



**Wigan Local Development Framework
Built Environment & Landscapes
Evidence Review**

June 2009

**Wigan Council
Environmental Services**

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Table A1	
Title	The Brownfield Guide: A practitioner's guide to land reuse in England
Proponent body	English Partnerships
Status (e.g. statutory, non-statutory)	Non-statutory guidance
Date produced	2006
Why is it relevant to the LDF?	
English Partnerships' recommendations about the supply and use of Brownfield Land.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The Brownfield Guide describes how Brownfield sites may be best considered for reuse, whilst acknowledging that redevelopment may not be appropriate. The document highlights the best practice approach to Brownfield redevelopment adopted by English Partnerships. Its aim is to assist decision makers in arriving at the most appropriate and beneficial reuse of Brownfield land. Brownfield land can contain important habitats and is able to make immense contributions to matters such as biodiversity and flood alleviation, which should be taken into account when considering land reuses. Legislation and regulation together with partnerships aim to: Inform less experienced stakeholders, inform regulators, inform and involve community groups and individuals, while also informing other stakeholders. The Partnerships formed with English Partnerships ensure Brownfield projects include a number of research organisations. CL:AIRE is involved in assessing and reporting on soil treatment methods. Its aim to raise awareness and confidence in sustainable remediation technologies. 	
Opportunities	
<ul style="list-style-type: none"> CL:AIRE (Contaminated Land Applications in Real Environments) is an independent, not-for-profit organisation, established with the support of the Government to stimulate the regeneration of contaminated land in the UK. It helps the industry to accelerate the take up of sustainable remediation technologies and develops methods for monitoring and investigating sites. English Partnerships has a key enabling role to play on helping Local Authorities achieve Brownfield targets. They are targeting areas with the greatest concentration of Brownfield sites relative to deprivation. This includes Wigan. (True?). 	
Issues and constraints	
<ul style="list-style-type: none"> Physical problems: ground instability brought about through the legacy of historic activities such as mining, major underground obstructions such as old foundations and machinery bases, the lack of an adequate services infrastructure, poor access ad local road networks, and contamination. Regulatory constraints, which may relate to environmental protection, tow planning and urban or rural polices. They may include land that that been designated, or adjacent to site of Special Scientific Interest, sites with the wrong type of planning permission or land use allocation. Market conditions, whereby sites not affected to any significant extent by either physical or regulatory issues may still fail to be redeveloped because of a lack of market demand. 	
How could the LDF respond?	
<ul style="list-style-type: none"> Prepare a Local Brownfield Strategy. Identify appropriate land-uses for Brownfield sites in the borough. For example, which are suitable for soft-end uses such as flood water retention, recreation and wildlife? 	

Implications for the sustainability appraisal	
<ul style="list-style-type: none">In particular, the appraisal should recognise that not all Brownfield land is suitable for development purposes. The contribution through encouraging biodiversity and the alleviation of flood risk should be explored.	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A2	
Title	Securing the Future Supply of Brownfield Land: Government Response to English Partnerships' Recommendations on the National Brownfield Strategy (DCLG, 2008):
Proponent body	Department for Communities and Local Government (DCLG)
Status (e.g. statutory, non-statutory)	
Date produced	March 2008
Why is it relevant to the LDF?	
Sets out the Governments response to English Partnerships' recommendations about the supply and use of Brownfield land (as set out in the National Brownfield Strategy).	
Key messages, requirements & objectives	
<p>Nine recommendations were made by English Partnerships under four headline strands. The government's response to each of these has been summarised below.</p> <p>Strand one – Identifying and preparing Brownfield land for reuse.</p> <p>a) Compile local Brownfield strategies in areas of greatest need, providing an input into Local Development Documents using NLUD-PDL 2006 and the policy baseline.</p> <ul style="list-style-type: none"> • <u>Response</u> – PPS 3 requires local authorities to take stronger action to recycle more land by requiring them to prepare Local Brownfield Strategies. • English Partnerships are assisting 74 authorities with technical support including contamination searches and assessments of infrastructure needs. (Does this include Wigan – if so where is the info) <p>h) Assess the physical, regulatory and market problems needing to be resolved in order to return Brownfield land to reuse.</p> <ul style="list-style-type: none"> • <u>Response</u> – Brownfield Land Strategies will identify sites that can be developed and delivered. This land needs to be assessed to determine the barriers that may hinder its reuse. The Government has asked English Partnerships to offer authorities technical advice and support <p>i) Taking steps to prepare the most seriously damaged Brownfield sites and make them ready for the most appropriate forms of reuse.</p> <ul style="list-style-type: none"> • <u>Response</u> – Local Brownfield Strategies will help to identify the extent of problems which need to be addressed to remediate the most seriously contaminated sites. <p>Strand 2 – Safeguarding the Environment</p> <p>b) Ensure that the environment is adequately safeguarded when land is being reused whilst simplifying and streamlining where possible the regulatory procedures that have to be observed.</p> <ul style="list-style-type: none"> • <u>Response</u> – A more integrated approach to the planning and pollution control regime is needed reflecting the fact that both planners and the pollution control authority are making decisions as part of one process on the same development proposal. A protocol (and guidance) is being developed that sets out expectations on collaborative working across the planning/pollution interface. <p>c) Recognise that not all brownfield land is suitable for development purposes but can nevertheless make a contribution through encouraging biodiversity and the alleviation of flood risk.</p> <ul style="list-style-type: none"> • <u>Response</u> – Under the UK Biodiversity Action Plan the list of priority species and habitats included for the first time 'Open Mosaic Habitats on Previously Developed Land'. Defra aims to progress a series of work streams to clarify and develop action plans for such areas. • Developers will need to do more to assess the environmental implications of their proposals for brownfield sites at an early stage and to mitigate where appropriate. The opportunities to improve the management of water and to reduce risk to communities from flooding should be explored. Make space for floodwater by using SUDS, and using Brownfield land for flood storage in the floodplain. This open space can also be used for recreation when not holding floodwater and can support a variety of different habitats for wildlife. 	

Strand 3 – Enhancing Communities

- d) Improve local communities by tackling the visual and economic blight associated with small brownfield sites that may not be economic to reuse on their own.
- Response – English Partnerships and CL:AIRE have developed the CLUSTER initiative. It involves identifying a hub site to act as a centre for processing and treating contaminated soils. It is then possible to clean-up and redevelop a number of smaller sites by sending contaminated soils to the hub site for treatment and then returning the cleaned soils for reuse.
- e) Secure the treatment and long term maintenance of amenity land and other sites that are lacking development potential.
- Response – There is a need to work with local delivery partnerships, community groups and local authorities to empower communities to have an active role in managing the local environment and creating sustainable and thriving communities. Government policy supports the transfer of assets into community trusts.

Strand 4 – Accreditation and skills

- f) Strengthen and improve the process of preparing land for reuse through the accreditation of suitably qualified and experienced practitioners ensure that new practitioners are provided with the necessary skills and training.
- Response – The Government is developing a skills strategy to ensure that sufficient people with the right skills are available to deliver the brownfield agenda. The Government recognises the importance of the SiLC (Specialist in Land Condition) accreditation scheme. This will be embedded within the Brownfield Skills Strategy.
- g) Ensure a more joined up approach to brownfield land reuse on the part of Government and other stakeholders.
- Response – The Government will establish a new National Brownfields Forum, which will oversee the implementation of the National Brownfield Strategy and will report annually on progress.

Opportunities

- A draft Brownfield Skills Strategy will be published alongside this document. This will set out proposals that will help ensure that the supply of Brownfield sites will not be constrained by a lack of relevant skills.
- Nationally, the stock of derelict and vacant land has been decreasing. Local Authorities have also been successful in identifying further potential development land, so called 'latent Brownfield'. Local Authorities are being encouraged to continue these trends.
- English Partnerships has a key enabling role to play on helping Local Authorities achieve Brownfield targets. They are targeting areas with the greatest concentration of Brownfield sites relative to deprivation. This includes Wigan. (True?).
- CL:AIRE (Contaminated Land Applications in Real Environments) is an independent, not-for-profit organisation, established with the support of the Government to stimulate the regeneration of contaminated land in the UK. It helps the industry to accelerate the take up of sustainable remediation technologies and develops methods for monitoring and investigating sites.
- PPS 25 says that planners should use opportunities offered by new development to improve the management of flood water and reduce risk to communities. Through positive strategic planning, the use of brownfield land can achieve multiple benefits: reducing flood risk; enhancing the public realm; and encouraging biodiversity. SUDS should be encouraged.
- The regeneration of brownfield land to woodland.

Issues and constraints

- There is a need for a more joined-up approach (this could also be viewed as an opportunity)
- In order to bring forward brownfield sites a wide range of skills will be required.

How could the LDF respond?

- Prepare a Local Brownfield Strategy.
- Identify appropriate land-uses for brownfield sites in the borough. For example, which are suitable for soft-end uses such as flood water retention, recreation and wildlife?

Implications for the sustainability appraisal

- In particular, the appraisal should recognise that not all brownfield land is suitable for development purposes. The contribution through encouraging biodiversity and the alleviation of flood risk should be explored.

Cross references (General)

Cross Reference (LDF Topic Papers)

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Table A3	
Title	New Tricks with Old Bricks: How reusing old buildings can cut carbon emissions
Proponent body	Empty Homes Agency & Building and Social Housing Foundation
Status (e.g. statutory, non-statutory)	Non –statutory
Date produced	March 2008
Why is it relevant to the LDF?	
<p>Reducing carbon emissions from housing should be a key consideration throughout the LDF if we are to contribute towards emissions reduction targets. However, embodied energy is a factor that may often be overlooked. This study compared the CO₂ given off in building new homes and creating new homes through refurbishing old properties.</p> <p>Six case study homes were studied, (3 new, 3 refurb) all were small semi-detached or end of terrace.</p>	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • There is conflicting information about the most 'carbon efficient' options for delivering housing. Sometimes, it may be beneficial to replace existing stock with newer energy efficient houses, however, in other circumstances the embodied energy required to do this would not be offset by the savings made through operational use unless the buildings lasted for a very long time. These issues should be explored rather than an assumption one way or the other. • Whilst embodied CO₂ emissions associated with building and developing and refurbishing homes are a relatively small proportion of the total CO₂ emissions from housing, omitting them from future projections of domestic CO₂ emissions is highly misleading, overestimating the CO₂ savings new homes can make and underestimating the potential of refurbishing existing homes and returning empty homes to use to help cut emissions. • Reusing empty homes could make an initial saving of 35 tonnes of carbon dioxide (CO₂) per property by removing the need for the energy locked into new build materials and construction. • Over a 50-year period, there is almost no difference in the average emissions of new compared with refurbished housing. (On a CO₂ per m² basis there was almost no difference, both emitting 1.7 tonnes of CO₂ per m²) • Well-insulated new homes eventually make up for their high embodied energy costs through lower operational CO₂ but it takes several decades - in most cases more than 50 years. • Many house builders claim that new homes are four times more efficient than older houses. This study shows that refurbished houses can be as just efficient as new homes. • Different VAT rules apply to the two groups of properties. New build homes are zero rated for VAT purposes. Refurbishment costs are charged at 17.5% VAT. The results show that the average refurbishment costs 39% less than the average new build. 	
Opportunities	
<ul style="list-style-type: none"> • Empty homes in England provide an opportunity to create 150,000 new sustainable homes. • If the rate of VAT on repairs and renovation had been 5% instead of 17.5%, it would have cut the average cost of refurbishment by approximately £10,000 for each house. • The average UK home is responsible for between five and six tonnes of CO₂ emissions every year, approximately a third of which could be saved by adopting simple energy efficiency measures. • Some materials such as timber have relatively low embodied CO₂ costs because only small amounts of CO₂-producing processes, such as sawing, drying and transportation, take place. • Homes that have been empty for more than two years attract a lower rate of VAT for refurbishment costs (zero VAT after ten years). • Most empty homes are in relatively good condition. 	

Issues and constraints

- Embodied CO2 is not widely understood - While there is an abundance of information, advice and action on the operational (daily use) emissions of housing, far less information is available about the energy and materials already locked into buildings and the carbon emissions they represent. Controversy surrounds the issue too.
- There are many environmental effects other than CO2 emissions that occur in making products. For example emissions of toxins, water use and habitat loss, which are not taken into account or only obliquely considered in measuring embodied CO2.
- During construction the bulk of the additional embodied CO2 was used in brickworks (i.e. bricks, blocks and mortar).

How could the LDF respond?

- Several policy statements support refurbishment when appropriate – e.g. PPS 3 (Para 31) & Minerals Policy statement 1(Para 9). Using carbon lifecycle assessment could help guide appropriate schemes.
- Use of life-cycle assessment to determine the most sustainable option (i.e. the lifetime CO² cost).
- Encouraging and specifying higher levels of the Code for Sustainable Home will help to ensure that the embodied energy cost is 'paid back' much quicker through operational savings.
- Encourage the use of materials with lower embodied energy, such as timber.

Implications for the sustainability appraisal

- Consider embodied carbon issues through energy objectives of the appraisal framework.

