

## MD2 – Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. ~~Achieve local aspirations for design~~ [Respond positively to local design aspirations](#), wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
2. Contribute to and respect locally distinctive or valued character and existing amenity value by:
  - i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
  - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
  - iii. ~~Respecting, enhancing or restoring the historic context, such as the significance and character of any heritage assets, in accordance with MD13~~ [Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13](#); and
  - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the [Water Management SPD Local Flood Risk Management Strategy](#).
5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;
  - i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
  - ii. [providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20](#)

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dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses and recreation uses; including semi-natural open space;

ii-iii. Where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi natural open space, using 30sqm per person as a starting point;

iii-iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.

6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design;
7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

## Explanation

- 4.6 Core Strategy Policy CS6 establishes the overarching aim that new development will be designed to a high quality using sustainable design principles. Achieving high quality sustainable design is a key planning objective which applies to all new development including alterations, extensions, conversions and replacements of existing buildings, advertisements and telecommunications infrastructure. Policy MD2 builds on Policy CS6, providing additional detail on how sustainable design will be achieved. In applying these requirements, consideration should also be given to more detailed national guidance on design set out within good practice. For development affecting the Shropshire Hills AONB, particular regard should be paid to the Shropshire Hills AONB Management Plan and supplementary guidance. Development proposals are required to demonstrate, through the use of detailed, clear and accurate drawings and a written statement (Design and Access Statements) how they successfully address CS6 and MD2, in addition to other local and national policy requirements relating to the site and its surroundings;
- 4.7 Delivering well designed places appropriate to the local context is a key part of creating sustainable communities. Shropshire's localised planning approach recognises that each place has its own characteristics not only visually in the built and natural environment but also in terms of how each place functions, which provides a local sense of identity. Understanding this local context and evaluating the constraints and opportunities that are present is an important part of the design process for any new development. Community led guidance needs to inform the design of development, ensuring that it appropriately maintains and enhances the location's sense of place and

[respond positively to](#) delivers local [design](#) aspirations ~~through design~~, wherever possible;

- 4.8 To respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13;
- 4.9 Utilising contemporary design solutions whilst respecting locally distinctive characteristics provides an opportunity for the development to reinforce and enhance an areas sense of place. Opportunities should be sought and utilised for sustainable design solutions, where possible, particularly where these help to address local aspirations set out in the Place Plans, in accordance with Policy CS8;
- 4.10 All developments must include appropriate SuDs to manage surface water, in accordance with Policy CS18. [Given the complexity and detail associated with this aspect of the Flood and Water Management Act 2010, a Shropshire and Staffordshire Sustainable Drainage Handbook is being produced to provide the detailed requirements for applicants on the design and adoption process for SuDS](#) Developed as part of the ~~Water SPD~~ [Local Flood Risk Management Strategy](#), the SuDS ~~H~~handbook [will](#) provides information on the planning, design and delivery of attractive and high quality SuDS schemes which offer multiple benefits to both the environment and local community. [Whilst an initial scope for the SuDS Handbook is included within Appendix A of the Local Flood Risk Management Strategy \(Part 2\), the SuDS Handbook itself is intended to coincide with the implementation, by Defra, of the National SuDS Standards Schedule 3 of the Flood and Water Management Act 2010.](#) New development ~~will be expected to~~[should](#) adhere to the principles set out in this handbook, addressing the requirements, issues and opportunities for SuDS early in the design process, to inform the layout of buildings, roads and open space, to take account of the existing characteristics of the built and natural environment and to seek opportunities to provide the widest possible community benefit. Consideration must also be given to the maintenance requirements for SuDs, including the design of appropriate access to allow for ongoing maintenance;
- 4.11 Effective landscape design is key to high quality sustainable development and focuses not only on how a development looks but also how it functions including its relationship to the wider area. Landscape character, open space, biodiversity, heritage assets, and buildings need to be considered together and linked to the wider environmental network from the start of the design process in accordance with Policy CS17 and MD12 and MD13. A landscape design plan should be prepared at an early stage in the design of development and accompany the submission of a planning application, including outline planning applications. The landscape design plan should incorporate all landscape considerations and reflect on their interrelated nature in order to maximise the creation of multifunctional assets for the local community, in accordance with the Historic Environment SPD, Natural Environment SPD and Water Management SPD;

