

Supplementary Planning Document

Cabinet, 14 May 2018

Title: Approval to adopt the Design Quality SPD

Appendix 1: Engagement Statement

## 1. Introduction

The proposed Design Quality Supplementary Planning Document (“proposed SPD”) provides design guidance for applicants and relates to all types of development. The proposed SPD sets out the principles associated with good design, and the requirements that are taken into consideration when assessing planning proposals.

The proposed SPD provides an update to the 2010 version to reflect the new planning policy context and to include design advice about a wider range of topics and development types. There are 2 key parts to the existing SPD:

1. Design Principles: This sets out the overall design principles for well-designed development. This applies to all forms of development in order to create well designed, sustainable and healthy places.
2. Putting Principles into Practice: This examines different development types and the design principles that should be considered for each one. Examples include residential extensions, conversion of buildings, infill development and development on greenfield sites. The design principles for specific situations are intended to assist applicants in submitting schemes which are attractive, positive for the place and fit for purpose

This Statement is prepared in accordance with regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to set out the engagement that has taken place in preparation of the proposed SPD and how that engagement has shaped the final document.

## 2. Preparation of the revised Design Quality SPD

The proposed SPD has been prepared to reflect changes in national and local planning policy. The proposed SPD will supplement the adopted Local Plan. The Local Plan policies commit the authority to deliver well designed development that creates successful places with healthy, inclusive communities.

The proposed SPD has been subject to discussion with the Local Plan Steering Group (which includes the Deputy Mayor, Cabinet Member for Finance and Cabinet Member for Housing and Transport). Internal engagement was also undertaken in September 2017 with key departments and officers within the Council. The engagement asked what additional information should be added to the updated document which would be useful in the development management process. An outline of the proposed new additions

to the SPD was circulated. A draft Design Quality Supplementary Planning Document (“draft SPD”) was approved by Cabinet Council for public engagement in February 2018.

### **3. Engagement on the draft Design Quality SPD**

The draft SPD was open to public engagement from the 26<sup>th</sup> February – 9<sup>th</sup> April 2018. The engagement methods complied with both the statutory engagement requirements and the requirements of the Council’s adopted Statement of Community Involvement.

Approximately 140 people were notified about the engagement by email. The list of consultees included house developers, consultants, land owners, statutory and public bodies, planning consultants, registered housing providers, North Tyneside Council consultees and neighbouring Local Councils.

The following statutory consultees were notified by email:

- Environment Agency
- Historic England
- Natural England

An article was provided to the local press and a press release was issued on the Council’s website, inviting views on the draft SPD.

The document was made available at the following locations:

- North Tyneside Council Planning Reception
- North Shields Library
- Whitley Bay Library
- Wallsend Library
- Killingworth Library

The document could be read and commented on via the Council’s online engagement portal (<http://northtyneside-consult.limehouse.co.uk/portal/>). In addition to the online engagement portal, comments were invited by letter or email.

6 stakeholders made representations. The schedule of all representations made and officer response is set out in the next section.

#### 4. Key amendments proposed following Engagement

- Additional boundary treatment guidance to assist with increasing surveillance and reducing anti-social behaviour.
- Additional waste storage guidance to avoid areas where stores can become a climbing aid either into secure areas or to higher windows.
- A new section has been added about designing out crime. This specifically references Secured by Design which is the Police initiative supporting the principles of 'designing out crime' and includes design and security aspects relating to new and refurbished residential, commercial and public developments.
- Additional information has been added about rear courtyard parking, on street parking and undercroft parking.
- The sustainable drainage section has been revised to take account of engagement responses.
- A new section has been added about the quality of accommodation. This includes guidance that residential schemes should provide accommodation of a good size, a good outlook, acceptable shape and layout of rooms and with main habitable rooms receiving daylight and adequate privacy.

### Schedule of Comments and Officer Response

Consultee	Comment	Council Response	Proposed Changes
North Tyneside Council, Highways - New Developments Team	<p>Primary Road Design Principles: Bullet 1: Management company required to maintain verges, trees etc. Council unlikely to adopt.</p> <p>Bullet 5: Management company required to maintain street furniture. Council unlikely to adopt.</p>	Agree that on new developments, these areas will need to be maintained by a management company.	The following text has been added to the document: "The management of trees, green verges and hedgerows in the public realm will need to be discussed with the authority at an early stage in the development of a scheme."
North Tyneside Council, Highways - New Developments Team	<p>Residential Street design Principles Bullet 4: Management company required to maintain verges, trees etc. Council unlikely to adopt</p>	Agree that on new developments, these areas will need to be maintained by a management company.	The following text has been added to the document: "The management of trees, green verges and hedgerows in the public realm will need to be discussed with the authority at an early stage in the development of a scheme."
North Tyneside Council, Highways - New Developments Team	<p>Shared Surface Street Design Principles Bullet 5: Management company required to maintain street furniture. Council unlikely to adopt</p>	Agree that on new developments, these areas will need to be maintained by a management company.	The following text has been added to the document: "The management of trees, green verges and hedgerows in the public realm will need to be discussed with the authority at an early stage in the development of a scheme."
North Tyneside Council, Highways - New Developments	On street parking will be visitor parking only in lay-bys and not	Agree with comments.	The following text has been added to the document: "On street