Cross references (General)

Cross Reference (LDF Topic Papers)

Energy
Housing

Table A4	
Title	<u>Developer Strategies for Sustainable Development in the UK – Redevelopment versus refurbishment and the Sustainable Communities Plan.</u>
Proponent body	Professor Dr, Frances Plimer, Ms Sarah Kenney & Mr Mike Waters from The College of Estate Management – <i>presented at a Royal Institution of Chartered Surveyors event held in Hong Kong.</i>
Status (e.g. statutory, non-statutory)	Non statutory
Date produced	May 2007
Why is it relevant to the LDF?	
The overall aim of this study was to critically examine residential developer attitudes to measuring sustainability (using indicators), with particular reference made to the redevelopment and refurbishment debate. A survey was carried out amongst a wide range of residential developers.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • The issue of redevelopment of existing dwellings or their retention and refurbishment is complicated by the long-standing debate amongst the UK development sector surrounding the retention of buildings which are seen to contribute to the heritage of a location, and particularly within the realm of urban redevelopment. • To reflect truly sustainable practice, schemes should be assessed on a whole life cost basis, with equal consideration to the social and environmental benefits over the entirety of the useful life of the building (e.g. energy performance, public transport facilities and health care), and not merely on the initial construction costs. • Most survey respondents (68.8%) had not been involved in conservation-led regeneration projects, suggesting that UK house builders are still focusing on new build projects. • It is not enough that the assessment be based on initial construction vs. refurbishment costs. Energy savings must last and be assessed over the entire useful life of the building and it is important, therefore, that whatever measures are devised and adopted, they reflect the whole life-cycle costs. 	
Opportunities	
<ul style="list-style-type: none"> • UK construction firms generate more than 70 million tonnes of waste each year and according to the BRE (Building Research Establishment) up to 80% of this waste could be reused. • Public perception is generally extremely supportive of retaining existing dwellings, seeing them at least in part as contributing to the sense of place, and therefore the sense of belonging, and heritage associated with the location. • The Government is increasingly attempting to control the environmental standard of residential property through the planning system. • Amongst private housing developers, lower construction costs, greater speed in delivery time of a completed scheme and the ability to incorporate modern day design and layout appeared to be key 'push' factors favouring demolition and new build. • Building into properties the mechanism whereby they can be dismantled (not demolished) at the end of their useful life and components reused. 	
Issues and constraints	

- While developers are able to reclaim value-added tax (VAT) on expenditure on new build, they are unable to reclaim the 17.5% VAT on refurbishment projects – this additional cost can be make or break for the financial viability of a proposed scheme. Thus, the UK tax system discriminates against refurbishment and in favour of demolition and new build.
- Sustainability indicators can be meaningful provided that they are applied at the appropriate level. However, there is a lack of consensus in the literature about what indicators should be used to measure sustainability and how these indicators should be measured and scored.'
- It has been shown that UK practitioners have been slow to adopt measures of sustainability, largely due to economic and financial considerations, together with the omission of a well-established consumer market for eco-property in the residential sector.
- There appeared to be minimal take-up of commercially available sustainability toolkits amongst respondents.
- Monitoring of sustainability was distinctly lacking.
- In general, financial cost was the principal barrier to refurbishment. All elements of the costs related to residential refurbishment were mentioned as being higher per square metre compared with new build.

How could the LDF respond?

- Explore / improve monitoring indicators for sustainable design/construction.
- Use of lifecycle assessment.
- Provide policy direction on the reuse of existing buildings as a viable alternative to new build.
- Make links between refurbishment options and retaining the sense of place and heritage associated with locations – take these factors into account along with whole life environmental impacts.

Implications for the sustainability appraisal

- Use sustainability appraisal to assess the economic, social and environmental costs of proposals rather than just considering financial factors. Make use of whole-life costing if possible.

Cross references (General)

Cross Reference (LDF Topic Papers)

Housing
Energy
Waste

Table A5	
Title	Public Space Lessons: Adapting Public Space to Climate Change (Briefing note)
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non statutory
Date produced	July, 2008
Why is it relevant to the LDF?	
Urban green spaces form a natural infrastructure that is as critical to support urban life as streets, railways, drainage and sewers – and just like these it is infrastructure that needs investment.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Spaces that are softer, greener, more organic and natural will store water and are critical to modifying urban temperatures. • Green spaces with a generous planting of trees link to form a network offering cooler, cleaner air. • All across the UK, rainwater has to be harvested to avoid wasting energy and generating emissions on cleaning water for irrigation. • Decisions must take account of local circumstances and be based on good baseline information. • Properties that don't have trees, green space and water are not going to be attractive prospects, because they will be uncomfortable places to be in without significant air conditioning. • Adaptation investment should include mitigation of climate change where possible as well. That way, the future could be less harsh than some predictions suggest. 	
Opportunities	
<ul style="list-style-type: none"> • Trees have an important role to play in climate change adaptation. For example, cooling the air and shading buildings. • Use of GIS to identify and map areas 'at risk' from climate change. • Section 106 agreements can be used to require developers to pay a fee or contribute a proportionate share of open space and recreational facilities elsewhere within the same community. Carefully thought out, this can have benefits for biodiversity, recreation and water storage. • Adapting for climate change often brings with it surprising extra economic, social and other environmental benefits (<i>for example: decreased tenancy turnover, improved recreation, for wildlife and carbon absorption</i>). • Environmental features will be a major selling point, particularly as climate change impacts become more noticeable. • Community involvement in adaptation schemes can help them gain support and planning permission. • Maximise the space you have and make the most of vacant or redundant space that could contribute more to climate change adaptation. 	
Issues and constraints	
<ul style="list-style-type: none"> • Planning policy that encourages higher urban densities can put pressure on green spaces. In particular, small-scale local spaces, which will make life in a warming city more tolerable, are being permanently lost to development. 	
How could the LDF respond?	

- Assessment of open space needs and standards could incorporate an assessment of needs for climate change adaptation, leading to a more holistic approach to green space planning, design and management.
- Green space / green infrastructure policies should be included in the Core Strategy. This could be supplemented by a strategy to identify the amount of green cover needed, make the case for improving green provision during regeneration, and reinforce the need for sustainable water supplies.
- Identify areas at risk so that adaptation strategies can reduce exposure (through prevention) or vulnerability (by increasing resilience).
- Use the planning system to release funding and achieve progress on the ground.
- Aim for integrated design solutions for adaptation, for example SUDS, which can combine their drainage function with other uses such as recreation and space for development.

Implications for the sustainability appraisal

- Climate change mitigation and adaptation should be a key part of the appraisal framework.
- Use the appraisal to identify opportunities for adaptation using public open space. Identify the links between different aspects of sustainability and support options that have multiple benefits.

Cross references (General)

Cross Reference (LDF Topic Papers)

Energy
Natural Resources and Pollution

Table A6	
Title	Draft Heritage Bill
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	April 2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The Bill unifies the designation and consent regimes for terrestrial heritage assets, and transfer responsibility for designation of these assets in England from the Secretary of State to English Heritage; it will also reform the marine heritage protection regime in England and Wales by broadening the range of marine historic assets that can be protected and bringing greater flexibility to the licensing system. As the accompanying Impact Assessment makes clear, the main benefits of the reforms introduced by the draft Heritage Protection Bill are non-monetisable, and may be best expressed in terms of public value and sustainability. The benefits of the reforms set out in this Bill are that they enable us to preserve the historic environment and manage its transition to the future, in the light of both present values and in the interest of future generations. The draft Bill is based on the proposals set out in the White Paper, Heritage Protection for the 21st Century (March 2007). The Bill is currently divided into 6 Parts. These Parts are as follows: Part 1: Heritage registration Part 2: Control of works and prevention of damage to registered heritage structures Part 3: Other effects of registration Part 4: Marine heritage licences Part 5: Historic environment records Part 6: General The heritage registers for England and Wales: duty to keep registers. This clause defines the heritage authorities in England and Wales as English Heritage and the Welsh Ministers respectively and establishes their duties to compile and maintain, by keeping up to date, a register of heritage assets in their separate jurisdictions. Heritage structures This clause sets out the range of assets capable of being heritage structures and the test used to determine whether they should be registered – the ‘special interest test’. Heritage open spaces This clause sets out the range of assets capable of being heritage open spaces and the test used to determine whether they should be registered – the ‘special interest test’. Special interest This clause sets out further details on the special interest test. <i>Subsections (1) and (2)</i> define the principle of ‘group value’, which may be taken into account by the heritage authorities when determining the special interest of an individual heritage structure or heritage open space. In effect it means that an asset that may not be of special interest on its own might be of special interest considered in context with other assets with which it forms a group, such as an individual house that forms part of a crescent. This principle would also apply to assets which, though spatially dispersed, have a functional connection - for example, a national network of radar or early warning stations. Compiling and amending heritage registers These clauses establish that the heritage authority must not add a terrestrial heritage asset to the register (whether as a registered heritage structure or a registered heritage open space), or remove such an asset from the register, without (among other things) undertaking a formal consultation process. Procedure for material amendment of register entry This clause provides that the heritage authority must not make a material amendment to an existing 	

register entry for a terrestrial asset without undertaking a formal consultation process. It further provides that applications to increase or reduce the extent of a registered terrestrial asset must follow the procedures set out in subsequent clauses.

- Meaning of “consultation”**
This clause defines consultation for the purposes of this Bill as inviting written representations in accordance with the appropriate procedure (as defined by subsequent clauses) and taking into account those representations received during the consultation period.
- Inviting representations: registrable structures**
This clause sets out the consultation procedure that is required to be undertaken before a heritage structure can be registered or, if it is already registered, before its register entry can be amended or removed. It requires that the heritage authority invite written representations from each owner, the local planning authority, the relevant national amenity society, any person who made a request to include the structure in the register or for the register entry to be amended or removed, or any other person deemed appropriate in the light of their special knowledge or interest in the structure concerned or those of its type. The invitation must specify the period for response, which must be at least 28 days.
- Inviting representations: registrable open spaces**
This clause sets out the consultation procedure that is required before a heritage open space can be registered or, if it is already registered, before its register entry can be amended or removed. It requires that the heritage authority formally consult each owner, the local planning authority, the relevant national amenity society, any person who made a request to include the open space in the register or for the register entry to be amended or removed, or any other person deemed appropriate in the light of their special knowledge or interest in the open space concerned or those of its type. Such persons must be given at least 28 days in which to respond.
- Provisional registration, End of provisional registration and “Relevant applications” for purposes of section 12**
These clauses introduce the concept of interim protection. This concept ensures that any asset being considered for registration will be given the same level of protection as if it were registered. Clause 11 establishes that interim protection will begin from the decision to carry out formal consultation, when the heritage authority will provisionally enter the details of the asset into the register (marking the entry as a provisional registration) and simultaneously initiating the formal consultation process. Clauses 12 and 13 establish that interim protection will end either when the heritage authority decides that the asset should be registered (in which case the provisional marking on the register should be removed and the asset will become fully registered), or where the heritage authority decides that the asset should not be registered and the period for appealing against or reviewing that decision not to register has expired with no appeal or review being made, or any appeal or review process has been concluded without the heritage authority’s decision being reversed, or the appeal has been withdrawn (in which case the entire entry will be removed from the register).

Opportunities

- Schedules, covering:
- Conservation Areas
- Crown Land
- English Heritage Grant and Loan-Making Powers
- The Receiver of Wreck
- Osborne House
- Public Statues

Issues and constraints

- Due to time restriction not everything was looked at in detail. However this is set to be addressed in the next version of the heritage bill.

How could the LDF respond?

- The LDF could take this into consideration and the guidance produced on conservation areas and listed buildings would highlight the main issues to the residents of the borough.

Implications for the sustainability appraisal

Consider embodied heritage issues through the objectives of the appraisal framework.

Cross references (General)

Cross Reference (LDF Topic Papers)

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Table A7	
Title	Planning Policies for Sustainable Buildings
Proponent body	LGA
Status (e.g. statutory, non-statutory)	Non statutory guidance
Date produced	October, 2006
Why is it relevant to the LDF?	
This report recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • reduce uncertainty for planners and developers; • support development control officers in the efficient use of their time and effort; • increase the likelihood of a step change in the environmental performance of buildings being achieved; • Provide the critical mass for markets in materials, products and technologies to achieve a new economy of scale, reducing unit prices. • In developing their LDF, LPAs have a duty to apply both national and regional policies in the local context and based on evidence relevant to the local area. 	
Opportunities	
<ul style="list-style-type: none"> • The annual monitoring report needs to provide a clear framework to show progress against all development plan objectives, including sustainable building policies. Success criteria must be established in relation to each sustainable building policy, which are straightforward to collect and collate. For example, one test could be compliance with sustainable building policy for all applications, major applications and appeals. • The inclusion of sustainability measures in new homes, will have measurable positive effects on the environment, but can also result in cost savings for the home owner. The Environment Agency estimates that it only costs £800 per house to achieve a 25 per cent improvement in the overall sustainability of that home (using 2002 building regulations as a baseline). • It is recommended that standards and targets when used should be set at a level that is challenging yet achievable for all, or represents current best practice in existing regional or local policies. Policies should set requirements for standards that have to be achieved, rather than encouraging a particular approach or technology. This retains flexibility for the developer and design team in how the standard can be achieved. Some of the policies are currently only appropriate for major planning applications. 	
Issues and constraints	
<ul style="list-style-type: none"> • Developers need a level playing field - our research has reinforced the message that if all developments require a higher sustainability standard then this will be a fairer system than at present, where there are few incentives for developers to choose sustainable features and Methods of construction. • There are many areas which the project partners would like to have covered, but insufficient Policy background and information sources are currently available. • Some LPAs are concerned about the ability of the construction industry in their area to respond to the challenges and do not want to be seen to set impossible standards; • Some LPAs consider development pressure in their area is not sufficiently robust to support Application of the policies. 	
How could the LDF respond?	
<ul style="list-style-type: none"> • Now is a crucial time to influence the content of local development frameworks, and taking action now to include how some of the suggestions will reflect the urgency of climate change and other local resource issues, and ease the incorporation of the <i>code for sustainable Homes</i> and the new PPS on climate change into LDFs in the future. • Explain the council's commitment to climate change mitigation and adaptation. • Specific measures to be included in the proposed development will depend on the local conditions. 	

However, measures could include: green or brown roofs; bird and bat boxes; links to wildlife corridors; wildlife ponds and other habitats; selection of native species.