4.12 New planting of trees, woodland and hedges should be incorporated to reinforce existing landscape features and will be particularly favoured in publically accessible or visible locations within the site. Consideration should be given to the appropriate use of trees and plants, reflecting the character of the site and its context, including the use of native trees and provision of long lived, large canopied trees. Sufficient space should also be provided to safeguard existing vegetation where possible. Where the layout, density or design of development results in the loss of existing vegetation, suitable mitigation measures should be put in place on site, in the first instance, or through off site compensation measures where this is not possible, in accordance with the principles in Policy MD12 Natural Environment;

4.13 Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. ~~For non-residential developments, the number of future occupiers is based on estimated number of employees.~~ “For non-residential developments, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks approach set out in Policy CS17 and the natural environment SPD.” For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision. On very large sites, it may be appropriate to divide the recreational open space into more than one area in order to provide accessible provision across the development. In such instances it is important that each recreational area is of a sufficient size to be functional. ~~The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council;~~

4.13 Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12;

4.14 The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity

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[whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council;](#)

4.144.15 Developments must be designed so they do not result in an unacceptable adverse impact on local infrastructure, for example adequate onsite car parking should be incorporated within a development site to ensure that cars do not overspill onto surrounding roads and therefore negatively impact on the local road network. Consideration should also be given to safeguarding existing infrastructure, in accordance with Policy MD8, so as to maintain continued operation and provide opportunities for expansion of infrastructure, where appropriate, to meet local needs. Wherever possible, development should add value by considering the opportunities or benefits that can be provided through design to help meet local community aspirations or contribute to addressing local infrastructure constraints identified within the Place Plans;

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4.154.16 The sustainability checklist and accompanying Sustainable Design SPD provide more guidance on the sustainable design and construction principles that must be incorporated and how they will be applied to different types and scales of development. Further guidance on the balance to be struck between development viability and policy requirements is included within Policy CS11, Type and Affordability of Housing SPD and Developer Contributions SPD.

#### Key Evidence:

1. Shropshire Adopted Core Strategy, (Shropshire Council, 2011);
2. National Planning Policy Framework, (Department for Communities and Local Government, 2012);
3. Supplementary Planning Document SPD: Sustainable Design, Part 1 (Shropshire Council, 2011)
4. PPG17, Open Space Sport and Recreation Study - PMP (2009);
5. Shropshire Historic Environment Record (ongoing);
6. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
7. Shropshire Historic Landscape Character Assessment (Shropshire County Council, 2004);
8. Shropshire Historic Farmstead Characterisation Project (Shropshire Council 2010);
9. Shropshire Hills AONB Management Plan 2009 – 2014 (Shropshire Hills AONB Partnership, 2009);
10. Shropshire Water Cycle Study (Halcrow 2009/10);
11. By Design: Urban Design in the Planning System: Towards better practice (CABE, 2000)
12. Safer Places: The Planning System and Crime Prevention (Office of the Deputy Prime Minister, 2004);
13. Strategic Stone Study, A Building Stone Atlas of Shropshire (English Heritage, 2012).

## **Delivery and Monitoring of Policy:**

### **This policy will be delivered by:**

- Preparation of a revised Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD
- Preparation of Water Management SPD;
- Design and Access Statements to support planning applications
- The development management process;
- Promoting the use and development of Town and Village Design Statements;
- The LDF Implementation Plan;
- Recording biodiversity gains and losses on the national BARS database;
- Working with the Environment Agency and relevant water companies to identify locations where there may be environmental or infrastructure capacity constraints and where additional investment may be required to support development.

### **The following indicators will be used to monitor the effectiveness of the policy:**

- Number of new village and town design statements completed;
- Number of developments meeting minimum, good and best performance ratings in the Sustainability Checklist, by category;
- Amount of recreational/open space in new developments;
- Renewable energy capacity installed by type;
- Number of applications refused on Policy MD2 grounds