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Team	main carriageway. Council unlikely to adopt trees & planting		parking in new developments is usually restricted to visitor parking only in lay-bys and not main carriageway."
North Tyneside Council, Highways - New Developments Team	Design of Garages Garages & driveways to be in line with standards in LDD12	Agree with comments.	The following text has been added to the document: "Be designed in line with standards in LDD12."
Highways England	Highways England welcomes the opportunity to provide comments on the Draft Design Quality Supplementary Planning Document. I confirm that having reviewed the supporting documentation Highways England would not wish to offer any comments regarding its contents. Thank you for formally consulting us on the draft document.	Response noted	No changes required.
Natural England	While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the	There is a specific section in the SPD about green infrastructure and the role of it in the new developments. Design principles are set out for green infrastructure to ensure it is located in the right place, with accessible walking and cycling routes.	No changes required.

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	<p>following issues:</p> <p><b>Green Infrastructure</b> This SPD could consider making provision for Green Infrastructure (GI) within development.</p> <p><b>Biodiversity enhancement</b> This SPD could consider incorporating features which are beneficial to wildlife within development,</p> <p><b>Landscape enhancement</b> The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community</p> <p><b>Other design considerations</b> The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 125).</p>	<p>Biodiversity is referenced throughout the SPD with an emphasise that new developments should be designed to be attractive and to enhance biodiversity and the natural environment. Specific opportunities are set out for biodiversity within areas of landscape and SuDS.</p> <p>Design guidance is included in the SPD for landscaping and landscape management plans.</p> <p>The impact of lighting on landscaping and biodiversity is a detailed issue which will be considered, where relevant, within each application.</p>	
Northumbrian Water	Firstly, we support Section 3, The Design Process – Preparation of	Northumbrian Water’s support for the SPD is noted.	The text in the sustainable drainage section has been revised

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	<p>a Planning Application. In particular Section 3.2, which refers to engagement of developers with other key stakeholders from pre-application stages in the instance of all large schemes. We would welcome early Engagement on any proposed development which consists of 3 or more dwellings, to ensure water and wastewater infrastructure is in place to support new development.</p> <p>Furthermore, we strongly support new developments demonstrating consideration to Sustainable Drainage. Sustainable Drainage Systems (SuDS) can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local area. These benefits are alluded to in the report, especially in Section 5.7 Greenfield Sites – Design Principles point 14 which states “Sustainable drainage should form an integrated part of the landscape created on the site</p>		<p>and expanded to reflect comments from the Lead Local Flood Authority. The united approach to landscape design and sustainable surface water management which Northumbrian Water was supportive of remains a key part of the text in the SPD. The text about sustainable drainage in Section 5.7 Greenfield Sites remains unchanged.</p>



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	<p>to ensure that draining and flood risk issues are fully addressed whilst connecting with and enhancing green infrastructure and wildlife value of the area". We also recognise the united approach to landscape design and sustainable surface water management which is referred to in Section 4.16 Landscaping. We believe this approach will play a significant role in ensuring new development is designed to a high standard and is sustainable.</p> <p>To conclude, we congratulate North Tyneside Council on the production of the Draft Design Quality SPD that promotes sustainable development in the North Tyneside area. We hope that our comments are useful and we look forward to the progression of the Design Quality SPD towards submission and adoption.</p>		
<p>North Tyneside Council Lead Local Flood Authority</p>	<p>Suggest amendments to the Sustainable Drainage section of the SPD to reflect the following:</p> <ul style="list-style-type: none"> <li>• SUDS are a sequence of</li> </ul>	<p>The proposed additions to the SPD are welcomed and most have been included in a revised section about sustainable</p>	<p>The sustainable drainage section has been revised and now reads:</p> <p>Sustainable drainage systems</p>