- Recognise the importance of external private open space which is important for wildlife as a potential corridor, recreation and access. External private space such as allotments and gardens can contribute to sustaining biodiversity, sustainable drainage, and opportunities for composting and create healthier, more attractive places.

Implications for the sustainability appraisal

- The appraisal should include ecological survey data, with both relevant desk and field studies carried out at an appropriate time of year. The ecological appraisal should provide recommendations on protection, enhancement and management of biodiversity on the site (both in the design of the buildings and the landscaping elements) and if necessary or justified, mitigation. Special attention should be given to assessing the impact on nearby protected sites and taking account of the unavoidable climate change anticipated in the locality over the lifetime of the development.

Cross references (General)

Cross Reference (LDF Topic Papers)

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Table A8	
Title	Sustainable Design, Climate Change and the Built Environment (Briefing note)
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non statutory
Date produced	2007
Why is it relevant to the LDF?	
<p>This briefing sets out what CABE will do to address the issues of sustainable design, climate change and the built environment and the action we think is urgently needed from the public and private sectors. It is intended for policy makers in central, regional and local government, public sector bodies, and key players in the construction and development industry.</p>	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • From CABE's perspective, sustainable design and good design are mutually reinforcing. Design quality is not just defined by how a building, space or place looks, but by how it functions, how it meets the social, economic and environmental needs of the people it serves, and how it can be managed and adapted as those needs change over time. • Strategic urban design, masterplanning and the management of buildings, spaces and places must be essential parts of any sustainable development or climate change strategy. • The majority of an average individual's carbon emissions come from their use of shared infrastructure and services, such as schools, hospitals, roads and airports, and the production and transportation of food. Reducing emissions is therefore not just about the design and management of individual buildings and changing individual behaviour but about planning and designing for sustainability at the scale of neighbourhoods, cities and regions. • It is sensible to address the causes and effects of climate change sooner rather than later. • Dealing with climate change is about delivering and maintaining environmental infrastructure. Environmental processes are at the heart of social, physical and economic regeneration. • It will almost always cost more upfront to achieve higher sustainability standards but public sector expenditure should be assessed on the basis of whole-life costs and benefits and the opportunities for economies of scale over longer time periods. • Carbon emissions from existing homes are of greater significance than those from all the new homes that will be built by then 2050. We need a new initiative for upgrading existing homes to the lowest possible carbon standards. • Designing for environmental, social and economic sustainability is essential and leads to better places and a higher quality of life. 	
Opportunities	
<ul style="list-style-type: none"> • There is huge potential for government and the public sector to lead by example. Public sector contracts should set out stringent specifications for sustainability. • We are now seeing many more projects coming through design review that aspire to reduce their environmental impacts and make a positive contribution to social and economic welfare. But these proposals often display only partial consideration of the issues. For example, a low energy building may have a green roof and grey water recycling but be located in an out of town Business Park only accessible by car. • Carbon offsetting for new housing developments could be linked with investment in improvements to the energy efficiency of existing homes and neighbourhoods and investment in well irrigated, multi-functional green space (Local money would also stay in the local economy and bring benefits beyond climate change). • CABE seek to make sustainable refurbishment of the built environment socially desirable and economically viable through lobbying for the removal of VAT on work on existing buildings.] • Even though the UK contributes a relatively small percentage of global carbon emissions from within our borders, many people look to the UK for leadership on climate change. This is partly because the UK does not routinely see subsidy as a solution and because English is the common language of industry. There is a real opportunity to gain a competitive advantage by doing so, positioning the UK as a world leader in the business of using sustainable design to address the challenge of climate change. 	
Issues and constraints	

- There is still a business-as-usual mentality and a piecemeal approach to sustainability. The result is that things are not being done on a big enough scale to make a difference.
- CABE research has revealed clear gaps between policy aspirations and what has been built in the past in this country.

How could the LDF respond?

- Explore the use of a local carbon offset fund to support energy efficiency / renewables programmes for existing building stock (*when new development cannot meet emissions reductions targets*).
- Use the Community Infrastructure Levy to secure climate change mitigation and adaptation measures.
- Expand the concept of sustainable design to include neighbourhood layout and wider functions.
- Make use of green infrastructure policy to achieve sustainable places. *I.E. multiple benefits for biodiversity, recreation, water management, urban cooling.*
- Set ambitious policy standards for design/sustainability in all new developments – gather evidence to support such policies.
- There should be greater emphasis on linking core spatial planning strategies with climate change strategies to ensure mutual reinforcement of objectives and targets.

Implications for the sustainability appraisal

- Apply sustainability appraisal to Area Action Plans, Master Plans and other proposals that aim to shape places.
- Supports the inclusion of climate change as an underlying objective of the appraisal framework.
- Use of whole life costing to evaluate sustainability.
- Consider 'high quality design' as one and the same thing as 'sustainable design'. Break away from the traditional view of design as 'aesthetics' and heritage conservation.

Cross references (General)

Cross Reference (LDF Topic Papers)

Energy
Housing
Accessibility

Table A9	
Title	Achieving a Suburban Renaissance – The Policy Challenges
Proponent body	TCPA
Status (e.g. statutory, non-statutory)	Non statutory
Date produced	2007
Why is it relevant to the LDF?	
The document highlights the government policy, sustainability and housing growth. By paying particular emphasis on regeneration needs, district centres and the economy/employment, with a selection of recommendations.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Suburban-style housing is popular. The challenge is to: <ul style="list-style-type: none"> • increase the supply of suburban-quality homes at a density that provides a range of housing for families with a mix of tenure – and which avoids the over-concentration on high-density flatted homes that is seemingly becoming the norm; • provide adequate land to meet these diverse needs at a reasonable density – this could involve releasing some land in the green belt in a controlled way that creates sustainable neighbourhoods; • manage the design quality of new smaller developments in suburban locations to enhance an area's quality, and particularly to avoid detracting from it; and • develop effective mechanisms which ensure that local public services are provided alongside new house building, particularly where a large number of small developments have an incremental impact on demand. • Some suburban areas have pockets of social deprivation and are in physical decline. The challenge is to: <ul style="list-style-type: none"> • draw up an outline of the regeneration needs of suburban areas, clearly identifying the causes of decline and approaches to addressing them; • develop public and private funding streams which are flexible enough to tackle pockets of high levels of deprivation and also the needs of suburban areas close to the tipping point, where small amounts of money for smaller projects can make the difference; and • encourage leadership from within local authorities to spearhead projects that give suburban areas a feeling that they are cared for. • In the face of the growth of out-of-town and major urban centres, the challenge is to: <ul style="list-style-type: none"> • develop policies and programmes which introduce new uses into smaller suburban centres that meet the needs of the local population, to support local retailers, and to identify niche markets they can serve; • develop new forms of town centre management for smaller centres; and • manage the growing night-time economy to minimise the impact on and maximise benefits for older suburban residents. • There is potential for initiatives to create jobs in suburban centres. The challenge is to: <ul style="list-style-type: none"> • identify a new economic role for the suburbs which enables their residents to work locally rather than having to commute into the urban centre; and • integrate suburban employment markets into the wider area, and particularly with other suburbs. • Cities and their hinterlands are becoming increasingly interdependent, which is reflected in the increasing currency being given to the city-region concept. The challenge is to identify a niche, other than providing housing, for suburban areas in this rapidly changing economic landscape. 	
Opportunities	
<ul style="list-style-type: none"> • Recognise that suburbs have distinctive needs; carry out a fundamental review of the existing framework for planning and managing suburbs; and develop, within the context of existing planning and funding strategies, a new approach to managing growth in the suburbs and addressing their social, economic and environmental needs and sustainability issues. • Consider amending PPS1 to safeguard the qualities of suburban living, giving a greater role for character appraisals in the planning process. Its emphasis on compact urban centres should reflect PPS3's flexibility on local authority housing density targets. There is a need for greater consideration of how the new models for sustainable suburbs being developed in the UK and Europe can be widely applied. Good practice guidance being developed as part of PPS1 could encourage these models. • Within the context of PPS1 and PPS3, develop a new policy structure for the selective development of 	

appropriate Greenfield sites, including those in the green belt (to be implemented through regional spatial strategies and local development frameworks) in regions where there is insufficient Brownfield capacity to support the range of housing densities and development types necessary to meet the full range of housing needs.

Issues and constraints

- Examples of medium-density housing developments that combine the social advantages of suburban living with high environmental performance. The challenge is to:
 - develop policy which ensures that they are built on a large scale; and
 - develop the policies to revitalise town and district centres that are central and to addressing car dependency in existing suburbs
- People are moving increasing distances from the urban cores to secure suburban-quality housing. The challenge is to stop this population cascade by accommodating aspirations for suburban housing within urban areas and increase house building within suburban areas without affecting, or preferably while also improving, their offer.

How could the LDF respond?

- Use the flexibility within PPS3 to develop a range of housing density targets in order to secure a variety of new suburban-style housing for families with children (as well as for smaller households) in the suburbs.
- Introduce character appraisals to ensure that new housing development fits into the suburbs, giving as much attention to smaller infill schemes as to larger developments.

Implications for the sustainability appraisal

Consider the density in planning future development.

Cross references (General)

Cross Reference (LDF Topic Papers)

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Table A10	
Title	Climate Change Adaptation by Design
Proponent body	TCPA
Status (e.g. statutory, non-statutory)	Non statutory
Date produced	2007
Why is it relevant to the LDF?	
<p>Even if we make significant reductions in emissions tomorrow, the lag in the climate system means that emissions we have already put into the atmosphere will continue to affect the climate for several decades to come. Adapting to climate change is therefore an essential part of ensuring our communities remain desirable places to live and work.</p>	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Different adaptation strategies will need to be implemented in different places. Certain measures are applicable to rural areas but not in urban areas and vice versa. • Without an understanding of both mitigation and adaptation there is a danger that actions taken to address one could actually make the other worse. For example: higher densities have been promoted as a way of improving the overall energy efficiency of the urban area. However, if density is too high this can exacerbate the urban heat island effect and increase the likelihood of urban flooding. • The built environment generally has a design life of 40–100 years, and the urban form has even greater longevity. • Adaptation is an essential component of truly 'sustainable development'. • Hotter temperatures will lead to greater demand for urban greenspace, blue (water) infrastructure, open spaces and shading. • Engagement with local communities is crucial to developing adaptation actions that will work best on the ground. • Seek opportunities to incorporate adaptation into new and existing developments. • The need to understand existing vulnerabilities to climate change and identify critical thresholds – to help guide adaptation strategies. • When allocating land in development plans or deciding applications for development, decision-makers should demonstrate that there are no reasonable options available in a lower-risk category, consistent with other sustainable development objectives. • Sustainable Community Strategies should set the overarching framework for delivering climate change mitigation and adaptation. • Efforts to maximise shade in summer will need to take account of the need for light and warmth in winter. • Reduce flood risks to and from new development through location, layout and flood resilient design. Use SUDS. Make space for water. • Flood attenuation, or provision of temporary water storage capacity during flood events, to reduce peak flows. This includes creation of flood retarding basins and sacrificial areas (e.g. sports fields and car parks) that flood during extreme events. • New developments need to be carefully assessed to ensure that they are built to cope with flood risks as they change over time and that risks in adjacent areas are not exacerbated. • It is essential that flood risk management takes account of interactions over the whole catchment – this integrated approach underpins the Water Framework Directive. 	
Key technologies	
<ul style="list-style-type: none"> • SUDS / Green roofs. • Flooding – one way valves, flood resilient materials, location of electrical equipment, raising damp proof courses, removable flood barriers. • Cool roofs, building and pavement materials - offer an effective way of reducing urban temperatures • Rainwater harvesting and storage – reduces demand on mains supply and helps regulate storm floods. • Greywater recycling - Reduces demand on mains supply, reducing upstream energy and environmental costs. 	

Opportunities

- Adapting towns and cities to climate change offers enormous potential for creating high value, quality places where people and businesses will want to spend time.
- Climate change presents opportunities to develop new services and products that respond to changing customer preferences. The first to seize these opportunities can gain an 'early mover' competitive advantage.
- Evidence of 'climate-proofing' can enhance an organisation's reputation with its stakeholders. Adaptation can also protect investments, reduce health risks, and reduce insurance costs.
- Many adaptation strategies offer multiple benefits.
- Greenspace and trees offer a way to cope with hot weather (through shading and evaporative cooling), but are themselves vulnerable to decreased water availability, rising temperatures, and changing patterns of disease and pests.
- Vernacular architecture in other countries may offer inspiration for adapting to a future climate. (Although these strategies may not be entirely appropriate for the UK).
- Building regulations require increased energy efficiency, but future regulations will also increase buildings' resilience to climate change.
- The Government is developing an Adaptation Policy Framework (APF).
- Public sector land and property owners have a significant opportunity to establish property investment policies which require adaptation.
- Suburban areas characterised by lower densities offer more versatile spaces for developing adaptation solutions. Rural-urban fringes, where densities are likely to be low, provide space for large scale strategies such as strategic green space infrastructure and flood storage.
- Upland planting can reduce soil erosion, and green roofs can help to manage high temperatures in buildings. Green roofs can also extend roof life, reduce air pollution, manage storm water runoff, reduce the urban heat island effect and benefit biodiversity.
- Flood risk management measures should provide added health, ecology and leisure benefits by enhancing the quality of public space.
- Treating and distributing water for human use requires substantial energy resources. Reducing the amount of water used can therefore make a significant contribution to reducing emissions.

