

APPENDICES

APPENDIX A: POLICY CONTEXT AND BACKGROUND INFORMATION

A1. This section of the document provides an overview of the policy context within which it has been developed and also highlights some additional background information that will be of relevance to applicants when considering matters relating to the design of new development.

National Planning Policy Framework (July 2021)

A2. Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) places a significant emphasis on the need to create high quality, beautiful and sustainable buildings and places, and recognises that this is *“fundamental to what the planning and development process should achieve”*.

A3. In order to provide maximum clarity about design expectations at an early stage, paragraph 128 advocates the use of visual tools such as design guides and codes (to be adopted as supplementary planning documents). Paragraph 130 sets out key measures of well-designed places; principles that policies and decisions should ensure that developments should achieve. These principles have since fed into the production of the 10 “characteristics of well-designed places” that are set out in the Government’s National Design Guide and National Model Design Code (see below).

A4. Paragraph 132 encourages applicants to work closely with affected communities to evolve designs that take account of their views. It goes on to state that weight should be given to proposals which can demonstrate that early, proactive and effective engagement has been undertaken with affected communities.

A5. Importantly, paragraph 134 is clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, including local design guides and codes. It goes on to state that significant (positive) weight should be given to development that reflects local policies and national guidance.

National Planning Practice Guidance

A6. Section 26 of the Government’s online Planning Practice Guidance (PPG) provides advice on the key points to take into account when planning for and making decisions on design matters. The guidance was updated in October 2019 and is to be read alongside the new National Design Guide.

A7. The PPG is clear about the role plans and policies can play in supporting well-designed places. Paragraph 2 states that policies aimed at securing good design can be embedded within a plan’s vision, aims and objectives, strategic policies, non-strategic policies and also within supplementary planning documents, such as local design guides or codes. It also states that local planning authorities are expected to effectively engage local communities when developing design policies.

A8. Paragraph 5 of the PPG is clear that local design guides should set out the general design principles and standards that development proposals should follow in the area, using tools such as illustrations and checklists to highlight key design issues and possible solutions. They should build on policies in the development plan and should be adopted as SPDs in order to gain as much weight as possible in the decision making process. They should be informed by the 10 characteristics of well-designed places set out in the National Design Guide, and need to be shaped by a clear understanding of the local area’s qualities and opportunities.

National Design Guide (January 2021)

- A9. The National Design Guide (NDG) forms part of the Government’s suite of National Planning Practice Guidance and has been produced to help local planning authorities require and secure good design through the plan-making and decision-making processes.
- A10. The NDG establishes ten ‘characteristics of well-designed places’, which clearly illustrate and articulate what good design looks like on the ground. These characteristics have been derived from and contribute towards meeting the cross-cutting themes / principles for good design set out in the NPPF (Section 12, paragraph 127). The ten characteristics of well-designed places are as follows:
- **Context:** “enhances the surroundings”
 - **Identity:** “attractive and distinctive”
 - **Built form:** “a coherent pattern of development”
 - **Movement:** “accessible and easy to move around”
 - **Nature:** “enhanced and optimised”
 - **Public spaces:** “safe, social and inclusive”
 - **Uses:** “mixed and integrated”
 - **Homes and buildings:** “functional, healthy and sustainable”
 - **Resources:** “efficient and resilient”
 - **Lifespan:** “made to last”
- A11. While the NDG provides guidance at the national level, there is still an expectation that local planning authorities will produce local policies, including design guides and design codes, in order to ensure that the particular characteristics of an area are reflected. Nevertheless, the NDG provides a structure that can be used for the production of local policies.

National Model Design Code (July 2021)

- A12. The Government’s recently published National Model Design Guide (NMDC) provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the NDG, which reflects the Government’s priorities and provides a common framework for design.
- A13. The NMDC forms part of the Government’s planning practice guidance and should read as part of the NDG, and alongside Manual for Streets and other forthcoming guidance relating to the natural and environmental characteristics of development.

Scarborough Borough Local Plan (July 2017)

- A14. There are a number of policies within the adopted Local Plan that are relevant to design issues. The information presented within this SPD will help developers to understand and meet the requirements of these relevant policies. A brief overview of each of the relevant policies is provided below. Cross-references to relevant policies are made at various stages of the SPD.
- A15. Policy DEC1 - Principles of Good Design: Requires that proposals for new development follow the principles of good design, as set out within the policy. The policy places responsibility on developers to demonstrate that the principles have been applied and followed; proposals that cannot demonstrate this should be refused planning permission. The policy also states that in meeting the principles of good design, reference should be made to the LPA’s relevant design guidance documents (includes this Design SPD). As set out at paragraph 5.4, the LPA has been explicit in its intention to produce design guidance in order to assist in the delivery of good design.