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	<p>management practices, control structures and strategies designed to efficiently and sustainably drain surface water, while minimising pollution and managing the impact on water quality of local water bodies. SUDS are increasingly used to mitigate excessive flows from storm water and reduce the potential for pollution from run-offs in urban areas. SUDS are often designed to replicate as closely as possible the natural drainage prior to any development.</p> <ul style="list-style-type: none"> <li>• Unfortunately, the Local Authority do not promote permeable paving due to the future maintenance liability this poses for homeowners and currently the Local Authority will not accept it as an adoptable road surface.</li> <li>• Due to the underlying ground conditions in North Tyneside we will not accept infiltration techniques as a form of surface water drainage.</li> <li>• Encourage source control</li> </ul>	<p>drainage.</p>	<p>(SuDS) can be used in all types of development to provide a natural approach to managing drainage. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants and preventing flooding in urban areas.</p> <p>SuDS can be source control measures which deal with run-off at the surface where rainfall lands or site control measures which manage the surface water run-off from larger areas, such as part of a housing estate, major roads or business parks.</p> <p>When designing a SuDS system there a number of connected components to consider which known as the management train. The management train starts with prevention and progresses through local source controls through to source controls and finally to larger regional control measures before final discharge to the water environment.</p> <p>New developments will often be required to incorporate the use of</p>

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	<p>within the curtilage of the building and manage surface water before it enters the drainage system</p> <ul style="list-style-type: none"> <li>• The use of SuDS treatment trains will help improve the biodiversity within a development by providing additional habitats for flora and fauna, which will lead to an increased in the variety of species within the site and the surrounding areas.</li> <li>• Protect watercourses, avoid culverting, and promote the reopening of culverted watercourses</li> <li>• Deliver multiple benefits such as the use of open spaces for recreation in addition to surface water drainage, attenuation, and flood storage</li> </ul>		<p>SuDS. On larger sites, SuDS should form an integrated part of the site's landscape strategy and follow the design principles below:</p> <ol style="list-style-type: none"> <li>a) Consider the topography of the site and use existing low points to accommodate, store and treat rainwater run-off.</li> <li>b) Designed to be attractive and to enhance biodiversity and the natural environment.</li> <li>c) Design to be multifunctional with useable open space for recreation in addition to surface water drainage, attenuation, and flood storage.</li> <li>d) The SuDS system should be designed with a variety of features such as basins, wetland with reed and other aquatic vegetation cover, swales and ditches to act as water conduits.</li> <li>e) SuDS Ponds should be designed in such a way that prevents them from becoming a bird attracting feature. There is a general presumption against the creation of open water bodies within 13 km of Newcastle Airport. Any permanent open water bodies</li> </ol>

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			<p>associated with the scheme should be fully covered. This would take the form of reed beds and netting, with the netting proposed as a temporary measure until the reed beds become established.</p> <p>f) Protect watercourses, avoid culverting, and promote the reopening of culverted watercourses.</p>
Northumbria Police	<p>I think it is important to re-iterate the close relationship between the local authority and Northumbria Police and our duty under S17 Crime and Disorder Act:-</p> <p>Section 17 requires all local authorities, including joint authorities and police authorities to consider crime and disorder reduction while exercising their duties. "Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect</p>	<p>The SPD makes links between good design, crime and safe well designed places. This could be strengthened further by incorporating a new section in document about designing out crime.</p>	<p>A new section added to the SPD about designing out crime. This specifically references Secured by Design which is the Police initiative supporting the principles of 'designing out crime' and includes design and security aspects relating to new and refurbished residential, commercial and public developments.</p>

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	<p>of the exercise of those functions on, and the need to do all it reasonably can to prevent, crime and disorder in it's area.”</p> <p>I believe that important documents such as these can be used in the planning process to meet this requirement and by working together we can achieve a reduction in crime levels throughout the North Tyneside council area.</p> <p>The police have a security scheme called Secured by Design (SBD) which was designed and introduced in the mid to late 1980's to combat rising crime levels especially burglary to dwelling houses but can also include commercial developments, schools, hospitals and can now also be used for bespoke properties.</p> <p>SBD has been independently evaluated on a number of occasions by Huddersfield University and has been shown to reduce crime in some areas by up to 75% when compared to</p>		

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	schemes built without SBD specifications.		
Northumbria Police	3.2 – Design skills For schemes of 10 units or more in addition to the list given The Police Architectural Liaison Officer (ALO) can give detailed advice regarding security in relation to the layout and the security of the properties themselves.	The Police Architectural Liaison Officer is consulted, where appropriate, through the planning application process.	No changes required.
Northumbria Police	4.5 – Setbacks The draft talks about min distances for various types of density in different areas. Police would advise that enough space is provided to give some “defensible space” to the front of the property and that some sort of planting is possible in order to keep people away from windows close to the footway. There should be clear demarcation of private space (building), semi Private (garden), and public (street) spaces.	Agree with comments and will add additional guidance to the section.	The following text has been added to the document: “There should be clear demarcation of private space (building), semi Private (garden), and public (street) spaces.”
Northumbria Police	4.6 – Continuity of Frontage These can be achieved by	Agree with comments and will add additional guidance to the	The following text has been added to the document: “Shrubs should