Issues and constraints

- The existing building stock, which is replaced at a rate of less than 1% yearly, presents a bigger challenge than new development. Action is needed to make existing communities more resilient to climate risks.
- Higher summer temperatures will have serious implications for human comfort, overheating and heat stress.
- Higher summer temperatures will lead to increased demand for cooling in buildings, particularly within high density areas where the UHI effect is most pronounced.
- An obvious adjustment to hotter weather is to open windows and doors. This may result in knock-on impacts, such as greater risk of crime, noise and pollution. Innovative planning, design and technological solutions will be important for managing these risks.
- Changing patterns of precipitation will have significant implications for flood risk, water resources and availability, and water quality. This could affect human health and damage buildings and their contents.
- Green infrastructure is a vital element in adapting and mitigating climate change. However, Greenspace, be it public or private, is often sacrificed in the course of urban development.
- While climate change adaptation presents opportunities, potential conflicts exist between different objectives. Narrow, tall streets can reduce heat risks during hot summers, but they may also aggravate winter gloom. Buildings designed to minimise energy use for winter heating may be susceptible to overheating problems in the summer if future climate is not taken into account.
- Climate change is putting additional pressure on current water resource management systems, and traditional responses may not be adequate in the future.
- Shrinking and swelling of the ground is one of the most damaging geohazards in Britain today. The

British Geological Survey produces a national GeoSure dataset that identifies those areas that are currently most at risk.

How could the LDF respond?

- A climate-sensitive development checklist could be incorporated into an SPD on sustainable development or sustainable design and construction.
- Policies on adaptation should be included in the Core Strategy which acknowledge the multiple benefits such approaches can accrue (such as for biodiversity, flood management, urban cooling etc...)
- The attachment of planning conditions and obligations is an effective way of controlling local development (e.g. by requiring SUDS to manage pollution and flood risk).
- Area Action Plans (AAPs) can help identify areas or properties that are at risk from flooding or other hazards. AAPs can also complement Core Strategies where significant change is proposed by providing climate change policies relating specifically to the developments proposed.
- Consideration of the current and likely future capacity of water resources and wastewater treatments should be incorporated in masterplans, concept statement or Area Action Plans.

Implications for the sustainability appraisal

- All plans that form part of LDFs should be climate proofed through SA.
- Climate change must be considered at various stages of the SEA / SA process.
- Prepare assessments of flood risks that contribute to SA / SEA.

Cross references (General)

Cross Reference (LDF Topic Papers)

Energy
Housing
Natural resources and pollution

Table A11	
Title	Building for Life
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2005
Why is it relevant to the LDF?	
Provides guidance on what should be incorporated into new developments, which looks at 20 questions with guidance to answer each in order to provide a secure and attractive design.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Good design in housing can: <ul style="list-style-type: none"> • help improve people's well being and quality of life • benefit public health • increase property values • cut crime. • A well-designed neighbourhood will provide accommodation that meets the needs of single person households, small and large families as well as offering live-work possibilities. <p>A mix of housing types and uses can create more attractive residential environments with greater diversity in building forms and scales.</p> <ul style="list-style-type: none"> • Housing should be able to respond to changing social, technological and economic conditions. • A well-designed development should be easy to get to and move through, making the most of existing or proposed facilities in the area. This needs roads, footpaths and public spaces which link into well-used routes. • The building layout should be the priority in any new housing development. • Architectural quality is about being fit for purpose, durable, well built and pleasing to the mind and the eye. 	
Opportunities	
<ul style="list-style-type: none"> • Appropriate community facilities and services, such as open spaces, crèches, day-care and health services, local pubs and other places for residents, are important. • Stable economic, social, environmental and cultural benefits. 	
Issues and constraints	
<ul style="list-style-type: none"> • A poor mix of housing tenure can lead to a social imbalance and result in unsustainable communities. 	
How could the LDF respond?	
<ul style="list-style-type: none"> • A maintenance plan needs to be in place from the start to guarantee long-term success. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • Design should be considered throughout the LDF process. 	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS3 Housing PPS1 Sustainable development PPG 17 Open Space PPG15 Historic Environment	

Table A12	
Title	Urban Design Compendium 2
Proponent body	English Partnerships/CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	September 2007
Why is it relevant to the LDF?	
Sets out guidance for the design aspects of the LDF.	
Key messages, requirements & objectives	
<p>The Compendium reduces the risk by providing guidance and examples of how problems can be overcome; this Compendium provides guidance on the processes which lead to successful villages, towns and cities.</p> <p>Good design policies are needed if we are to raise the quality of places being delivered. There is now strong support for good urban design in national policies but this needs to be carried through to local level if it is to have real impact on the places in which we live.</p> <p>To achieve this:</p> <ul style="list-style-type: none"> • Good urban design requires political will, leadership, appropriate policies and a sustained determination to raise standards. It also requires a long term view, typically over a generation • Effective policies need to provide support for urban design at every level, from the strategic to the local • Those determining planning applications must be given the confidence and skills to evaluate proposals and demand quality <p>Good urban design should be sustainable design. The success of a place is about how it works, not just how it looks. To deliver places that will be successful and sustainable in the long term requires an integrated approach at the design stage. Urban design can bring together solutions to wide-ranging issues, such as environmental performance, use of resources, stability of communities and economic viability</p> <p>To achieve this consideration should be given to:</p> <ul style="list-style-type: none"> • Operation and functioning of the design team • Implications of energy requirements on urban form • Making places work better – improving viability and sustainability through having appropriate uses, densities and building in flexibility <p>Good urban design can add economic value by creating areas where people want to spend time and money. Well designed schemes can help transform areas. By creating places that are safe, walk able, well connected with access to facilities and employment opportunities good design can also deliver a range of social and environmental benefits.</p> <p>Applying urban design principles does not necessarily add costs but requires careful consideration of how the urban structure, spaces and buildings and landscape are arranged.</p> <p>Ensuring places deliver value requires:</p> <ul style="list-style-type: none"> • A commitment to achieving high standards of design • An understanding of how good design can add value • Mechanisms to support good design • The right tools to select developers willing and able to create successful places <p>Steering a project through its detailed stages to secure planning and technical approvals is a critical stage of delivery. Many potentially excellent schemes falter at this stage and fail to meet initial expectations. It requires patience, determination and understanding of both the design aspirations and the technical processes if the design and quality of the scheme is to be delivered.</p>	

To ensure quality places are delivered:

- Continue to work collaboratively so all bodies understand the vision and design principles required to deliver it
- Ensure that the most important elements of transport, streets and utilities can be provided in ways that will improve quality of life into the long-term
- Maintain the focus for high quality throughout the construction phase

Design should be only the start of quality. Quality of life is partly determined by a person's ability to shape their surroundings. The physical form and management of a place will either encourage or discourage their desire and ability to interact with the place and the people they meet there. Good places that are actively managed and safe will encourage a positive neighborliness and a sense of belonging.

To ensure places function effectively in the long term they must:

- Be safe, well maintained and well managed
- Have the right management structures for people who live and use the place to be able to influence what happens there
- Have active support and resources to enable them to function in the long term

Opportunities

Issues and constraints

- In planning and designing the built environment, we need to learn from completed schemes: the quality of the end product, how well it serves its users, and what legacy has been left for its governance and management. We need to be able to recognise good schemes, understand what works and what does not, and feed this back to our working practices. We can build on the successes of the past.
- Good urban design can create places people will value for generations to come. They will meet the needs of those who live, work and spend time there. They will remain attractive through their use of high-quality materials and their good management.
- To understand fully what has worked, we should talk to those who live and work there. They can highlight the benefits of the location, and any practical problems caused by design and management. Consideration should also be given to the qualitative impacts of good design, such as health and social well-being.

How could the LDF respond?

The document sets out a vision and proposals for an urban extension or new neighbourhood centre, district or neighbourhood regeneration; or the promotion of a centre or area and its opportunity sites. The document requires development briefs or masterplans to be subsequently prepared Indicative strategy for a specified area or site, involving urban design concepts and informed by preliminary technical appraisals and viability testing.

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (LDF Topic Papers)

Table A13	
Title	Tall building Advice Note
Proponent body	Wigan Council
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	September 2008
Why is it relevant to the LDF?	
It provides additional guidance on the specific issues relating to planning applications for tall buildings. It will be used to support the LDF policies as a material consideration in the assessment of planning applications.	
Key messages, requirements & objectives	
<p>A tall building is defined as:</p> <ul style="list-style-type: none"> • A building over 18 meters in height • A building of any height, which is substantially taller than the predominant height of the buildings in the surrounding area; • A building that would make a significant impact on the skyline. 	
Opportunities	
<p>Outline planning applications will only be required when trying to establish the principle of a tall building. The council require tall buildings to be submitted as a full application as a preferred option.</p> <p>In conjunction with national policy on tall buildings all submitted applications must provide a Design and Access Statement as part of the application. This must include the following information:</p> <ul style="list-style-type: none"> • The relationship to the context – including visual material • The architectural quality and built form – including the rationale for the form and design of the building, the massing, and descriptions of the roof top enhancing the skyline, interaction with the street level. • The contribution of the surrounding area – addressing high design quality, climatic comfort and the permeability of the site and the wider opportunities. • The sustainable design and construction proposal – taking in to consideration energy management, resource conservation, waste management and the flexibility of the design to accommodate different users over its future. • The effects of the local environment – describe how the building has considered the local climate; explain how issues of overshadowing, wind diversions, glare reduction, night time appearance and impact of telecommunications equipment have been considered. 	
Issues and constraints	
How could the LDF respond?	
Use this advice note as a material consideration when deciding upon planning permissions.	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
	SCI – Statement of Community Involvement

Table A14	
Title	Enabling development and the conservation of significant places. Policy and guidance.
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	June 2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<p>Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:</p> <ol style="list-style-type: none"> it will not materially harm the heritage values of the place or its setting it avoids detrimental fragmentation of management of the place it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid sufficient subsidy is not available from any other source it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests The public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies. 	
Opportunities	
<ul style="list-style-type: none"> Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future. To minimise the need for enabling development, local authorities should monitor the condition of their significant places and where necessary use their statutory powers to limit deterioration. The complex task of assembling (by the applicant) and assessing (by the planning authority) an application for enabling development may be assisted by exception policies in local development frameworks. Planning briefs prepared as Supplementary Planning Documents are helpful for problematic places. Both applicants and planning authorities need access to the right range of professional skills from the outset. English Heritage encourages pre-application consultation about enabling development affecting nationally important places. Where the appearance of enabling development is crucial to its acceptability – as it normally is – outline planning applications are not appropriate. Full information is necessary not just to demonstrate physical impact, but particularly to establish and quantify need, since the financial considerations involved are fundamental to the decision. Local authorities' are empowered to demand it. Enabling development is a type of public subsidy, and so should be subject to the same degree of financial scrutiny, transparency and accountability as cash grants from public sources. Understanding the nature and significance of the place is fundamental to any decision about its future, and needs to develop in parallel with the evolution of proposals. Assessment is ideally an interactive process between planning authority and applicant, but it should also involve the communities who may be affected by the development. Uses or management strategies must not only be compatible with the historic form, character and fabric of the place, but be financially viable. Establishing and quantifying need is at the heart of any application for enabling development. Specialist expertise is required to judge whether the extent of works proposed, the costs, the profit levels, and the anticipated final values are fair and reasonable. The process of decision-making, its transparency, and the clarity of the reasoning underlying it are particularly important when the interests of many stakeholders and a public subsidy are involved. Significant places are a finite and irreplaceable resource. Sustaining them is thus a high priority, but the disbenefits must be proportionate to the heritage values of the place. 	

- Success depends on the benefits of the proposal being properly secured. Legally enforceable arrangements must be put in place to ensure that the commercial element of the development cannot be carried out or used until the heritage benefits have first been delivered, or there is a bond in place to ensure performance. This will normally require a 'section 106 agreement', which, where appropriate, should also secure management arrangements to protect the significance of the place in the long term.
- The implementation of the development, and the delivery of planning obligations and discharge of conditions, needs to be actively and formally monitored by the local planning authority. Breaches of obligation or condition must be addressed as soon as they occur.

Issues and constraints

- The importance of understanding the place.
- The need for a conservation management plan.
- Appeal Decisions the impact on place.
- Assessing potential for land use and funding.
- Who could unlock the future?
- Fragmentation as a consequence of development.
- A need for market testing.
- Historic and conservation entries.

How could the LDF respond?

