life 12 in our local planning decisions. It also gives us the opportunity to consider whether any additional local design guidance is needed, such as a Design supplementary planning document (SPD).