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	fences/hedging but care must be taken to not provide concealment for offenders so it follows that fences, hedges etc should be low to the fronts of buildings. SBD recommends any shrubs should not be higher than 1m, any trees in gardens should have lower branches no less than 2.2m from ground to give a clear gap for surveillance.	section.	not be higher than 1m to give a clear gap for surveillance. Trees in front gardens should also be chosen to ensure that lower branches do not obscure visibility.”
Northumbria Police	4.7 – Active frontages It is important to emphasise that bedrooms should not be considered as habitable rooms.	Comment noted. Section 4.7 does recognise that living rooms and kitchens provide the most natural potential level of surveillance. No specific reference to habitable rooms in relation to natural surveillance.	No changes proposed.
Northumbria Police	4.10 – Boundary treatments  Soft landscaping Just to emphasise the importance of not giving concealment to offenders so low walls and planting is recommended.  High Brick Walls. SBD recommends rear gardens are bounded by either fences or	Agree with comments and will add additional guidance about boundary treatments.	The following text has been added to the document:  “Shrubs should not be higher than 1m to give a clear gap for surveillance. Trees in front gardens should also be chosen to ensure that lower branches do not obscure visibility.”  “Where fence panels are used with

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	<p>walls with a minimum height of 1.8m. Where fence panels are used with brick walls the panels should be fitted flush with the front of the wall to avoid providing a step to get over the fence.</p> <p>High Timber fences SBD advises that timber fences should be minimum 1.8m high but this can be achieved by a combination of fence with trellis. Trellis is a good crime prevention tool as it will collapse (if not too robust) making noise.</p>		<p>brick walls the panels should be fitted flush with the front of the wall to avoid providing a step to get over the fence.”</p> <p>“A timber fence with trellis above can also add visual interest.”</p>
Northumbria Police	<p>Waste Storage When providing terraced houses there is a tendency to create rear pathways to enable bins to be removed. It should be recommended that paths with high fencing on both sides should be avoided and police recommend that the inner (garden side) fence is lower, open boarded and topped with trellis to allow movement to be detected.</p>	<p>Commented noted. This will be considered when these types of applications are submitted.</p>	<p>No changes proposed.</p>
Northumbria Police	<p>Communal bins should not be constructed so as to provide a</p>	<p>Agree with comments and will add additional guidance to this</p>	<p>The following text has been added to the document: “Bin stores</p>



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	climbing aid either into secure areas or to higher windows.	section.	should be located and designed to avoid providing a climbing aid into secure areas or to higher windows.”
Northumbria Police	4.11 – Public Realm Care should be taken over these areas to prevent future Anti-social behaviour (ASB). Advice should be obtained from ALO re levels of ASB and measure to combat it.	Comments noted.	No changes proposed.
Northumbria Police	4.12 – Car Parking Home owners/renters prefer to be able to see their vehicles when looking out of windows and this usually means that front parking is preferred. It is recognised that this is not always possible. However the provision of rear parking courts should be avoided. It is widely recognised that rear parking courts are crime generators and the public tend to avoid using them. This leads to issues whereby car owners park outside their properties either on the road (reducing its width) or on the footpath (again reducing the width) and leading to disputes and or collisions/damage. SBD recommends either garage	Agree with comments and will add additional guidance to this section.	<p>The following text has been revised to incorporate “safe and secure” parking: “Car parking should be located where it is safe, secure, accessible and likely to be well used”.</p> <p>The following text has been added to Rear courtyard parking: “It is important that good design standards are applied to rear courtyard parking to ensure that they relate to surrounding properties and the street to create a safe and secure environment.”</p> <p>The following text has been added to undercroft parking: “Undercroft parking will be supported where it does not adversely affect...the</p>

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	<p>parking next to the property, in-curtilage parking to the front. Rear in-curtilage parking can be an acceptable alternative so long as the vehicle is visible to the householder.</p> <p>Undercroft Parking This should be avoided especially where there are no windows overlooking. The image on Page 19 shows parking under the balcony. This can be a fire hazard and does not provide any surveillance of the vehicles. Modern design of garages effectively makes these storage places due to them being too small for the majority of cars.</p>		<p>street scene or compromise the safety of pedestrian routes where there are no windows overlooking.”</p>

#### 4. Engagement on Strategic Environmental Assessment Screening Report

A Strategic Environmental Assessment (SEA) Screening Report on the draft SPD was subject to a six week engagement with the statutory consultees Historic England, Natural England and the Environment Agency. Historic England responded; they agreed with the Local Planning Authority’s conclusion that the proposed SPD did not require to be subject to its own SEA. Natural England also responded; the topic of the Supplementary Planning Document does not relate to their interests to any significant extent and therefore they did not wish to comment.