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (LDF Topic Papers)

Table A15	
Title	Guidance on using public spaces and adaption to climate change
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	July 2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> Adaptation to climate change means making towns and cities more resilient. Well-designed, flexible public spaces are their best chance to adapt to these threats. Planning authorities need to set a development framework that prioritises the provision of strategic good-quality open space for social and environmental reasons, rather than releasing it to development for economic return. Urban green spaces form a natural infrastructure that is as critical to support urban life as streets, railways, drainage and sewers and just like these; it is an infrastructure that needs investment. Good design solutions should mean that interventions enhance the environment and sense of place, rather than feeling like clumsy inserts in our public spaces. 	
Opportunities	
<ul style="list-style-type: none"> Good urban design should provide solutions for the management of water, temperatures and biodiversity. Large deciduous trees have particular value in cooling the air, shading buildings in summer (helping with mitigation, cutting the need for ventilation and cooling) and capturing carbon. Assessment of needs for adapting to climate change, leading to a more holistic approach to green space planning, design and management. Geographical information systems can be used to overlay mappings of risks to various sectors, such as infrastructure and locations, including public spaces. 	
Issues and constraints	
<ul style="list-style-type: none"> There is no one-size-fits-all solution when it comes to adapting to climate change. Decisions must take account of local circumstances and be based on good baseline information. There is an interesting analogy with counter-terrorism design: public buildings can either be protected by big concrete blocks or slim steel-reinforced bollards. Good design solutions should mean that interventions enhance the environment and sense of place, rather than feeling like clumsy inserts in our public spaces. Public/private spaces can feel less accessible to all and are often tightly monitored and controlled for perceived anti-social behaviour, which may deter some people from using them. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS1- Sustainable Development PPS17 – Open Space, Sport and Recreation PPS25 – Flood risk	

Table A16	
Title	Land in limbo: making the best use of vacant urban spaces.
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	June 2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • It is important than ever that temporary sites offer more of a contribution to the quality and character of the local environment. • We need to move from denial and neglect to positive recognition and creative management, with constructive, creative examples that lift the spirits and that move well beyond the common but bland, uninspiring response of 'turf and tidy'. • Local authorities and communities rarely challenge non-committal neglect, unless it threatens to harm public safety. • Entire neighbourhoods can be affected by poorly thought-through design solutions — or problems are simply moved on elsewhere. 	
Opportunities	
<ul style="list-style-type: none"> • It is difficult to accommodate short-term land uses when individual sites have been officially identified with a particular future use. Development control needs to encourage interim uses for land which will provide wider benefits, without compromising long-term alternatives. • Councils in particular are recognising that both temporary and permanent green open spaces have a valuable role to play in delivering environmental protection, nature conservation, healthy recreation and higher property values. • It is crucial to communicate design and management intentions, emphasising the temporary nature of a site and explaining its landscape treatment. • Landscape treatments are, unfortunately, often permanent and expensive, especially since funding streams favour them, percentage-based consultancy fee structures encourage them and politicians favour them as 'impressive statements'. • Wetland plant communities can be particularly successful, especially as they establish rapidly, 	
Issues and constraints	
<ul style="list-style-type: none"> • Recent changes to spatial planning policies call for land-use policies to be more dynamic. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A17	
Title	Sustainable energy by design
Proponent body	TCPA
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	
Why is it relevant to the LDF?	
Can be used to help in the production of the energy plan as part of the LDF.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The aim of this guide is to show how sustainable energy can be integrated into the planning, design and development of new and existing communities. Energy services are a package of energy efficiency measures, advice, supply of energy and access to grants and finance. Ideally this should be provided by one company. Benefits can include increased capital investment in energy services and efficiency by leveraging in private finance, increased revenue, reduced bills, improved comfort or health for residents and reduced management costs. The design strategy will be influenced by the development scale and location. The objective should be to minimise a development's GHG emissions and therefore its contribution to climate change. Reducing the energy demand of a building or group of buildings through passive design techniques (such as massing, day lighting or form) will generally offer a sound basis for implementing low- and zero-carbon technologies cost effectively. In addition, choosing energy efficient heating systems can reduce carbon emissions. Sustainable design at street/block scale must be based on a more detailed analysis of the site and its microclimate. The starting point for this will be incorporating the daily and seasonal movement of the sun, as well as assessing local wind speed and direction. Large-scale renewable energy technologies can be cost effective and contribute significantly to the energy needs of new and existing communities. When choosing a technology (or combination of technologies) consideration will need to be given to the location and scale of the development. Technologies suited to integration into the planning of new communities include biomass, wind, hydroelectric and solar. Green spaces on and around a site should be considered to be multi-functional: they can operate as potential fuel sources, sustainable drainage systems, habitat areas and as places for leisure. This will be particularly important around the urban fringe. The planning and master planning processes should be used to identify such uses. 	
Opportunities	
<ul style="list-style-type: none"> One way to reduce the amount of greenhouse gases is to use low- or zero-carbon 'sustainable' energy sources. Sustainable energy networks can supply low-carbon, efficient energy to homes and communities. An energy plan, prepared by the local planning authority with the involvement of stakeholders, allows for energy options to be developed on an area-wide basis. Consideration how energy fits in with and can contribute to other council objectives such as growth, raising construction standards, and GHG emission reduction or renewable energy targets. Greenhouse gas emissions can be significantly reduced by generating energy using conventional fossil fuels more efficiently, for example by using waste heat. Distributing this energy via heat, cooling or power networks improves the efficiency still further. Renewable energy technologies can also make use of the same infrastructure. Incorporating renewable energy technologies into buildings or as part of energy networks is increasingly being demanded by prescriptive planning policies. Technological innovation and rapid reductions in unit costs mean that even if renewable energy systems are not incorporated into a development or energy network, consideration should be given to their future role. In some cases sun/light pipes may be useful, particularly since a growing number of flats now have no windows in kitchens and bathrooms Ground source heat pumps (GSHP) can be used to replace conventional boilers in domestic buildings or blocks of flats, but multiple systems will be needed for larger non-domestic developments. 	

- Solar thermal hot water systems can be retrofitted into existing houses or integrated into the design of a new building. They require direct access to sunlight. They are suited to flat or pitched roofs on individual buildings or groups of houses.

Issues and constraints

- The guiding principles of ‘bioclimatic’ design – solar orientation, wind sheltering, compact built form – then need to be weighed up against the principles of good urban design including the need for place making, space and to create a sense of identity and character.
- Micro-scale stand-alone systems of energy supply and heat recovery often offer the most effective way to supply energy efficiently. Consideration will need to be given to issues such as the demand for heat and power, the availability of space within the development and alternative fuel sources.
- Consideration will need to be given to how energy from waste fits in with a local authority’s overall waste and recycling strategy since important resources may be redirected.

How could the LDF respond?

Implications for the sustainability appraisal

Cross references (General)	Cross Reference (LDF Topic Papers)

Table A18	
Title	Design codes
Proponent body	English Partnerships
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	September 2007
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • A design code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a Masterplan or other design framework for a site or area. • Good designers and effective design codes can help to deliver high quality development. • Codes set out the minimum requirement which landowners and the local authority wish to achieve. • Codes should enable creativity by providing a basis to work from rather than focusing upon control and standardisation. Codes enable a diverse range of responses whilst retaining a common language of place. 	
Opportunities	
<ul style="list-style-type: none"> • Design codes can, help deliver quality, speed up the planning process, generate and maintain a consensus, provide certainty for developers, help create variety and help to achieve environmental standards. • Codes are not only suitable in dense urban environments, but also in suburban extensions and semi-rural village locations. • Effective codes have a strong focus on fundamental aspects and clearly detail what is required and the rationale behind the requirement. The codes need to be flexible and have clear processes for incorporating improvements. They should also commit to long term commitment from stakeholders and clear leadership. 	
Issues and constraints	
<ul style="list-style-type: none"> • Codes need support from all parties to ensure they can be understood, implemented and monitored effectively. Agreement on each partner's roles and responsibilities should be undertaken before work commences. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS3 Housing	

Table A19	
Title	Guidance on the permeable surfacing of front gardens
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	October 2008
Why is it relevant to the LDF?	
Can help to produce the content for the SPD's.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • If a new driveway or parking area is constructed using permeable surfaces such as permeable concrete block paving, porous asphalt or gravel, or if the water is otherwise able to soak into the ground you will not require planning permission. • Although paving over one or two gardens may not seem to make a difference, the combined effect of lots of people in a street or area doing this can increase the risk of flooding. 	
Opportunities	
<ul style="list-style-type: none"> • There are three main types of solution to creating a permeable driveway: <ul style="list-style-type: none"> • Using gravel or a mainly green, vegetated area. • Directing water from an impermeable surface to a border rain garden or soak away. • Using permeable block paving, porous asphalt or concrete. • There are a number of ways in which drive-ways can be designed to incorporate permeable surfaces. <ul style="list-style-type: none"> • Loose Gravel - This is the most simple type of construction. The driveway sub-base is covered by a surface layer of gravel or shingle. Gravel with different shapes and colour is available to make the surface more decorative. A strip of block paving or asphalt at the entrance can limit the loss and spread of gravel from the drive. • Wheel tracks To keep hard surfaces to a minimum a driveway can be created that has just two paved tracks where the wheels go. These can be surfaced with blocks, asphalt or concrete, but to provide a durable construction they should have sub-base below. The area between and around the tracks can be surfaced in gravel or planted with grass or suitable low growing plants. Water must drain from the tracks into the surrounding permeable area. Typical width is between 300mm and 600mm for each track. • Reinforced grass and gravel - There are a number of systems available that increase the strength of a grass surface so that cars can drive over it without causing ruts. Both plastic and concrete reinforcement systems are available to strengthen the ground and reduce erosion. The plastic systems can also be used with gravel. The species of grass should be specified by the manufacturer of the system to ensure it is suitable for the intended location. Specific low growing grass that does not need a lot of mowing can be used. • Hard permeable and porous surfaces Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving. The material has open voids across the surface of the material or around the edges of blocks that allow water to soak in. The surface is constructed over a permeable sub-base. Systems are available from a variety of manufacturers. • Rain gardens and soak ways. Water from a conventional paved surface can be directed onto a border, rain garden or into a soakway. An area of garden can be formed into a depression to collect and store rainwater from conventional impermeable surfaces (asphalt, concrete and block paving), before slowly allowing it to soak into the ground or to flow to the drains. The depressions can be located along the edge of the drive or as a larger area in the garden at a low point. The depression can be planted with suitable plants to help slow runoff or gravel or cobbles can be used as decorative features. There may be a gravel filled trench below it to increase the storage capacity and allow water to soak into the ground more easily. Soakways are a similar idea except that water is piped into a gravel filled trench or geocellular box (see Glossary) and allowed to soak into the ground. Many houses have the roof downpipes connected to soakways. They are more suitable for houses with larger front gardens as they require space and need to be located a suitable distance from buildings. Further information on using gardens with block paving can be obtained from Interpave. 	
Issues and constraints	
<ul style="list-style-type: none"> • Water from a paved surface can be dealt with using three main approaches: <ul style="list-style-type: none"> • Soaking into ground (soak away) • Rainwater harvesting (see Glossary) or storage for later use • Flowing to the drains, but this should be the last option considered and might not be permitted development 	
How could the LDF respond?	

Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A20	
Title	Moving towards excellence in urban design and conservation
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	
Why is it relevant to the LDF?	
CABE sets out principles of good urban design in conservation areas.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Good urban design learns from the past and respects it in policies and proposals for new building and refurbishment, and in the development of the public realm. • In developing a quality service for dealing with urban design and conservation issues that need to be addressed: <ul style="list-style-type: none"> • Sustainability, maximising energy efficiency and solar gain also the effective monitoring, enhancement and managing of the historic environment is also of critical importance in meeting sustainability objectives. • Mixed use and density, enhance the vitality of the urban area by increasing density and improving quality of design. Effective interventions through the area development frameworks, site specific briefs and the imaginative reuse of buildings and spaces are essential. • Quality through design extends beyond the standard for design of individual buildings to include respect for context and ensuring a positive relationship between new development and the area in which it is located. • Proactive service, urban design and conservation need to provide a positive force for change, rather than a regulatory function. • There needs to be integration with other local authority policies, strategies and actions. • Creativity, the historic landscape is there to learn from and not to imitate. In some cases creative new design can enhance an area more than a standard copy. • Leadership, issues concerning design and the built environment are often contentious. A delicate balancing act is required to act decisively and authoritatively while taking all views into account. • With pressure on all local planning authorities to speed up the decision making process, this cannot be at the expense of the quality or accountability of the process. 	
Opportunities	
<ul style="list-style-type: none"> • There needs to be a focus on stewardship, the clarity of expectations, the consistency of decisions, ensuring compliance, offering an integrated, resourced, managed, influential, accessible and user focused service. • For each of the factors there will be essential features, these will contribute to excellence. The five broadly grouped areas are policy which will identify the clear objectives and strategies for the service. Customer focus, the service as seen from the user's perspective. Process and procedures which deals with the internal mechanisms for achieving that element of the service. Performance and measurement of performance targets and monitoring systems. Outcomes, what service is delivered in terms of clear and sustainable outcomes. 	
Issues and constraints	
<ul style="list-style-type: none"> • A matrix will have to be customised and adapted to address particular local contexts, issues and management styles. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A21	
Title	Place Making
Proponent body	RUDI and Academy of Urbanism
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2008
Why is it relevant to the LDF?	
Sets out guidance on place making and urban design issues with case studies representing many elements.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> Strategic urban design or creative sub regional spatial planning will be key to achieving economically prosperous and socially balanced places, with strong local identity and the ability to respond to the climate change challenge. A development team should: <ul style="list-style-type: none"> help the community to understand development in the environment. encourage developers to meet the spirit of the design codes rather than dilute the proposed schemes. ensure that professional design teams are working to the same ends. lead a mediation with stakeholders: the Environment Agency, the local education authority, highways and community groups. 	
Opportunities	
<ul style="list-style-type: none"> Making successful design achievable is likely to depend on four factors: <ul style="list-style-type: none"> Leadership (organisations that shape places need commitment from the top to high standards of design). Policy (local authorities need policy, guidance and procedures that will support high standards of design). Organisation (organisations need to be structured in ways that support design). Skills (local authorities, other organisations and people who play a part in shaping places need to have, or have access to, generic management and communication skill, and specific skills relating to urban design). Legislation designed to reduce carbon emissions has included a renewable energy requirement, this is specified as on site generation of heat or electrical power. There are several options in terms of heat and electrical energy options. 	
Issues and constraints	
<ul style="list-style-type: none"> Avoid prescriptive design codes and architectural specificity unless there are qualified and experienced planning officers to assess them – and the master developer is willing to prescribe architectural style to third parties. It is very rare that architectural style can be dictated and there are many other aspects more important when creating successful spaces. The order and phasing of delivery between infrastructure, housing and community facilities needs to be considered as part of the sustainable community plan. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS1 PPS4 PPS6	Urban Design Compendium