- A16. Policy DEC3 - The Efficient Use of Land and Buildings: Supports the efficient use of land (including 'backland' and 'infill' development) and buildings (conversion) where they follow the principles of good design (DEC1) and avoid adverse amenity (DEC4) and ecological impacts (ENV5). It also advises that appropriate densities should be derived through the design process, with due regard given to the character of the site and surrounding area.
- A17. Policy DEC4 - Protection of Amenity: Requires that proposals ensure that existing and future occupants of land and buildings are provided with a good standard of amenity. It also states that proposals which would cause significant harm to amenity – by means including overbearing impact, overlooking and loss of privacy, disturbance, emissions or overshadowing / loss of light – will not be permitted.
- A18. Policy DEC5 – The Historic and Built Environment: In addition to the statutory protection afforded to listed buildings, Local Plan policy DEC5 states that proposals affecting a designated heritage asset should conserve those elements that contribute to its significance. The policy also has regard to non-designated heritage assets.
- A19. Policy HC5 – Older Persons Housing: Acknowledging that the Borough has a significantly ageing population, policy HC5 encourages the provision of specialist housing for older people in sustainable locations. It also encourages developers to build adaptable ('lifetime') homes that can meet the needs of older people and those with disabilities.
- A20. Policy HC14 – Open Space and Sports Facilities: Provides the mechanism for securing the provision of new and/or improved open space through development, in accordance with the Council's Green Space SPD. It also acknowledges the role that open spaces can play in contributing to the character and appearance of an area; only allowing for their redevelopment where they do not make a positive contribution to character.
- A21. Policy ENV3 – Environmental Risk: Aims to steer development away from areas that are identified as being at risk from issues such as flooding, coastal erosion, contamination, etc. It also requires the use of Sustainable Drainage Systems (SUDS) wherever possible in order to facilitate development in areas of sensitive drainage and to tap into the wider benefits of SUDS.
- A22. Policy ENV5 – The Natural Environment: Requires proposals to respond positively to and seek opportunities for the enhancement of species, habitats or other assets, thereby resulting in a net gain in biodiversity. Also reinforces the need for developments to retain and integrate healthy, mature trees and hedgerows and to maintain elements of the natural environment which make an important contribution to the setting and character of an area.
- A23. Policy ENV7 – Landscape Protection and Sensitivity: States that proposals should protect and where possible enhance the distinctiveness or special features that contribute to the landscape character of a particular area. It also has regard to the landscape between settlements and aims to prevent development that would result in the loss of the individual characteristics of settlements and/or the unacceptable coalescence of settlements.
- A24. Policy ENV8 – Green Infrastructure: States that new developments should investigate the potential to integrate with nearby existing green infrastructure 'assets' by promoting accessibility from the proposed development to the relevant asset or assets.
- A25. Policy INF3 – Sustainable Transport and Travel Plans: Supports proposals which improve transport choice and encourage travel to work and school

by public transport, cycling and walking. It also states that the need to travel should be minimised through development.

Supplementary Planning Documents

- A26. The Council has a suite of adopted Supplementary Planning Documents, which similar to the scope of this document, provide further guidance on how certain Local Plan policies will be implemented. Those which directly impact upon the design of development are briefly outlined below.
- A27. Green Space SPD: Provides guidance on how Local Plan policies relating to the provision of green spaces through new development will be implemented. This includes guidance relating to what types of green space should be provided (hierarchy of spaces), where they should be located, what purpose they should fulfil, and, how new / improved off-site green spaces will be secured. The requirements of the Green Space SPD should be taken into account during the design stage of new development and is therefore of relevance to this Design SPD.
- A28. Affordable Housing SPD: Provides guidance for developers on the area-specific affordable housing requirements for all new residential developments. The following table sets out the percentage of affordable units required within different sized schemes within the different housing market areas within the Borough.

Affordable threshold (no. of dwellings)	Housing market areas		
	Scarborough	Filey, Hunmanby and Southern parishes	Whitby, Northern and Western parishes
10+ (or site >0.5ha)	10%	15%	30%
9 or less (site <0.5ha)	No contribution*		

Conservation Area Appraisals and Management Plans

- A29. There are currently 28 Conservation Areas²⁹ across the Local Plan area, 15 of which currently have adopted Conservation Area Appraisals (CAA)³⁰. A CAA defines the special interest of the conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance. They also contain Management Plans, which provide a series of policies and recommendations that are intended to preserve the character and appearance of the area.
- A30. CAAs provide a basis on which applications for development within the area can be assessed. Indeed, Local Plan policy DEC5 states that proposals which affect a conservation area should preserve or enhance its character or appearance, especially those elements identified in Conservation Area Appraisals. Their content should therefore inform the nature of development proposals in conservation areas.

