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Sent: 11 May 2021 12:01
To: Michael Higgins
Cc: Gerry
Subject: Planning Application ref. 21/0223/OUT - Land at Home Farm, Pinhoe
Attachments: NDG and BFL Table.pdf

Hi Mike,

We note that a couple of responses to the above application have made reference to the National Design Guide/ Building for a Healthy Life and the consideration given to these documents as part of this outline scheme.

Whilst the design of the scheme is not for determination as part of this outline application (with details of layout, appearance, scale and landscaping reserved matters), we have put together the attached summary that sets out how the illustrative layout plan has taken into account both of these documents, which we hope is useful.

Kind regards,

Nicole

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National Design Guide (NDG, January 2021)

The NDG is a material consideration in the decision-making process that provides general guidance in relation to the characteristics of well-designed places and demonstrates what good design means in practice.

The application is an outline scheme where only the detail of means of access is for determination at this stage. The key design elements of layout, appearance, scale and landscaping are 'reserved matters' for future determination.

The NDG is considered to be more relevant to the assessment of the reserved matters in this case. Nevertheless, due regard has been given to the NDG in the preparation of the illustrative layout plan for the site. We have set out below how the illustrative proposals have taken into account the ten key characteristics for creating a well-designed place that are outlined in the document and can be taken forward as part of the reserved matters scheme in due course:

Context Enhances the surroundings	<p>The illustrative layout plan has been based on a sound understanding of the features of the site and surrounding context, with a range of baseline studies undertaken and used as a starting point for design. A summary of key considerations was included in the supporting Design and Access Statement for the proposals.</p> <p>The illustrative layout plan shows a pattern of built form which reflects that of nearby development, with existing natural boundary features proposed to be retained and enhanced.</p> <p>The design of the reserved matters scheme will be developed through an analytical approach, taking into consideration a range of matters including existing built form, local character, land form and topography of the site and wider area, visual impact, ecology, access and drainage.</p>
Identity Attractive and distinctive	<p>The applicants are committed to ensuring that a well-designed, sustainable place is created, which is visually attractive and has a character which suits its context. A strong and positive identity will be created through a well-designed scheme with buildings, streets and spaces and landscaping combining together to create and shape the character of the development.</p> <p>The illustrative layout plan shows how the layout of buildings, open spaces, landscaping and infrastructure could be arranged to form an attractive and legible pattern of development.</p>

<p>Built Form A coherent pattern of development</p>	<p>The illustrative layout shows the proposed dwellings fronting onto public areas to ensure active frontages and surrounding spaces have natural surveillance, and with internal private areas well defined and defensible and suitable separation distances to create good standards of amenity and privacy throughout.</p> <p>The illustrative layout plan shows development sited on the southern part of the site, with the higher land in the northern part as public open space for recreation and amenity of new/ existing residents and to maximise biodiversity. It is suggested that the northern edge of development is limited to a maximum FFL to ridge height of 8m above the existing ground level to ensure that the built form sits below a green backdrop in local views. This could be conditioned and then reflected in the design of the scheme at reserved matters stage.</p>
<p>Movement Accessible and easy to move around</p>	<p>A simple approach to street hierarchy and spaces is proposed to ensure that a well-connected, permeable and legible environment will be created. Access to the site is proposed as an extension of the existing highway access serving the Home Farm development to the south of the site.</p> <p>The illustrative layout plan indicates how the access road could flow through the site and a compatible network of footpaths and shared cycleways could be provided to connect to the open space in the north and the existing pedestrian access.</p> <p>The proposals will create a compact and walkable neighbourhood, with access to a range of facilities in close proximity, reducing the demand for energy and supporting health and wellbeing of residents. The site is within close walking and cycle distance of a range of services and facilities in Pinhoe local centre (approximately 600m south of the site) which would meet the daily needs of future residents of the site.</p>
<p>Nature Enhanced and optimised</p>	<p>The illustrative masterplan has been designed adopting a landscape-led approach, which relates positively to the site.</p> <p>The indicative plan shows generous gardens to dwellings, with opportunities to enhance existing hedgerows and trees, wildflower meadow parkland with mown paths, new native planting as well as SUDs features (basin and linked swale), which will provide improved habitat for wildlife and biodiversity gain on the site.</p>
<p>Public spaces Safe, social and inclusive</p>	<p>The illustrative layout has sought to ensure that streets are designed to be open to all and encourage</p>