Table A22	
Title	Climate change and the Historic Environment
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	January 2008
Why is it relevant to the LDF?	
Sets out English heritages guidance on climate change and how it will effect the historic environment.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Without action to adapt to a changing climate and limit further changes it is likely that these will be irreparably damaged and the cultural, social and economic benefits they provide will also be lost. • The non-renewable character of historic features and the potential for their damage and loss should, always be taken into account when adaptation and mitigation responses are being planned and executed. • Any sustainability appraisal of historic building stock should be informed by a wide range of factors including: <ul style="list-style-type: none"> • the cultural and social significance of the existing stock • the whole-life energy costs of new stock, its lifespan and durability • the residual-life energy costs of the existing stock, allowing for strategies to increase its thermal efficiency • The sustainability of new stock in terms of both energy and materials • the effect of the generous green spaces associated with many historic buildings, in mitigating some climate change effects. 	
Opportunities	
<ul style="list-style-type: none"> • Direct impacts of climate change on the historic environment may include: <ul style="list-style-type: none"> • rising sea levels and a possible increase in storminess that endangers historic landscapes, structures, buildings and archaeology in the coastal zone • increased extremes of wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework and thus pose a threat to many historic buildings • more frequent intense rainfall that causes increased erosion of archaeological sites and damaging flooding in historic settlements, the latter making historic buildings difficult to insure • changes in hydrology that put buried archaeological remains, including well-preserved wetland archaeology, at risk • changes in vegetation patterns that threaten the visibility and integrity of archaeological remains and historic landscapes • a warming climate that makes some historically authentic tree plantings difficult to conserve • changes in the distribution of pests that threatens the integrity of historic buildings, collections and designed landscapes • Possible increases in the frequency or geographical range of extreme weather that could pose an increased risk of damage to some historic landscapes and buildings. 	
Issues and constraints	
<ul style="list-style-type: none"> • The design integrity of some historic buildings and landscapes could be damaged by the need to provide new and more effective rainwater disposal or storage systems or flood protection features. • Alteration of agricultural and forestry practices, resulting from changes in crop, stock or species viability, could pose a risk to buried archaeological sites, traditional farm buildings and historic landscapes. • Alterations to historic buildings should always be considered carefully to ensure that they do not cause buildings that were previously functioning well to fail. When we make changes to a building, we need to be absolutely certain they are the right ones to make in terms of climate change, the longevity of the building and the health and comfort of the occupants. • Historic assets are a fragile and non-renewable resource, the significance of which can be reduced or lost as a result of poorly conceived changes. Decisions on how, when or whether to make adaptive changes to historic assets in order to enhance their resilience to climate change should be based on a good understanding of the pressures they are likely to face. 	
How could the LDF respond?	

Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A23	
Title	Conservation Principles – Policy and guidance
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	April 2008
Why is it relevant to the LDF?	
Provides policy and guidance to be implemented into the conservation elements of the LDF.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • This document is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it. • Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy • Conservation management plans, regularly reviewed, can provide a sound framework for the management of significant places, particularly those in responsible long-term ownership. 	
Opportunities	
<ul style="list-style-type: none"> • Repair necessary to sustain the heritage values of a significant place is normally desirable if: <ul style="list-style-type: none"> • there is sufficient information comprehensively to understand the impacts of the proposals on the significance of the place; and • the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future; and • The proposals are designed to avoid or minimise harm, if actions necessary to sustain particular heritage values tend to conflict. • Restoration to a significant place should normally be acceptable if: <ul style="list-style-type: none"> • the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost; • the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence; • the form in which the place currently exists is not the result of an historically-significant event; • the work proposed respects previous forms of the place; • The maintenance implications of the proposed restoration are considered to be sustainable. • New work or alteration to a significant place should normally be acceptable if: <ul style="list-style-type: none"> • there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; • the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; • the proposals aspire to a quality of design and execution which may be valued now and in the future; • The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future. 	
Issues and constraints	
<ul style="list-style-type: none"> • Changes which would harm the heritage values of a significant place should be unacceptable unless: <ul style="list-style-type: none"> • the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need; • there is no reasonably practicable alternative means of doing so without harm; • that harm has been reduced to the minimum consistent with achieving the objective; • it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering <ul style="list-style-type: none"> ▪ its comparative significance, ▪ the impact on that significance, and ▪ The benefits to the place itself and/or the wider community or society as a whole. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

PPS1 PPG15	
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Table A24	
Title	Streets for All
Proponent body	HELM
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • When designing signs, poles and columns into the street it is best to take a 'Less Is More' approach, even in streets that are not in any specially designated environment, though this is particularly important when locating these features in more sensitive areas. • Historic surfaces are an essential part of these streets and are an asset which needs careful consideration to help safeguard them. They reveal local geology, add patina, and have cultural meaning and hold memories for people from many years of use and wear. These materials form the frontage to our buildings and add considerable value to the appearance and perception of a place. 	
Opportunities	
<ul style="list-style-type: none"> • Reducing vehicle speeds and redesigning street space to be more pedestrian friendly can aid the transformation and revitalisation of the street scene. • Designers should start from a position of having no signs, and introduce them only where they have a clear function. 	
Issues and constraints	
<ul style="list-style-type: none"> • Over use of poles, columns and signs can overwhelm and devalue a street scene that may be known for its architecture and character. • While yellow lines are a widely understood enforcement measure, historic areas are often sensitive to the colour and amount of visual street clutter which can reduce the quality of its character. • Barriers for pedestrians and traffic can be extremely unsightly in sensitive environments and can seriously disfigure and clutter the view of historic streets. In addition, they can do as much to trap pedestrians on the carriageway as to deter them from crossing. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS1 PPG15	

Table A25	
Title	Guidance on the management of conservation areas.
Proponent body	English heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2006
Why is it relevant to the LDF?	
Helps to identify key aspects of conservation areas for the Core Strategy.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> This guidance identifies the key aspects of good practice that need to be taken into account by local authorities in managing their conservation areas, whilst recognising that resources are limited and have to be prioritised. It aims to relate the designation and management of conservation areas to the principles of conservation management planning for historic places, outlines how the management of conservation areas relates to the new development plans system and provides references to other relevant information. It is important that Local Planning Authorities: <ul style="list-style-type: none"> Include policies in the local development documents to safeguard the character or appearance of conservation areas and their settings. Formally adopt and publish the character appraisals and management proposals for each of the authority's conservation areas in support of the relevant supplementary planning document(s). Involve the local community fully in the appraisal and designation process and in decisions about the future of an area. Designate only areas that are of 'special interest' in the local context, based on consistent criteria and recognising that such areas need careful management. Define the 'special interest' that justifies designation through a detailed character appraisal of each conservation area. Base the management of each area on understanding it and considering how its value or importance is vulnerable to harm (and might be reinforced) through using the appraisal as the starting point for developing management proposals and policy guidance for the area. Where necessary, make Article 4 directions to control damaging cumulative change in conservation areas and take statutory action to secure the future of significant buildings at risk. Where appropriate, draw up specific enhancement/improvement schemes to reinforce the character of individual conservation areas. Encourage the sympathetic redevelopment of buildings or sites which detract from the character or appearance of an area and prepare appropriate design/development briefs. Regularly monitor and review the effect on its character of changes in an area, and take rapid action to deal with current problems. 	
Opportunities	
<ul style="list-style-type: none"> The aim of site-specific design guidance should be to encourage new development that complements the established urban grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. Enhancement proposals should always be informed by historical research to determine the traditional types of materials used for paving and should retain existing historic surfaces wherever possible. 	
Issues and constraints	
<ul style="list-style-type: none"> The existence of a clear definition of the area's special interest, in the form of a published character appraisal, also helps to reduce uncertainty for owners and others when investment or development in the area is being considered. One of the most common problems in conservation areas is the lack of understanding by many developers and/or their designers of the urban context, resulting in crude or debased imitations of adjoining buildings, or token gestures towards the local architectural style. Shop and trade signs should, wherever possible, be integrated in the design of the shop front or building as a whole and should be sympathetic in form, scale and materials to their context. Internally illuminated box signs and plastic blinds will nearly always be inappropriate in an historic context. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS15	

Table A26	
Title	Designing Gypsy and travellers sites – Good Practice Guide
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	May 2008
Why is it relevant to the LDF?	
Provides design guidance for the gypsy and traveller sites.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> This guidance makes clear that there is no single, appropriate design for sites, any more than there is for general housing development. Permanent sites – providing residents with a permanent home. The bidding guidance for Communities and Local Government's Gypsy and Traveller Site Grant explains that for permanent sites ownership should remain with the local authority or registered social landlord and continue in use as a Gypsy and Traveller site for at least ten years, although consideration will be given to sites of a shorter term nature where there is a sound business case that demonstrates value for money. Transit sites – permanent sites used to provide only temporary accommodation for their residents. Lengths of stay can vary but are usually set at between 28 days and three months, although practice on private transit sites tends to be more relaxed in respect of the amount of time people are permitted to stay. The requirements for transit sites reflect the fact that they are not intended for use as a permanent base for an individual household. Temporary stopping places – pieces of land in temporary use as authorised short-term (less than 28 days) stopping places for all travelling communities. They may not require planning permission if they are in use for fewer than 28 days. The requirements for emergency stopping places reflect the fact that the site will only be used for a proportion of the year and that individual household's will normally only stay on the site for a few days. To ensure fire safety it is essential that every trailer, caravan or park home must be not less than 6 metres from any other trailer, caravan or park home that is occupied separately. 	
Opportunities	
<ul style="list-style-type: none"> Easy access to local services, and to social contact with other residents in the community, should help deal with the myths and stereotypes which can cause community tension and instead encourage a greater sense of community with shared interests. The aim should be to 'design out' crime and social exclusion and 'design in' community safety and social inclusion through openness of design, allowing ease in passing through, whether walking or driving. Care also needs to be taken to ensure that proper concern is shown for the safety of residents and children where car traffic passes through. Pitches should be no more than 30 metres from a fire point. Fire points must be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked 'Fire Point'. A clearly written and conspicuous notice should be provided and maintained at each 'Fire Point' to indicate the action to be taken in the case of fire, including details of the muster point. The design and construction of amenity buildings must meet the requirements of the current Building Regulations, the Institution of Electrical Engineers regulations²⁰, and the Local Water Authority and should also meet the Housing Corporation Design and Quality Standards. Materials used must comply with the relevant British Standard Specifications and Codes of Practice and must provide for durable and low maintenance buildings. Its construction should be sympathetic to local architecture, attractive and of a domestic nature and meet the requirements of PPS3. 	
Issues and constraints	
<ul style="list-style-type: none"> As with any other form of housing, poorly located sites, with no easy access to major roads or public transport services, will have a detrimental effect on the ability of residents to: <ul style="list-style-type: none"> Seek or retain employment Attend school, further education or training Obtain access to health services and shopping facilities. There is no reason why Gypsies and Travellers cannot be included in all design meetings with architects, so that expensive design mistakes are not made and so that professional perceptions of what will work well can be challenged if necessary at an early stage. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS3	

Table A27	
Title	Heritage Counts 2008
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The heritage sector's response to climate change is based around these six key statements: <ol style="list-style-type: none"> 1 The historic environment is a finite resource and we have a responsibility to maintain it for future generations. 2 Changing people's behaviour is just as important as improving the energy performance of buildings in decreasing carbon emissions. 3 It is possible to respond to climate change and improve the energy efficiency of older buildings without destroying their distinctive character and value. 4 Re-use and recycling of older buildings is sustainable. 5 The historic environment and patterns of development can inform and inspire us on how to live in a lower carbon economy. 6 Some parts of the historic environment will be lost as a result of climate change. Some will need to be adapted to avoid permanent damage. 	
Opportunities	
<ul style="list-style-type: none"> 	
Issues and constraints	
<ul style="list-style-type: none"> Great care is needed if walls or roofs are to be insulated. If there is a possibility that the wall is damp then insulation should be avoided. If there are no features of interest that would be lost by the insulation then it would be sensible to use a natural material (such as wood cellulose or lamb's wool) that will absorb a significant amount of moisture and let this evaporate away, without impairing performance. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A28	
Title	CPRE: Policy on Brownfield land.
Proponent body	CPRE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	July 2008
Why is it relevant to the LDF?	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Around three quarters of new homes are now built on Brownfield sites. Overall, this is good news for the countryside, and good news for urban areas which have benefited from regeneration. CPRE supports a 'Brownfield first, Greenfield last' strategy as a general principle. However, just because a site is Brownfield does not mean it should necessarily be developed. 	
Opportunities	
<ul style="list-style-type: none"> • England currently has an estimated 63,000 hectares of previously developed land available for development, nearly half of it suitable for housing. Even at a relatively low density, this is enough for more than a million homes. Around 700,000 homes are currently empty; many more buildings are under-used. • As land and buildings are continually falling out of use, Brownfield sites provide a renewable resource. CPRE believes we need to tap this potential while protecting the character and quality of existing residential areas. • Higher densities and mixed use development to secure efficient use of land and reduce the need to travel. 	
Issues and constraints	
<ul style="list-style-type: none"> • Land important for wildlife, historically significant or that provides valuable open space should be safeguarded from inappropriate development. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A29	
Title	Inclusion by Design
Proponent body	CABE
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	November 2008
Why is it relevant to the LDF?	
The document looks at the broader meaning of inclusion and how design should reflect this.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Social, cultural and economic inequalities are still being literally built into new places and planners and designers need to examine more closely the impact of their decisions. • The document looks at the broad meaning of inclusion – not just access starting with what an inhospitable built environment looks and feels like, and the unintended social, cultural and economic inequalities that follow. • It is important that we have well designed and well managed streets that don't act as a barrier to movement. • Deprived neighbourhoods have fewer local amenities and the public and open space they do have is more likely to be poorly managed and maintained. In turn neglected public spaces contribute to the onset of vandalism, anti-social behaviour, graffiti and littering. • Inclusive design is about: Access with dignity – getting to and into places. It is about physical access to places and services. Treatment with respect – how people are dealing with, talked to and looked after encompassing all their needs. Relevant services – do places meet people's needs? Design needs to be with the users in mind. • Inclusive environments will: Be responsible to peoples needs. Be flexible in use. Offer choice when a single design solution cannot meet all the users' needs. Be convenient so they can be used without undue effort. Be welcoming to a wide variety of people, making them feel they belong. Accommodate without fuss or exception those who have specific requirements. 	
Opportunities	
<ul style="list-style-type: none"> • Programmes such as BSF (building Schools for the Future) and sure start are good examples of favouring areas most in need and CABE encourages local authorities to use their planning powers in this way. • Centres for learning are important particularly for people who need a space in which to study in comfort. Inclusive design means a library is accessible, helpful, stimulating and reflects the diversity of its community. • The careful planning, design and management of living spaces and the public realm can encourage successfully integrated and cohesive communities or lead to disintegration. • Inclusive design can include open space that is safe, accessible, and practical and a pleasure to use. • Inclusion in design can include houses that are designed so that windows overlook well connected streets that help to create public space where people feel safer. 	
Issues and constraints	
<ul style="list-style-type: none"> • Cohesion can be particularly fragile within and across economically deprived communities where resources are scarce and where myths and stereotypes are promoted about in-comes and which fuel a sense of mistrust. • Consultation is key to inclusive design. 	
How could the LDF respond?	
Local authorities should ensure that local investment and planning promote environmental equality and cohesive, sustainable communities.	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
PPS1, PPS3, PPS6, PPS12 PPS17 Code for sustainable Homes. Manual for Streets. Building for Life.	