²⁹ See <https://www.scarborough.gov.uk/conservation-areas> for up-to-date list and interactive map.

³⁰ See <https://www.scarborough.gov.uk/home/planning/conservation/conservation-area-appraisals-and-management-plans> for up-to-date information on Conservation Area Appraisals and Management Plans.

APPENDIX B: DESIGN GUIDE CHECKLIST – NEW HOUSING DEVELOPMENTS

- B1. Applicants and decision makers should follow the checklist provided in this Appendix, which is derived from the guidance points presented within the main body of this Supplementary Planning Document. The checklist shows the relationship between the SPD, the adopted Borough Local Plan, the National Design Guide (NDG) and National Model Design Code (NMDC). The latter is structured around the ten characteristics of good design set out in the NDG and as such, for ease of reference, the sub-criteria presented in the NMDC are not repeated here.
- B2. Users of this guide should look to answer the questions set out in the checklist, answering ‘Yes’ or ‘No’ where relevant as an initial indicator of design quality. To be clear, not all of the guidance points raised in the checklist will be relevant to all developments and nor is it expected that all the points must be strictly adhered to. However, proposals that depart significantly from the guidance will require clear and convincing justification.

Character and Identity	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Has positive influence been taken from the site defining characteristics of the site and its surroundings, as identified through contextual appraisals?	DEC1, DEC5, ENV5, ENV7	C1, C2, I1, I2, I3	
Have the existing natural and physical assets of a site and the surrounding area been used as focal points for new development?	DEC1, DEC5, ENV5, ENV7	C1, C2, I1, I2, I3	
For large-scale developments, have different character areas within the site, utilising varying styles and densities of buildings, streetscape composition and natural features, been created?	DEC1	I2, I3	
Does the proposal respect and reflect the local vernacular, or has an alternative high-quality design solution been proposed that enhances local character?	DEC1	I1, I2, I3	
Have a range of complementary house types / designs been utilised in a co-ordinated, rather than arbitrary, manner?	DEC1	I2, I3	
For large-scale developments, does the site incorporate / identify areas for custom and self-build housing? ³¹	DEC1	U2, L3	

Layout	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Have the significant features and unique characteristics of the site, as identified through contextual appraisals, been utilised positively?	DEC1, DEC5, ENV5, ENV7	C1, C2, I1	
Have views of surrounding landscapes and other important natural and physical landmarks in the area been maximised?	DEC1	C1, I1, B2	
Has a clear approach towards the disposal of surface water been presented, has a Sustainable Drainage System been utilised and does the drainage system contribute positively to the character and appearance of the development?	DEC1, DEC3, ENV3	N1, N2, M3, R3	

³¹ Not a Local Plan policy requirement, but can help to make a distinctive place

Does the development integrate with the surrounding area effectively; does it reflect the pattern of neighbouring streets, link into the established network of routes and not turn its back on its surroundings?	DEC1, DEC3	C1, C2, M1, N1	
Has a clear structure and hierarchy of connected transport / access routes, including for walking and cycling, been provided?	DEC1, INF3	M1, M2, M3, P1	
Has an integrated network of high-quality public open spaces that are safe (well-overlooked) and accessible to all been provided? ³²	DEC1, HC14, ENV8	N1, P1, P2, P3	
Are buildings arranged in perimeter blocks, with frontages facing other frontages and the backs of buildings facing backs?	DEC1, DEC4	I3, B2	
Have buildings and spaces been laid out to reflect the principles of 'Crime Prevention through Environmental Design' and 'Secured by Design'?	DEC1	P2, H1, H2	
If not otherwise constrained, does the layout and orientation of buildings help to reduce the need for energy consumption?	DEC1	R3	
Has a minimum separation distance of 10 metres been achieved between the rear elevation of dwellings and their rear boundaries?	DEC1, DEC4	H1, H2	

