

# PLACE SHAPING AND DESIGN

If you are interested in the **Quality and Sustainability of Design**, you may wish to comment on:

## What the Plan says

[2.16 pg 25: \(Comment Box 1A and 1B\)](#) Additionally, the Draft Local Plan will seek to achieve sustainable construction objectives and the use of responsibly sourced and low environmental impact building materials to reduce waste and resources.

[Vision and Objectives 2 pg 32. 8: \(Comment Box 3\)](#) To tackle climate change and minimise the impact of development on communities, the economy, and the environment with carefully considered design and by embracing technology, such as renewable energy generation

### Notes

- ***Where is the mention of an aspiration for local sourcing of all aspects of building materials, including green planting?***
- N.B. A large scale developer about to build in Cranbrook stated that they build to parameters set by TWBC building codes. Cranbrook has a much higher quality building code, aspiring for construction to be towards 'Passivhaus' standard

## What the Plan says

[Vision and Objectives 1 bottom of page 31\(Comment Box 3\)](#) All developments will be of high quality design, having responded to the distinctive and particular character of their locations: **in some instances the development will have taken place within valued and protected landscapes, and this will be recognised in the quality of the design of the development**, the protection and enhancement of the exceptional quality of the built, natural, and historic environment, and the provision and protection of landscape features and green spaces. Green, grey and blue infrastructure will be an integral and defining element in the design and layout of new developments

[4.64 page 55: \(Comment Box 1A and 1B\)](#) A key aim of the Draft Local Plan is to plan for comprehensive development **to a high standard in terms of design and place shaping.**

[4.65 page 56: \(Comment Box 1A and 1B\)](#) **Sustainable design principles make efficient use of resources** through location, design, positioning, specification, and sourcing of materials, as well as improving the quality of developments and enhancing their environmental performance. The Council will encourage new development to incorporate current best practice in sustainable design and construction, incorporate mitigation and adaptation measures against the future impacts of climate change and deliver high quality developments. Public art and active spaces will be encouraged as part of good design and place shaping to help foster a sense of place and community coherence.

### Notes

- The rear elevations of the houses on Brick Kiln Farm are all lacking in any design thought, as the Planning Department are only interested in the 'street scene', not what people may be looking at if they are sitting in their back gardens
- ***Do large estate developments exhibit individual architectural quality?***

## What the Plan says

[Policy STR7 page 56\(Comment Box 2A and 2B\)](#)

1. Respond positively to local character and context to preserve and enhance the quality of existing communities and their environs;
2. Provide buildings that exhibit individual architectural quality within well considered public and private realms;
7. Be based on measures to promote environmental sustainability, including energy and water efficiency measures, sustainable design and construction techniques, and provision of appropriate wastewater and flood mitigation measures;

## Notes

- Place shaping is primarily about people, yet the involvement of the community in co-creating places is not mentioned.
- In order to challenge poor-quality design and ensure that future building is done with consent from the public, the Government set up the Building Better, Building Beautiful Commission which published its interim report in July 2019. The report focuses on the importance of proactive and collaborative community engagement rather than what is often experienced as cynical 'consultation'. Evidence to the Building Better, Building Beautiful Commission demonstrates concern *about the failure to properly engage communities with development, and the breakdown in trust in the planning system that this generates*.
- Should this collaborative requirement be written into the Specific Site Policies for each of the allocations?

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