Table A30	
Title	Character and Identity – Townscape and heritage appraisals in housing market renewal areas.
Proponent body	CABE/English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	November 2008
Why is it relevant to the LDF?	
Provides guidance and information on the creation of townscape and heritage appraisals and the benefits that they offer.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Historic buildings and neighbourhood buildings such as schools, shops and places of worship help to define an area's sense of place and meaning. • An aim of the document is to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development landscape and culture. • A model brief should outline information that the assessment should cover, including fair key aspects; <ol style="list-style-type: none"> 1. It's historic development, followed by 2. the mapping of character areas, based on a combination of attributes leading to 3. an assessment of the significance of these areas 4. recommendations on integrating the significant heritage assets with a programme of renewal. • Understanding character and identity is key to the art of good place making. • A townscape and heritage appraisal provides a systematic and transparent method of bringing the relevant data together in an easily accessible form. 	
Opportunities	
<ul style="list-style-type: none"> • Heritage appraisals have come to include an assessment of townscape, which means looking at extra elements such as the relation of built form to topography, landscape and urban layout and identifying landmarks and key views. • A townscape and heritage appraisal offers a systematic and objective way of setting out the features that make a place unique • There are two levels/scales of assessment. An extensive assessment is intended to provide a broad-brush overview across a wide area this is used to inform strategic decisions on the choice of areas and degrees of intervention. A second phase of intensive assessment would then provide a more detailed set of information on selected zones, informing the regeneration of individual neighbourhoods, streets and associated buildings. • It is essential that the link between townscape and heritage appraisals be made. There are many benefits that this approach brings, not least that it provides a rounded understanding of the place that is to change. Townscape analysis includes ground figure diagrams that help to define settlement patterns, landmarks and vistas, as well as an appreciation of the layout, scale and form of buildings and space, material colours and texture. • Cross boundary working should be maximised so townscape and heritage appraisals should not only be completed early, but also at the sub-regional as well as the local scale. 	
Issues and constraints	
<ul style="list-style-type: none"> • Townscape and heritage appraisals inform but do not dictate proposals • Transparency and Legitimacy can help deliver consensus and avoid criticisms of ignoring the local context. Townscape and heritage appraisals are an unquestioned matter of good practice in urban design; they are also important procedural and statutory reasons for adopting them, particularly when perusing compulsory purchase orders. • It is essential that, when completed the full value of townscape and heritage appraisals continues to be realised by their full integration into the design and planning process. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A31	
Title	Constructive Conservation in Practice
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	October 2008
Why is it relevant to the LDF?	
The document demonstrates how constructive conservation can be achieved by Local Authorities and provides examples of this.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The publication uses case studies to demonstrate the essential role of enlightened local authorities, with the necessary skills and confidence among staff and members, in bringing the ideas of talented architects and insightful developers to a successful conclusion. The case studies in the document include: Lake Shore Development – Bristol Princesshay – Exeter West Front, Bury St Edmunds Abbey – Suffolk Park Hill – Sheffield Molineux Hotel – Wolverhampton The Midland Hotel – Morecambe Royal Clarence Yard – Gosport Bayshill House – Cheltenham The Bluecoat – Liverpool Kings Cross Central – London Crystal Palace – London Graylingwell Hospital – Chichester Clare Learning Centre – Hampton Court (London) Regent Palace Hotel – London Snape Maltings – Aldeburgh Cooper’s Studios – Newcastle Upon Tyne Roundhouse – Derby Royal Shakespeare Theatre – Stratford Upon Avon Gorton Monastery – Manchester Blencowe Hall - Penrith The aim of constructive conservation is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure continued use and enjoyment. 	
Opportunities	
<ul style="list-style-type: none"> Involvement of English Heritage at the planning stage proves a valuable tool to the projects; this is evident in the works carried out at West Front, Bury St Edmunds Abbey, Suffolk and through all of the other case studies. Reforms are designed to provide a unique regulatory system that will encourage the application of our conservation principles. 	
Issues and constraints	
<ul style="list-style-type: none"> 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table A32	
Title	Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities.
Proponent body	English Heritage
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	October 2008
Why is it relevant to the LDF?	
Provides advice on how a specialist understanding of the significance of an historic building and of its constituent parts can inform a development proposal or scheme of works and assist in the decision-making process.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Informed Conservation. Understanding the significance of an historic building, complex or area (the 'asset') and the possible impact of a proposed scheme on this significance is the key to good conservation practice. Good information, available from the outset, can speed up the processing of applications, reduce costs and lead to better overall design. • Preliminary Consultation. Applicants are responsible for providing sufficient information to enable a local planning authority to determine an application. Through pre-application consultation the local planning authority will be able to set out the minimum information requirements that will be needed to consider a proposal. Drawings, photographs and written information should be used to convey the existing character of the historic building, complex or area. These should demonstrate the likely impact of a scheme on its significance and the measures that have been taken to avoid or minimise damage. • When a local planning authority receives an application affecting an historic building, complex or area, it should ensure that sufficient information is available to make an informed decision on the likely impact of the proposal. If there is a need for additional information this can often be satisfied by asking the applicant to submit further details, but where the implications of the proposal remain unclear, the applicant may be asked to produce a specialist assessment in order to understand the potential impact of their proposals on the significance of the historic asset. • Local planning authority may advise the applicant to undertake a rapid appraisal, conservation statement or conservation management plan before taking their proposals any further. These provide information on the significance of an historic building, complex or area and guidance on how that significance could be retained, reinforced or enhanced in any future use, repair, alteration or development. The findings can then be used to shape and inform an emerging scheme. This will avoid potential difficulties that might arise later in the process. 	
Opportunities	
<ul style="list-style-type: none"> • A specialist assessment will provide an understanding of the significance of the historic asset and, in particular, the possible impact of the scheme on its significance and setting. The assessment might include some or all of the following: <ul style="list-style-type: none"> • Historical research • Fabric analysis • Architectural investigation • An examination of any surviving fixtures and fittings • Exploratory works • The detailed analysis of decorative schemes or particular materials • Tree-ring dating (dendrochronology) • An archaeological evaluation • A rapid appraisal gives a brief history of the historic asset, its origins and development, use and alteration. It will explain what makes the asset significant, identify any special features it may possess and if the asset is protected through some form of designation, provide an understanding of why this action has been taken. • A conservation statement is an outline version of a conservation management plan. It provides an understanding of an historic asset's significance identifies key conservation issues and puts forward a framework for its management. A conservation statement may incorporate information from a rapid appraisal, but is not as detailed as a conservation management plan. Conservation statements are appropriate for smaller and less complex sites and in particular, those that would benefit from conservation guidance to inform their future management. • A conservation management plan is a comprehensive document based on a detailed understanding of an historic asset and its significance. It sets out a conservation framework. This includes policies to ensure an asset's significance is retained in any future use, repair, alteration, development or management. Conservation management plans are usually most appropriate for historic assets of major national importance, large or complex sites and those where a scheme is likely to involve significant or potentially controversial change. 	

Issues and constraints

- Local planning authorities must ensure that the results of any investigation and recording, undertaken as part of the planning process, are deposited in the local Historic Environment Record. This will assist in the future management of an historic building, complex or area. The results may also be of interest to the local community and for educational and academic purposes.

How could the LDF respond?**Implications for the sustainability appraisal****Cross references (General)****Cross Reference (LDF Topic Papers)**

Table A33	
Title	Design and Access Statements Explained
Proponent body	Urban Design Group
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2008
Why is it relevant to the LDF?	
Provides guidance on design and access statements.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • A design statement is a written and illustrative report which accompanies a planning application full or outline. • The report shows how the applicant has analysed the site and setting, used good design principles and inclusive design. • Design and access statements are required except for, material change of use, engineering or mining operations or development of an existing dwelling house with exceptions. • Access statements should deal with access to a building and around its external spaces, but not within the building. • The following elements should be included in the design statement: <ul style="list-style-type: none"> • Background – The site and proposed uses. • Policy Summary – LPA policies, other LPA policies and standards, planning and design guidance, local design statement, landscape, townscape and character appraisal, conservation and listed buildings along with the planning history of the site. • Consultations and advice. • Site and context appraisal – Plans and illustrations for the appraisal, written appraisal, access audits and reports, land ownership, land uses, development capacity appraising the site and area in terms of urban design objectives and character. • Rationale. • Design Principles – Design concept, mix of uses, proposed disposition of uses, features to be retained, the form of new development, landscape and open space design, movement, safety, parking, security, energy, water, waste, microclimate, public art, management and maintenance, illustrating the design principles and the proposed approach. • Options. • The scheme. 	
Opportunities	
<ul style="list-style-type: none"> • Preparing a design statement will help to achieve better development. It can: <ul style="list-style-type: none"> • Ensure that inclusive design is properly considered from the very start of the project. • Encourage developers to be more aware of the potential of good inclusive design. • Help to enhance the local sense of place, and the positive qualities of the local landscape and townscape. • Help to attract business and investment. • Require designers to provide evidence and justification for a scheme that may challenge planners. • Make it easier for local communities to understand the planning process and to get actively involved in it. • Educate and inform the wider public, including businesses and residential communities, of the potential benefits of high quality new development. • Reduce conflict between disparate interests, resulting in better all round solutions and avoiding last minute design compromises. • Design statements should show how matters of environmental impact have shaped the design. Such matters will include: <ul style="list-style-type: none"> • Flood Control • Water resource management] • Pollution control • Conserving and enhancing landscape and townscape character • Landscape screening • Energy generation and conservation • Minimising waste • Attenuating noise • Protecting nature and creating habitats • Protecting and enhancing historic features 	

Issues and constraints

- A design statement should include:
 - A short illustrative statement of the site and the context of the appraisal, the purpose of the development, a list of design principles and an explanation of how the design responds.
 - A plan showing the site, the surrounding built natural form and key features identified in the appraisal.
 - Annotated sketches and photographs to illustrate important elements of the context that inform the design principles.
 - Plans and elevations of the proposal.
- The design statement should be in A4 portrait or A3 landscape.

How could the LDF respond?

Implications for the sustainability appraisal

**Cross references
(General)**

Cross Reference (LDF Topic Papers)