Streetscape	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Does the character of streets vary depending on their function within the hierarchy of routes established within the scheme?	DEC1	I1, I2, I3, B2, M2	
Does the landscaping scheme help to establish distinctive character at the street level?	DEC1, ENV5	I1, I2, I3, M2, N1, N2, N3	
Are street trees incorporated into the design? If so, have suitable tree species and appropriate planting methods, which reduce maintenance requirements and mitigate potential highway safety concerns, been specified?	DEC1, ENV5	I1, I2, I3, M2, N1, N2, N3	
Are streets accessible and navigable for all and do they provide level access to buildings for people with mobility issues, including wheelchair users?	DEC1	M1, M2, M3, P1, P3, U1, U3	
Do the street widths reflect their position and role within the hierarchy of routes and relate to the height of existing and/or proposed buildings?	DEC1	I1, I2, I3, B2	
Are new dwelling frontages positioned so as to provide a coherent building line, reflecting and reinforcing established building lines wherever possible?	DEC1	I1, I2, I3, B2	
Particularly along key routes, have spaces between building frontages and the street been designed so that the car does not visually dominate the streetscene?	DEC1	I2, B2, M3	
Has space for car parking been provided either to the side of dwellings, or behind groups of dwellings in parking courts that are well overlooked, appropriately sized and safe?	DEC1	I2, B2, M3, H2, L1	
Has sufficient and suitable car parking been provided for visitors?	DEC1	M3	
Where frontage car parking is proposed, have appropriate materials and / or landscaping features been used to clearly differentiate between public and private areas, and to contribute towards delivering an attractive street scene?	DEC1	I2, B2, M3, H2	
Do the front-facing boundary treatments make a positive contribution to street character, reflecting existing boundary treatments where they exist?	DEC1	C1, C2, I1, I2, I3, H2	
Has integrated, attractive and accessible provision been made for the storage of waste and recycling bins?	DEC1	M3, H3	
Have the gateways into the site and the key internal junctions been clearly and purposefully composed?	DEC1	I1, I2, I3	
Do corner-plot buildings provide active frontages that avoid the use of blank / featureless elevations and / or present visually unattractive boundary treatments to the streetscene?	DEC1	I1, I2, I3, P2	

³² See additional guidance in the Council's Green Space SPD

Built Form and Scale	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Are the width of development plots and the gaps between buildings consistent, and do they reflect established patterns of development in the surrounding area?	DEC1, DEC3	C1, I1, I2, B2	
Are the simple forms (shapes) of the proposed buildings compatible with the prevailing character of the surrounding area?	DEC1	C1, I1, I2, B2	
For larger sites, has a balance been achieved between the need for consistent building forms that establish a regular rhythm in the composition of a street scene, and the need for a variety of forms across the site?	DEC1, DEC3	C1, I1, I2, I3, B2	
Are new building heights consistent with that of existing development in the surrounding area and is building height well-related to the width of the street?	DEC1, DEC4	C1, I1, I2, I3, B2	
Has it been ensured that buildings sited adjacent to one another have a height difference no greater than 1-storey?	DEC1, DEC4	C1, I1, I2, B2	
Does the scale (overall size and mass) of new development respect / relate to the proximity and height of neighbouring properties?	DEC1, DEC4	C1, I1, I2, I3, B2	

Density and Mix	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Does the density of development reflect the character of the surrounding area?	DEC1, DEC3	C1, I1, I3, B1	
Have varying densities, tied to different and identifiable character areas, been used across large sites to help create a distinctive place?	DEC1, DEC3	I3, B1	
Has consideration been given as to whether the scale of the development, together with existing development in the surrounding area, could support the provision of a mix of uses on the site?	HC8, INF3	U1, B3	
Would the proposal deliver a range of house sizes, types and tenures, including affordable housing and housing to meet the needs of older people and people with disabilities? ³³	HC3, HC5	U2	
Has care been taken to ensure that affordable housing is not readily distinguishable from private / open-market housing and is not concentrated in the least attractive / least visually prominent parts of a site?	DEC1, HC3	U2	
Do the proposed dwellings comply with the Government's nationally described space standards? ³⁴	DEC4	H1	
Are any of the proposed dwellings specifically designed to meet the needs of people with disabilities, e.g. through meeting the higher standards for accessible homes (M4[2] or M4[3]) established under Part M volume 1 of the Building Regulations? ³⁵	HC5	H1, L2	
Have bungalows been incorporated into schemes where the surrounding area is characterised by such development?	DEC1	C1, I1, I2	

³³ Affordable housing provision must accord with the requirements of Local Plan policy HC3 and of the Council's most up-to-date Affordable Housing SPD.

³⁴ As per the Council's Affordable Housing SPD, affordable units that do not meet the space standards will only be acceptable where a Registered Provider has been secured for those units.

³⁵ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>. NOTE: Compliance with the specified standards is not currently a Local Plan policy requirement.