	<p>people to walk and cycle rather than depend on cars particularly for short journeys. Natural elements are shown incorporated into open spaces, including tree planting and SUDs features with areas of amenity open space providing opportunities for socialising, resting and movement. The buildings are proposed to be orientated and designed to ensure that public areas benefit from natural surveillance so that people feel safe and secure to use them.</p>
<p>Uses Mixed and integrated</p>	<p>It is anticipated that the development will accommodate a variety of residential house types and sizes, providing a broad range of units that meet local housing need including affordable housing, and market demand for people at all stages of life. The proposed housing would be well-integrated with the areas of open space and will be designed to be tenure neutral and socially inclusive.</p>
<p>Homes and buildings Functional, healthy and sustainable</p>	<p>The scheme will be designed to provide good quality internal and external environments for their users, promoting health and well-being with generous gardens afforded to individual properties and with units sited so that they create positive private, shared and public spaces which contribute to social interaction.</p>
<p>Resources Efficient and resilient</p>	<p>The layout of the scheme will be able to be designed to reduce the need for energy through passive measures including form and orientation and this will be continued through the fabric to the dwellings to ensure energy efficiency in accordance with Building Regulations.</p>
<p>Lifespan Made to last</p>	<p>The scheme will be designed to ensure that it is robust, easy to use and look after, with clear distinctions between private and public spaces ensuring management and maintenance responsibilities are clearly defined and enabling users to establish a sense of ownership and belonging. It is the intention for dwellings to be designed so that they can be flexible to adapt to changing needs of their users over time, providing for example opportunities for home working.</p>

Building for a Healthy Life

Building for a Healthy Life (BHL) is a widely used design tool to assist with the consideration of creating places for people and nature. It sets out under 3 headings, 12 key considerations to help consider the qualities of successful places.

As with the NDG, the BHL is of most relevance to the matters that are reserved for future consideration. However, we have set out below how each of the principles have been considered at this stage/ will be addressed as part of the reserved matters design in due course.

Integrated Neighbourhoods	
Natural Connections Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.	<p>The site will be accessible from the south from the existing highway network through the Home Farm development.</p> <p>The illustrative layout plan shows how the proposals will be able to provide connectivity and permeability, with streets designed to work with the gradients of the site and incorporating pedestrian footpaths and shared cycle ways.</p> <p>Existing landscaping features will be retained and enhanced.</p>
Walking, Cycling & Public Transport Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.	<p>The application site is in close proximity of a range of services and facilities within both reasonable walking and cycling distance of the site, including at Pinhoe local centre located approximately 600m towards the south of the site.</p> <p>A pedestrian/ cycle connection is being provided as part of the adjoining development to Broadparks Avenue. This provides a route for pedestrians and cyclists that avoids Church Hill.</p> <p>The illustrative layout plan also shows indicatively the potential for a pedestrian/ cycle connection onto Park Lane at the northern end of the site, that would provide an opportunity for connections into the wider countryside and the PRow network to improve local permeability. However, the application is not reliant upon this being provided.</p>
Facilities & Services Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.	<p>The illustrative layout plan incorporates an area of wildflower parkland on the higher land towards the north of the site, which will provide opportunities for socialising, leisure and recreation for residents directly adjoining the site which will help improve public health by encouraging physical activity. It is intended that all routes will have active frontages to provide natural surveillance of public spaces to encourage use by residents.</p>

Homes for Everyone A range of homes that meet local community needs.	The mix of units is not for determination as part of this outline application. However, it is the intention that a range of homes will be accommodated on site, including affordable homes to meet local needs.
Distinctive Places	
Making the Most of What's There Understand and respond.	The design of the scheme has been developed through a detailed understanding of the site features and surrounding context.
A Memorable Character Create places that are memorable.	The proposals will be designed to respond to the site edges, topographical features and local building forms found in the context to ensure a cohesive and appropriate form and character of development and open space that responds positively to the site and local area.
Well Defined Streets & Spaces A network of streets and spaces that are well enclosed by buildings and/or structural landscaping. Take care to ensure that front doors and the principal facades of buildings face streets and public spaces.	The internal layout of streets/ spaces is not for determination as part of the outline application. However, the illustrative layout plan that has been prepared reflects good urban design principles, including that set out in the Exeter Design Guide, including well-defined private and public spaces, with properties having secure rear gardens and active frontages.
Easy to Find Your Way Around Use legible features to help people find their way around a place.	The illustrative layout plan shows a simple street structure which are direct and will deliver a legible environment for all users to move safely and easily.
Streets for All	
Healthy Streets Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease.	It is the intention that the scheme is designed for vehicle speeds to be kept low throughout the development and for streets and pedestrian routes to be provided along key design lines. The inclusion of landscaping will help to raise the quality of the environment to assist in easy movement through the site.
Cycle & Car Parking Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips and help improve the quality of the street scene. Provide sufficient and well-	Cycle and car parking will be considered at reserved matters stage. However, it is envisaged that cycle storage will be provided for every home and on-plot parking provided where possible, and adequate planting used to soften views along streets.

integrated car parking.	
Green & Blue Infrastructure Create a network of streets and spaces, well enclosed by buildings and/or structural landscaping.	The illustrative layout plan for the site has sought to establish a strong green and blue framework for the development, through the retention and enhancement of existing hedgerow boundaries and recently planted tree belts, the inclusion of a public park to the north of the site incorporating a natural meadow and native tree planting which will deliver biodiversity gains and to provide a green backdrop to the development. The illustrative drainage strategy proposes the inclusion of a swale and attenuation basin to intercept run off and storm water.
Back of Pavement, Front of Home Clear demarcation between public and private spaces.	The detailed layout of the site and landscaping including hard and soft boundary treatments would be determined at reserved matters stage. The illustrative layout plans indicate how public/ private areas can be clearly defined and help to create a characterful place that will function well for all users.