

Supplementary Papers

Cabinet

held on Friday 24 June 2022 at 10.30 am
135 Eastern Avenue, Milton Park, OX14 4SB

Open to the public including the press

8. Design guide (Pages 2 - 7)

To consider the amendments note following the Joint Scrutiny Committee meeting held on 20 June 2022.

Agenda Item 8

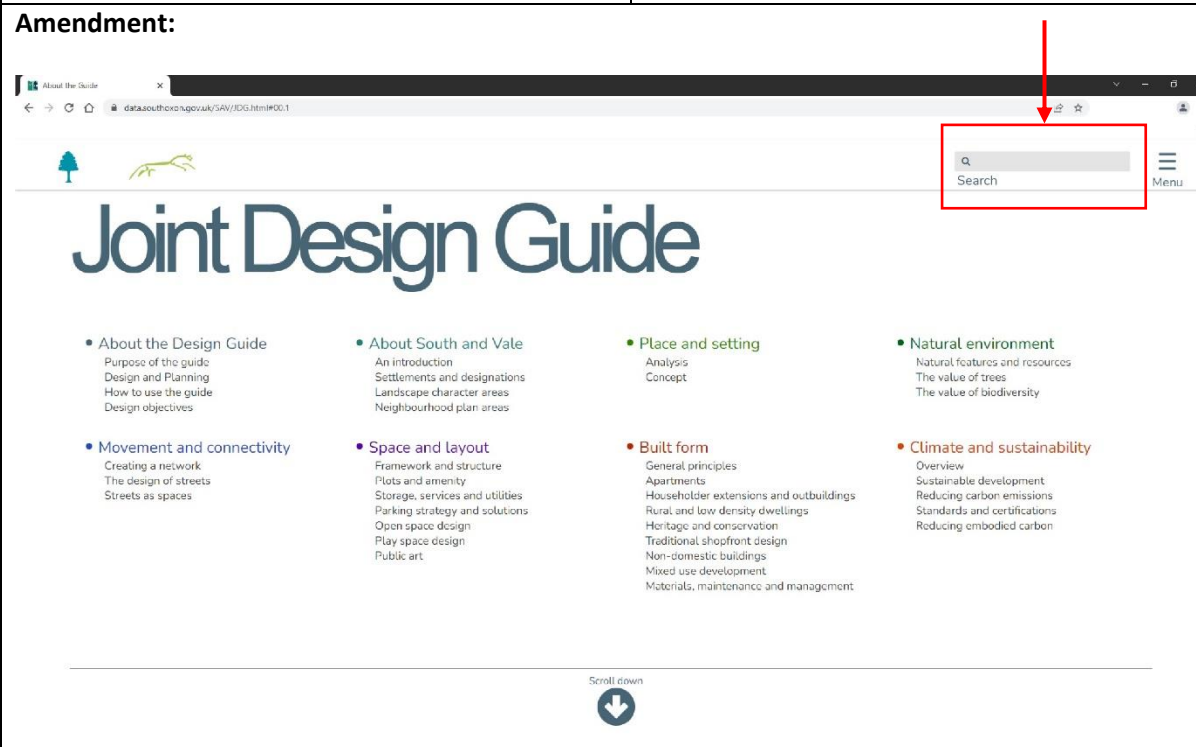
Joint Scrutiny recommendations dated 20th June 2022

Following Joint Scrutiny four recommendations were made for the Joint Design Guide:

1. Creating a searchable document online.
2. A link to permitted development information requested.
3. Hedge and soft boundary treatments.
4. Look into word strengthening where it was deemed viable to do so.

Below are the officer's responses and proposed amendments based on the recommendations from Joint Scrutiny. All proposed alterations to text within the Joint Design Guide are highlighted in **Yellow**.

Joint Scrutiny recommendations

Recommendation 1.	Response
Creating a searchable document online	Officers to incorporate google search engine into the website to make it searchable.
<p>Amendment:</p>  <p>The screenshot shows the homepage of the Joint Design Guide. At the top right, there is a search bar with a magnifying glass icon and the word 'Search' below it. A red box highlights the search bar, and a red arrow points to it from above. The page content includes a large title 'Joint Design Guide' and a grid of eight categories: About the Design Guide, About South and Vale, Place and setting, Natural environment, Movement and connectivity, Space and layout, Built form, and Climate and sustainability. Each category lists sub-topics. At the bottom, there is a 'Scroll down' button with a downward arrow.</p>	