Detailing and Materials	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Has influence been drawn from the positive characteristics / architectural details of existing development in the surrounding area?	DEC1, DEC5	C1, C2, I1, I2, I3, H3	
Has the local vernacular been respected and reflected in the design of new dwellings? If not, has an alternative high-quality design solution that makes a positive contribution to the character of the area been proposed?	DEC1, DEC5	C1, C2, I1, I2, I3	
Where the design of neighbouring development is of poor quality and not worth repeating, has positive influence been taken from examples of high-quality design from elsewhere in the local area or from farther afield?	DEC1	I2, I3	
Have a range of complementary house types / designs been utilised in a co-ordinated manner in order to create distinctive character?	DEC1	I3	
Do elevations incorporate architectural details / features that provide visual interest and animate the façade of a building?	DEC1	C2, I1, I2, I3	
Do the external materials of construction reflect the style of the building and complement the character of surrounding development?	DEC1	C1, C2, I1, I2, I3	
Are features incorporated within the design to mitigate adverse impacts on existing on-site habitats, as identified within supporting Ecological Appraisals?	DEC1, ENV5	I1, N1, N2, N3	

Landscaping	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
Have opportunities for the enhancement of species, habitats or other natural assets been taken to deliver a net gain in biodiversity?	DEC1, ENV5	C1, N1, N2, N3	
Has existing vegetation (especially mature specimens) and other natural features on a site been incorporated and used effectively?	DEC1, ENV5	C1, I1, I2, I3, N1, N2, N3	
Has an integrated network of high-quality and accessible public open spaces, including equipped play areas, been provided? Do these spaces have a clear function, are they well-connected, and are they accessible to all and well-overlooked?	DEC1, HC14, ENV5, ENV8	C1, I1, I2, I3, B3, M1, M2, N1, N2, P1, P2, P3, U3, R3	
Has a mix of hard and soft landscaping features, including planted areas, places for people to rest and features that provide opportunities for informal / natural play, been incorporated throughout the development?	DEC1, HC14, ENV5, ENV8	C1, I1, M2, N1, N2, N3, P1, P2, P3, R3	
Are street trees incorporated into the design? If so, have suitable tree species and appropriate planting methods, which reduce maintenance requirements and mitigate potential highway safety concerns, been specified?	DEC1, ENV5, ENV8	M2, M3, N1, N2, N3, R3	
Are landscaped areas species diverse and resilient (to disease and climatic conditions), and utilise native plant species where possible?	DEC1, ENV5	C1, N3	
Do boundary walls and fences incorporate design features that allow for local wildlife to move between gardens?	DEC1, ENV5	N3	
Has a strategy for the long-term management and maintenance of open spaces and landscaped areas been provided?	HC14, ENV5	N1, L1, L3	

Efficiency, Adaptability and Resilience	Local Plan	National Design Guide and National Model Design Code	Achieved? (Y/N)
If not otherwise constrained, does the layout and orientation of buildings help to reduce the need for energy consumption?	DEC1	R1, R3	
Have other design / detailing features that reduce the need for energy consumption been incorporated?	DEC1	R1, R2, R3, L2	
Do any of the proposed dwellings go beyond the mandatory energy efficiency requirements of Building Regulations (Part L)? ³⁶	DEC1	R1, R2, R3, L2	
Do the proposed homes allow for the charging of electric vehicles?	DEC2	M3, L2	
Are any of the proposed dwellings specifically designed to meet the needs of people with disabilities, e.g. through meeting the higher standards for accessible homes (M4[2] or M4[3]) established under Part M volume 1 of the Building Regulations? ³⁷	HC5	H1, L2	
Has integrated, attractive and accessible provision been made for the storage of waste and recycling bins to encourage sustainable waste management?	DEC1	H3	
Has exposure to the impacts of climate change been minimised through appropriate layouts and other measures?	DEC1, ENV3	B2, R3	
Are streets and public spaces green, incorporating plant species that are diverse and resilient (to disease and climatic conditions)?	DEC1, ENV5	N1, N2, N3, P1, P2, P3, R3	
Are features incorporated within the design to mitigate adverse impacts on existing on-site habitats, as identified within supporting Ecological Appraisals?	DEC1, ENV5	I1, N1, N2, N3	
Where appropriate, have permeable surfaces been utilised to help deal with surface water discharge?	ENV3	R3	

³⁶ Compliance with the specified standards is not currently a Local Plan policy requirement.

³⁷ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>. NOTE: Compliance with the specified standards is not currently a Local Plan policy requirement.

Scarborough Borough Council
Planning Services
Town Hall
St Nicholas Street
Scarborough
North Yorkshire

T: 01723 232480

E: localplan@scarborough.gov.uk

W: www.scarborough.gov.uk/localplan

Follow us on Twitter @SBCLocalPlan

www.scarborough.gov.uk



SCARBOROUGH
BOROUGH COUNCIL