

WARWICK DISTRICT LOCAL PLAN

EXAMINATION 2016

MATTER 13 – OTHER POLICIES: BUILT ENVIRONMENT BE2

HEARING STATEMENT

ON BEHALF OF GALLAGHER ESTATES LTD

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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- 1) What is the basis for the policy? What is it seeking to achieve?***
- 2) How does the policy relate to the evidence base?***
- 3) Is the policy sufficiently clear? Will it provide sufficient guidance for decision making?***
- 4) How will the policy be implemented? Is this clear?***
- 5) How does the policy relate to national policy? How is it consistent with national policy?***
- 6) In overall terms is the policy justified, effective and consistent with national policy?***

Policy BE2 seeks additional design information from development sites over 200 dwellings, which includes a Development Brief and a Layout and Design Statement. It is unclear what the policy is seeking to achieve.

Much of the information requested is already required by the Town and Country Planning (Development Management Procedure) Order 2010 to form part of a Design and Access Statement. It is unclear why an additional two documents are required to support an application and what additional benefits it would bring.

If the basis for the policy is to ensure the comprehensive development of a wider Strategic Housing Site (as per a Design Code), it is considered that the policy should be reworded to be more effective. Indeed, the Planning Practice Guidance in respect of Design states that

"preparing a good code is about finding a balance between technical specificity and a succinct description of what is required. Some of the best and most effective codes are very short".

Further

"design codes seek to capture the specific requirements of a place and encourage interested parties to think together about each development in its entirety as a unique place".

It is important, however, that policies relating to design are sufficiently flexible are not overly prescriptive so not to stifle innovation. Indeed some sites already have planning permission with an agreed design principles and therefore it is unclear how this proposed policy will be implemented in this context.

It is considered the proposed policy does not add much to what is required nationally, other to further burdens on developers to duplicate information already required by national planning policy. As currently worded, it is not justified nor effective.