

Policy S27: Design and local character is introduced by an explanation of why it is needed (i.e. under the section 'Why we need this policy'). What are your comments on this part of the policy?

It would be useful to state what are the ten characteristics identified by national design guidance, with a publication reference.

Good to see reference to the requirements of neighbourhood plans.

Policy S27 identifies a range of criteria for considering the design of development proposals when making a decision on planning applications. Using the table below, please identify whether you think each criterion is either necessary, important or unimportant. Please only choose one option for each criterion. Please also provide comments to explain your answer and how you think it could be improved.

Criterion	Is it necessary?	Is it important?	Is it unimportant?	Please explain your answer & identify how it could be improved
a)	Yes	Yes		This is the most basic measure of acceptability.
b)	Yes	Yes		Efficient resource use, crime prevention and active travel are all themes that are important in social and environmental terms.

Criterion	Is it necessary?	Is it important?	Is it unimportant?	Please explain your answer & identify how it could be improved
c)	Yes	Yes		These features are those that are most apparent to the resident's eye. But not everyone will understand the term "low embodied energy" – is there a better term?
d)	Yes	Yes		Query "facilitate natural surveillance of the public realm". This seems to discourage hedgerows, desired for privacy, on front garden street boundaries. Surely that must be a permitted, and valid, individual choice, provided it respects the surrounding area?
e)	Yes	Yes		A more descriptive alternative for the jargon term "multi-functional space" would be more user-friendly.
f)	Yes	Yes		This is all part of good integration with the surroundings.
g)	Yes	Yes		Privacy and amenity are key concerns for residents. Please add the words "...and neighbours" to the end of the criterion wording. Good to see reference to "internal space standards", but needs to specify which ones in the "Implementing the Policy" section.

Criterion	Is it necessary?	Is it important?	Is it unimportant?	Please explain your answer & identify how it could be improved
h)	Yes	Yes		Boring but important.
i)	Yes	Yes		Especially important for commercial buildings too.
j)	Yes	Yes		Good to see reference to the requirements of neighbourhood plans outside the SDNP.
<p>The implementation of Policy S27's criteria will be assisted by supporting text and by location-specific policies and guidance (where the latter has been prepared). The supporting text is provided within the section: 'Implementing the policy'. What are your comments on this part of the policy?</p>				
<p>In the 2nd paragraph, 4th line, delete the words "and g". Criterion g should apply to all new residential development, irrespective of size. Good to see reference to the requirements of neighbourhood plans. Criterion 'f': "Boundary treatments in residential areas should generally be low in height to enable attractive views between the ground floors of buildings, streets and open spaces." Most residents in our village would regard it as contrary to their rights to privacy and amenity if their neighbours could see directly across into their ground floor windows. Where has this guidance come from? Who thinks it is a good idea? Criteria 'g' & 'h': Good to see topography explicitly recognised as an important factor – very important in a village like ours. Criterion 'l': Details of external lighting are rarely provided in planning applications. Will it become compulsory? The previous version of Strategic Policy S27 referenced details policies DM30 (Residential design in low density neighbourhoods), DM31 (Public art) and DM32 (Residential garden development). It's not clear whether these DM policies are intended to be retained or deleted. We favour retained.</p>				

Having read Policy S27 and its supporting text, please give details of any additional guidance that you think should be given, to improve consistency with the design policies of your neighbourhood plan (where relevant) or the guidance of any village/parish design statement. (Please clearly identify the name of the neighbourhood plan policies or local guidance that you are referring to).

With reference to the Beech Neighbourhood Plan:

Criterion 'a' mentions "density of proposed buildings", but a key issue in village housing is actual "plot size" not being out of kilter with surrounding development. Plot sizes should be specifically dealt with. See Policy BPC06 'Development Setting and Scale' paragraph b).

Suggest extra guidance to make development in keeping with local topography (taking into account long and short views), which is very important in the many hilly and undulating areas of the district, like our parish. See Policy BPC06 'Development Setting and Scale' paragraph c).