Recommendation 2	Response
A link to permitted development information requested	Officers to incorporate a link to permitted development as set out by the Planning Portal in: About the Guide > Design and Planning
<p>Amendment: sentence to be added.</p> <p>We offer pre-application advice for new development and can draw on our design team to provide specialist input. We offer advice at all stages of the design process and for all scales of developments.</p> <p>For more information about these services, please contact us or visit our website here:</p>	

[South Oxfordshire District Council](#) [Vale of White Horse District Council](#)

To check if your proposal falls under permitted development see:

[Planning Portal – Permitted development.](#)

Recommendation 3.	Response
Hedge and soft boundary treatments	Officers to incorporate additional wording on boundary treatments including hedges and promoting hedges are boundary treatments.
Amendment: Add wording to: The value of trees > Planting in a development proposal > Paragraph 18. 18. New planting can have multiple uses, such as defining the character of an area, or creating soft boundaries with hedgerow planting, improving the visual appearance and provide resources for wildlife , or being part of Sustainable Drainage Systems (SuDS) and traffic calming measures, whilst providing a wider range of benefits. Add wording to: The value of trees > Planting in a development proposal > Design Principle 4.16 4.16 within Space and layout to say: 'Boundary treatments should be informed by a contextual analysis in terms of height, structure and materials. Make sure to maintain a single material boundary treatment along the edge of any curtilage facing a public space. Visible boundary treatments in public areas need to have cohesive treatment and be secure . Close-boarded or panel fencing is generally not an appropriate boundary treatment for prominent locations, such as street frontages. Walls offer a secure option and can be softened with planting. Hedgerow planting is best for frontages and soft boundaries, adding visual appearance and providing resources for wildlife. '	

Recommendation 4.	Response
Look into word strengthening where it was deemed viable to do so.	Officers will strengthen wording in: Built Form > Householder extensions and outbuildings > paragraph 85. Strengthening the wording in the Climate and Sustainability Section would go beyond the of the current development framework and policy context South Oxfordshire and the Vale of White Horse Local plans.
Amendment: Add wording to: Built Form > Householder extensions and outbuildings > paragraph 85. To make your home or extension more sustainable see: Climate and sustainability - Sustainable Development	

Additional amendments to the proposed Joint Design Guide suggested by cabinet members.

Below are the officer's responses to other additional amendments to the proposed Joint Design Guide suggested by cabinet members, some of these suggestions are resolved by responses taken in response to Joint scrutiny recommendations. All proposed alterations to text within the Joint Design Guide are highlighted in **Yellow**.

- **Additional detail and clarity to be added to Figures 43 (all accompanying drawings 44,45,46 and 47 in the Built form > Householder extensions and outbuildings section to be updated to match the graphic style and grid layout with annotation as shown below)**

Key: Acceptable in principle ●
 Potential acceptable in principle ●
 Unlikely to be acceptable in principle ●