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Table A34	
Title	Urban Design Guidance – Urban design frameworks, development briefs and master plans.
Proponent body	Urban design group
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2003
Why is it relevant to the LDF?	
Provides guidance on how urban design can be worked into the development framework.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Urban design policy can: <ul style="list-style-type: none"> • allow public policy to set the framework for urban design without becoming involved in an inappropriate level of detail • provide a framework for development control, relating the council's policies to a particular area or site • contribute to the process of reviewing the local authority's plans and policies. • Urban collaboration design guidance can: <ul style="list-style-type: none"> • reflect the views and values of all stakeholders, including local people. • provide a clear basis for dialogue or negotiation between a local authority, partnership, developers, local people and other interests. • save time and effort in negotiating amendments to a planning application. • provide a means for establishing consensus and support. • Urban vision design guidance can: <ul style="list-style-type: none"> • express a coherent vision of how an area or site can be developed. • provide a degree of certainty about what the local authority, partnership and other agencies will require from developers. • create greater awareness of commercial and practical aspects of a development proposal, and its potential contribution to the local economy, early in the process. • provide a basis for assessing the value of sites. • support the process of assembling development land. • Urban design standards guidance can: <ul style="list-style-type: none"> • describe and illustrate the proposed urban form in three dimensions, explaining how that form will achieve the intended vision for the place. • provide the information on which successful development and high standards of design depend. • inspire better and more imaginative architecture by initiating a creative response to the site. • provide a design concept to coordinate the design of individual sites or buildings. • test alternative design and development schemes. • educate professionals and the public in the value of good design. 	
Opportunities	
<ul style="list-style-type: none"> • Guidance can provide a basis for producing more detailed guidance, urban design frameworks can be followed by development briefs or streetscape manuals, for example help in promoting and marketing an area or site, provide the basis for bidding for public sector funds and securing private sector support. Also providing a common basis for comparing developer's proposals. 	
Issues and constraints	
<ul style="list-style-type: none"> • Local authorities should prepare guidance in advance of interest being expressed in a site, so that their planning and design requirements are reflected in the price paid for the land. • Lack of skills within the local authority can lead to a lack of negotiations with the developers about the sites. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table B1	
Title	Regional Intelligence Unit
Proponent body	Northwest Regional Assembly
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	April 2008
Why is it relevant to the LDF?	
Provides evidence on Culture and Image/ Cross cutting and contextual issues.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> The paper addresses three key areas: Promoting the image of the region maximising cultural and event opportunities developing the quality of the visitor experience. Cultural opportunities contribute to the image, perceptions, attractiveness and quality of life in the region and draw inward investment through a selection of activities. These activities depend upon the broader cultural offer – understood to comprise of the arts, heritage creative and digital industries, tourism, sport, museums, libraries and archives and the built environment – its infrastructure and supporting services. Cultural opportunities are not only part of the visitor offer, but are sustained and informed by regional/local markets. 	
Opportunities	
<ul style="list-style-type: none"> Recent research has developed strong evidence for the economic, social and environmental returns from improved design quality in urban spaces. An increase of up to 20% in rental and capital value can be added by good urban design. It can also accelerate the lettings and sales rates of a scheme and reduce the whole life costs. The costs of bad design can be very substantial in economic, social and environmental terms. Good urban design can help to stimulate the wider regeneration of an area and improve its image. The social impacts of raising design standards include civic pride, place vitality, greater social inclusion and interaction, improved community safety and improved access to goods and services. There are a number of different indicators and sets of measures for the distinctiveness and competitiveness of places which include culture, creativity and creative industries. Distinctiveness of place is identified as one of nine interrelated drivers of knowledge-based economic growth in successful cities defined as: 'a distinctive offer for knowledge intensive businesses and workers who are considering investing, working and living in the city, supported by diverse cultural and leisure facilities. 	
Issues and constraints	
<ul style="list-style-type: none"> What are our benchmarks for quality? Leadership – are all delivery partners adding strategic value, do they have the right knowledge, capacity, resource, skills and experience? How can improvement be measured? What targets if any should be adopted to show progress/performance? What are the research and evidence needs? 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table B2	
Title	Creating inspirational spaces – a guide for quality public realm in the northwest
Proponent body	NWDA
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2008
Why is it relevant to the LDF?	
Provides guidance on design which can be incorporated into the design aspects of the LDF.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> Public realm belongs to everyone, it is part of our everyday lives and it is where we move, meet and market on a daily basis. High quality public places are vital for creating harmonious, socially inclusive communities. The challenge set by this publication is how to identify and define these qualities of good public realm design and ensure that they are applicable to all schemes, regardless of scale and context. There are four key qualities each design should adhere to, commodity, firmness, delight and stewardship in order to create an attractive and sustainable area of public realm. It is essential that we create a public realm that is right and fitting for the place. 	
Opportunities	
<ul style="list-style-type: none"> Appropriate design should take into account: <ul style="list-style-type: none"> The place hierarchy, its regional identity and significance, level of capital and revenue funding. The setting local attractiveness, character and image, local materials, public art, history and heritage. The wider context how it fits into a strategic vision or plan, its connections to other spaces and places. Functions and uses lifespan and potential levels of management and maintenance. The audience, its potential users and the local community needs. Planting, materials, furniture and paving along with public art and lighting are all important ingredients for successful place creation. They should be used together to create readable narratives that encourage animation and distinctive uses. Avoiding negative edges, encouraging 24 hour activity and providing well looked after spaces gives the impression of care and helps to discourage the abuse of parks, streets spaces and buildings. 	
Issues and constraints	
<ul style="list-style-type: none"> The diversity of public life requires spaces that provide for everyone's needs, spaces for intimate and communal activity, places to accommodate necessary, optional and social activities. Sustainable transport should be encouraged by providing good routes, links and facilities for cycling, walking and public transport use. Design and specification should consider maintenance requirements from the outset, providing robust materials, designing out potential maintenance issue and identifying which will ultimately determine the long term viability of a scheme. Designs should accommodate the needs of all users across genders, abilities and ethnicities. 	
How could the LDF respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)
	Manual for Streets

Table C1	
Title	Green Infrastructure Framework for Greater Manchester
Proponent body	AGMA
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	2005
Why is it relevant to the LDF?	
The LDF would need to address the element of sustainability and climate change and the green infrastructure framework offers case studies of how this can be implemented.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> Built development should be matched by improvements to the environment, including the provision of diverse and well-managed Green Infrastructure throughout, and extending beyond, the Liverpool and Manchester City-regions. Green Infrastructure will contribute to the quality of life of new and existing communities and help to create a positive sense of place for people who live and work there. Green Infrastructure should be a showcase for well-designed and sustainable communities across the whole of city-regions, underpinning quality of life, climate change adaptation and natural resource protection. There is an important opportunity to co-ordinate natural environment, biodiversity and liveability targets through the strategic planning and delivery of Green Infrastructure. Increasing emphasis on cross-sectoral and partnership working within and between Government. There is an outstanding environmental sector and voluntary resource base within the Liverpool and Manchester City-regions. New revenue funding precedents have been set by the inauguration of the Land Restoration Trust, on which there is hope to build. The Community Forest partnerships have an excellent track record of delivery and partnership working. There is an opportunity to better co-ordinate environmental activity in the City-regions to ensure that the isolation between thematic activities is overcome. There is an emerging commitment from regional agencies to the concept of Regional Parks, although these need to be underpinned by a wider approach to Green Infrastructure planning. 	
Opportunities	
<ul style="list-style-type: none"> By planning, implementing and managing Green Infrastructure together at the landscape scale, we can: <ul style="list-style-type: none"> provide an inspiring setting for economic progress and investment; create a focus for social inclusion, education, training, health and well-being; reinforce and enhance landscape character and local distinctiveness; create a framework for natural systems and functions that are fundamental to species and habitat viability, healthy soils, water and air, and provide an essential fabric for sustainable living; reverse habitat fragmentation and increase biodiversity to restore functioning ecosystems that underpin a rich wildlife resource; develop a multi-functional landscape and green space resource that meets local needs; Safeguard and enhance natural and historic assets between, in and around major communities; inspire cohesive partnership working across a range of disciplines and sectors. Provide the essential contact between people and nature; and inspire cohesive partnership working across a range of disciplines and sectors. 	
Issues and constraints	
<ul style="list-style-type: none"> Understanding of the Green Infrastructure concept remains limited, particularly in relation to its spatial dimension. There is currently no structure to bind environmental work at the regional or City-region level. There is a major policy gap between the South and the Northwest, which is further exacerbated by the gap in Green Infrastructure action planning, funding and delivery. This is notable in relation to the emerging Northern Way strategy. There is a need to find innovative ways of investing limited resources (both capital and revenue) throughout an extensive geographic area. There is a need to overcome inconsistent policy within and between agencies. There is a need to ensure that funding streams are effectively linked to policy drivers - not biased towards direct jobs and business floor space creation. 	

- There is a lack of Government championing of Green Infrastructure outside of the key growth areas.

How could the LDF respond?

Implications for the sustainability appraisal

**Cross references
(General)**

Cross Reference (LDF Topic Papers)

Table D1	
Title	Eastern Gateway
Proponent body	Wigan Council
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	October 2007
Why is it relevant to the LDF?	
The guidance will be incorporated into the LDF at a later date.	
Key messages, requirements & objectives	
<p>This guidance document aims to:</p> <ul style="list-style-type: none"> • provide a clear framework to guide future development and redevelopment; • promote communities which are safe and sustainable; • enhance and protect the biodiversity of the area; • protect and encourage the innovative reuse of historic buildings; • reduce the need for private travel and encouraging sustainable transport options; • identify, protect and improve linkages and accessibility with the town centre and Scholes; • encourage high quality urban design in both the built environment and public spaces; and • identify potential redevelopment sites and produce guidance for their revitalisation. <p>The vision for the Eastern Gateway is to create a dynamic, active, mixed use area which is of exceptional design quality with safe and efficient links to Wigan town centre and the wider area.</p>	
Opportunities	
<ul style="list-style-type: none"> • The regeneration of the Eastern Gateway presents huge opportunities for Wigan Council and its partners to develop the area as a new mixed use sustainable and liveable community. The policies which have been proposed are a direct result of detailed analysis and if implemented will improve the weaknesses of the area whilst building upon the area's many strengths. • promote communities which are safe and sustainable; • enhance and protect the biodiversity of the area; • protect and encourage the innovative reuse of historic buildings; • reduce the need for private travel and encouraging sustainable transport options; • identify, protect and improve linkages and accessibility with the town centre and Scholes • encourage high quality urban design in both the built environment and public spaces; and • identify potential redevelopment sites and produce guidance for their revitalisation. • The opportunities are encouraged in a number of areas, the former Town Hall, Harrogate Street Car Park, Former Police Station and Chapel Lane/Darlington Street. 	
Issues and constraints	
<ul style="list-style-type: none"> • The regeneration of the Eastern Gateway presents huge opportunities for Wigan Council and its partners to develop the area as a new mixed use sustainable and liveable community. The policies which have been proposed are a direct result of detailed analysis and if implemented will improve the weaknesses of the area whilst building upon the area's many strengths. 	
How could the LDF respond?	
The LDF could incorporate the policies into a DPD or SPD.	
Implications for the sustainability appraisal	
All options should be considered in the LDF process.	
Cross references (General)	Cross Reference (LDF Topic Papers)

Table D2	
Title	Platt Bridge Local Centre Environmental Action Plan
Proponent body	Wigan Council
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	June 2006
Why is it relevant to the LDF?	
The report provides a number of physical principles for Platt Bridge Local Centre.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • Site analysis will aim to achieve seven score objectives of urban design which are; character, continuity and enclosure, quantity of the public realm, , ease of movement, legibility, adaptability, diversity • Development must aid in defining a permeable grid-like block structure, with active edges. • Residential development principles should be of a high quality and include a good mixture of residential dwellings. • Future commercial development should be focused around Walthew Lane. • The upper part of Walthew Lane should be transformed into a village square and adjacent uses such as public houses should be encouraged to spill out onto the public realm. • Walthew Lane, Albion Street and Aspinall Street should be transformed into shared spaces. In addition, streets within the enhance to make better provision for the pedestrian and cyclist. • The barrier effect of Platt Street/Warrington Road should be lessened with pedestrian crossings. • Redevelopment of the footpath network of Platt Bridge Common creating a safe, legible, accessible pedestrian network. • Open Space, such as land adjacent to Templeton Road, Platt Bridge should be enhanced where necessary with appropriate street furniture, landscaping measures as well as boundary and surface treatment. • Nodes and Gateways of Platt Bridge should be enhanced with landscaping, measures, landmark buildings and public art. • Any development that takes place within the Local Centre of Platt Bridge should promote good quality design and sustainability. Where there is large scale development, the developer may wish to use a design code to attain such standards. 	
Opportunities	
<ul style="list-style-type: none"> • Shops and take away stores could be grouped together to provide a true central area. • A pedestrian environment could be created around the post office building with bars and cafes adding to the public realm. • Through LTP2 funding better bus facilities could be developed to encourage people to travel sustainable as well as visit the area. • The area has two key nodes that could be enhanced with gateway buildings and/or public art to improve the area's legibility. • A park could be created on scrub land between the Local Centre and the Woodcock Drive residential estate. • Better pedestrian connections and lessen the barrier effect of the A573. 	
Issues and constraints	
<ul style="list-style-type: none"> • The Local Centre lacks legibility and definition due to the lack of key physical elements and the scattering of shops and take-away stores. • The area has a poor Public Realm which is not pedestrian or cycle friendly, is car dominated and consists of large tracts of derelict land and buildings. • There are a few pedestrian linkages across the A573, meaning the road acts as a prominent barrier/edge and divides the Local Centre in two. • Lack of a true magnet store that encourages pedestrian activity. • Car traffic is likely to increase and any new development in the Local Centre is likely to continue to accommodate the car. • The Local Centre is surrounded by areas that suffer from high levels of deprivation, crime and social disorder which may have significant maintenance implications and/or gentrification issues. • There is a danger that the area would be unable to attract any private investment and as a result settle for second best development. 	

How could the LDF respond?

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (LDF Topic Papers)

PPS1 – Sustainable Development

Table D3	
Title	Platt Bridge Landscape Masterplan
Proponent body	TEP
Status (e.g. statutory, non-statutory)	Non Statutory
Date produced	May 2008
Why is it relevant to the LDF?	
The document looks at the preparation of the landscape and urban design Masterplan for Platt Bridge.	
Key messages, requirements & objectives	
<ul style="list-style-type: none"> • The document aims to allow for the creation of a high quality public realm within the local centre of Platt Bridge, enhance civic pride of Platt Bridge, Improve the quality of life for residents, and promote a new image for Platt Bridge. • Three key areas have been identified: Zone 1 – The area around the King William Inn and Queen’s Arms. Zone 2 – Public open space at Walthew Lane and Lomax Street. Zone 3 – The area around the Post Office at Elm Street/Aspinall Street. • The area around Walthew Lane was identified as having the potential to become the main street in the Platt Bridge Local Centre. • The following areas were identified as baseline indicators which needed to be addressed: Environmental review Initial consultation with stakeholders Statutory services review Detailed site survey 	
Opportunities	
<ul style="list-style-type: none"> • Create a high quality public realm within the local centre of Platt Bridge; • Enhance civic pride of Platt Bridge; • Improve the quality of life for residents, and; • Promote a new image for Platt Bridge. • Upgrading of the urban space and provision of better linkage between the Local Centre on both sides of the road corridor. • Provision of a user-friendly environment so that economic, social and environmental benefits can all be gained considerably. • Provision of a focus to the area that will improve the aesthetics and experience of commuters. • Upgrading of the green space so that the space can become usable for recreational pleasure. 	
Issues and constraints	
<ul style="list-style-type: none"> • Community engagement consultation had poor attendances and responses from the public. • Limited notification of consultations due to timescales. • Small number of responses from the questionnaires. Only 11 people responded. 	
How could the LDF respond?	
The LDF can use this information in the preparation of Area Action Plan Development Plan Documents.	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (LDF Topic Papers)

PPS1 – Sustainable Development	
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