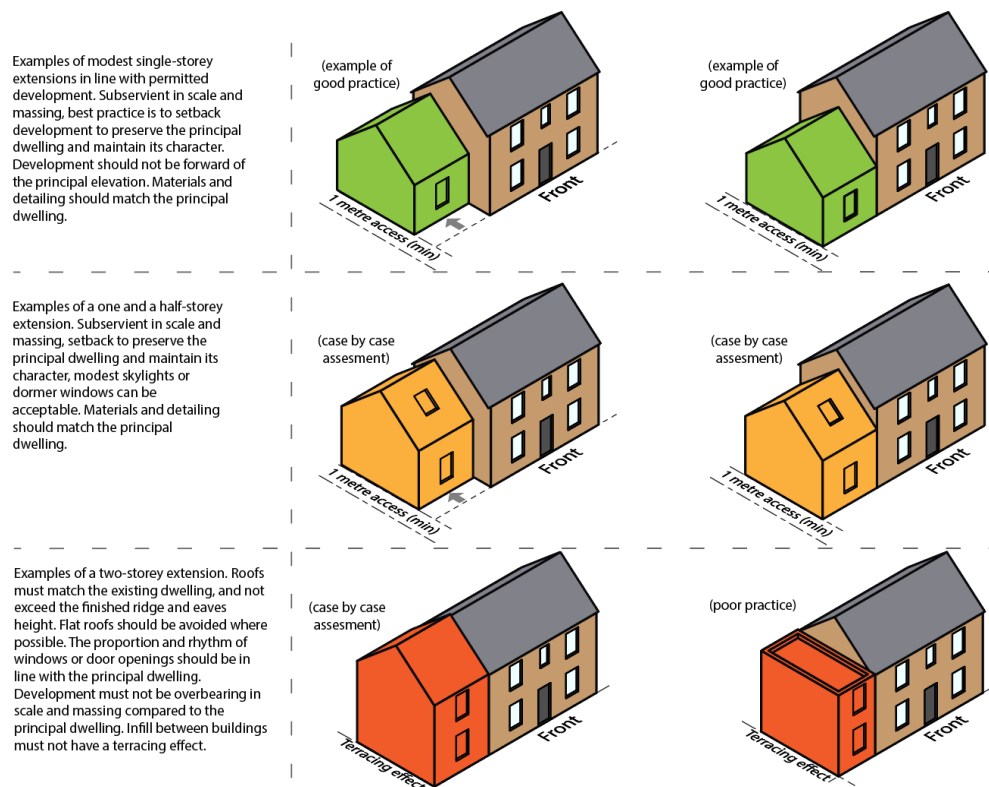


Figure 43: Illustrative examples side extensions

- **Add advice on ways to support 'dark skies' (darksky.org, avoiding artificial lights to support nature).**

Officers already had a reference to dark skies under principle 1.4 and provided a link to the North Wessex Dark Skies Guidance within the natural environment section.

- **Request to make weblinks in the document a different, more stand-out colour.**

Officers will add an icon next to each weblink to make it more obvious and distinguishable from the main text of the website. The websites colour scheme is currently WCAG (Web Content Accessibility Guideline) Colour contrast AA compliant.

- **A member asked officers to check inconsistency on distances – ‘no more than 1 metre’ on figures and ‘no more than 1.2 metres’ in the body text.**

Paragraph 92: ‘Extension should maintain a gap between the extension and the site boundary or have a lower ridge height than the main building. The extent of the gap should be determined by the pattern of development in the area; however, gaps should be no less than **1 metre** wide for the benefit of access and maintenance.’

- **Additional text to be added on paragraph 90 on subservient side extensions.**

Paragraph 90 to say: **Side extensions should normally be set back from the front of the house to retain the proportions of the original building and reduce the visual impact of the join between existing and new. This can be particularly important on symmetrical properties or identical semi-detached properties. The original building should remain the visually dominant element of the property (whether it is an extension, self-contained annex, an outbuilding or a garage).**

- **Additional text added under ‘additional resources’ within ‘Design and Planning’ introductory section.**

There is design guidance available beyond our guide at a national level, our design guide specifies what is best at a local level, as well as the Councils’ own local plans and neighbourhood plans. **Neighbourhood Plans are part of the development plan and form an important part of the design process and therefore must be considered.**

- [The National Planning Policy Framework \(NPPF, 2021\)](#)
- [Local Plans for South Oxfordshire](#)
- [Local Plans for Vale of White Horse](#)
- [Neighbourhood Plans for South Oxfordshire and the Vale](#)
- [National Design Guide \(2019\)](#)
- [National Design Code Part 1: The Coding Process \(2021\)](#)
- [National Design Code Part 2: Guidance Notes \(2021\)](#)

- **Additional introduction paragraph to be added under ‘Neighbourhood plan areas’**

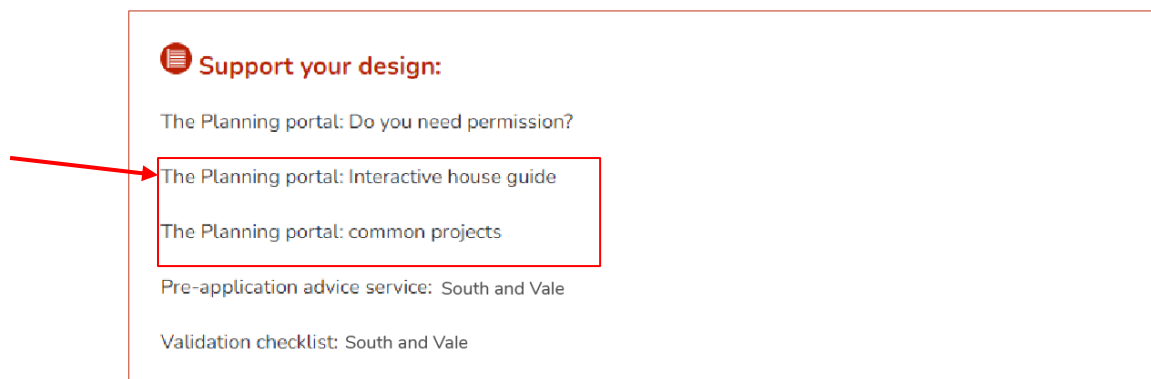
Neighbourhood plans form part of the statutory development plan. They are prepared by local communities to develop a shared vision for their area. Their aim is to shape, direct and help to deliver sustainable development at a community level.

When designing you should refer to the relevant Neighbourhood plan for that area (if the area has a plan adopted) and use the plan to inform your design process. Neighbourhood plans can contain design policies. These should be followed unless material considerations indicate otherwise.

Below is a map of all the current neighbourhood plan areas for South Oxfordshire and Vale of White Horse districts. To see the current neighbourhood plans and their status click on the map.

For related information see: [South and Vale public GIS website](#)

- **Additional steps to be added ‘Householder extensions and outbuildings’**



- **Additional information to be added to paragraph 54.**

54. Awkward size gardens should be avoided, in order for them to be usable and enjoyed. Consider the orientation of these spaces and sunlight. The scale of plots and their gardens within the context of the development should be considered. New development should be proportional to the size of neighbouring plots, particularly in lower density areas with larger plots and gardens or where adjacent to burgage plots. Ensure that gardens are not overshadowed by outbuildings or garages and maximise light availability. Where no private individual gardens are proposed for apartments, private communal gardens should be provided, normally to the rear of blocks. Take account of existing trees and impacts on shading.

- **Additional information to be added to paragraph 84.**

84. Extensions present an opportunity to improve insulation and heating systems in a property or incorporate water saving devices. This can increase the sustainability of a home and lower its carbon footprint whilst reducing the cost of heating a home. Consider carefully how your proposed extension could improve the thermal efficiency of your property. Some smaller-scale extensions may constitute ‘permitted development’ which means they do not need planning permission.

To understand if your extension may be permitted development see:

[Planning Portal - Permitted development](#)

To make your home or extension more sustainable see:

[Climate and sustainability - Sustainable Development](#)

- **Additional annotation added to Figure 59.**

Combining active and passive design approaches to reduce the carbon emissions of a dwelling. To see more technical guidance for homeowners on these aspects see:

[The Planning portal: Common projects](#)

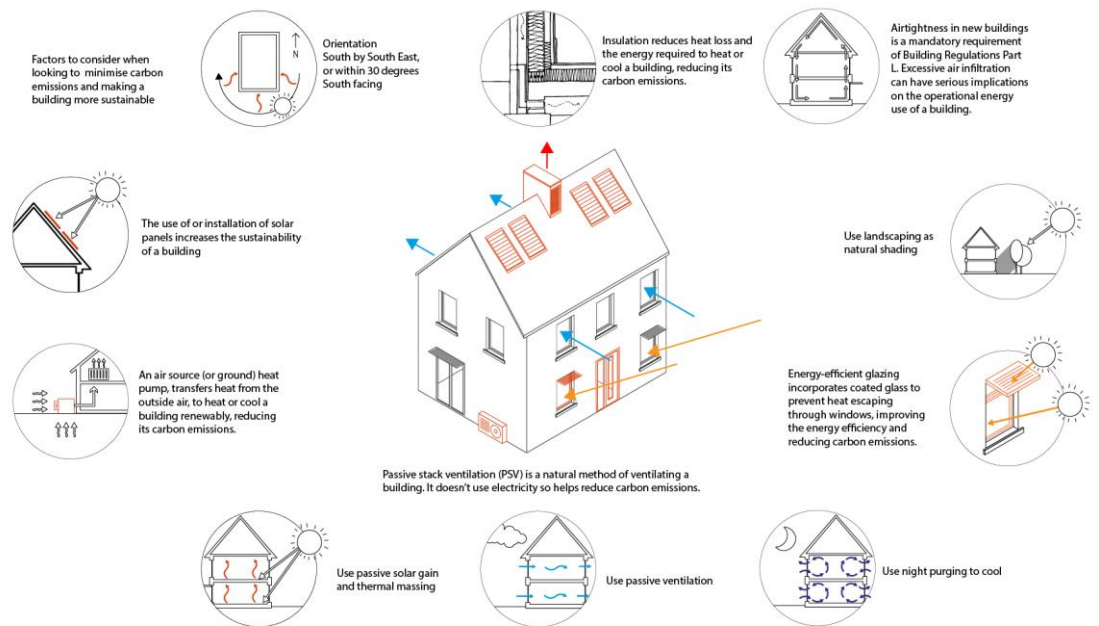


Figure 59: Combining active and passive design approaches can reduce the carbon emissions of a dwelling.