

Appendix 1

Summary of Comments on the Residential Design Guide

Residential Design Guide - Summary of Comments	
Comment	Officer Response
Environment Agency: Support chapter 3.9 – it is well written, clear and comprehensive.	The support is welcomed.
Natural England: Encouraged by the ecology section, especially the linking up of existing and new habitats to the countryside – can be multi-functional to the benefit of both wildlife and people (e.g. cyclists and walkers)	The support is welcomed.
The Coal Authority: Having reviewed the document, have no specific comments to make.	Noted
<p>CABE (Commission for Architecture and the Built Environment): Make the following general comments.</p> <p>The Design Guide should set standards for and inspire high quality design. Guidance should encourage consideration of local context. Guidance should be easy to understand and provide answers to frequently asked questions by planning applicants. Design guides are more successful if they are supported by other awareness raising activities with officers, members and applicants. They list helpful CABE guidance.</p>	<p>The comments are noted, in particular their suggestion about awareness raising exercises with officers, members and applicants.</p> <p>Their recommended publications are: 'Making design policy work: How to deliver good design through your local development framework' 'Protecting Design Quality in Planning' 'By Design: Urban design in the planning System: towards better practice' Design at a glance: A quick reference wall chart guide to national design policy'</p> <p>Recommendation: a) That consideration be given to setting up design training for officers and councillors in particular b) Page 164, Appendix A, add the above publications produced by CABE (Commission for Architecture and the Built Environment).</p>
<p>Oxfordshire County Council: Generally support the objectives and detail in the Design Guide – it has been well thought out.</p> <p>Page 46 – After the sentence "Analysing vehicle movement and tracking the amount of space" we suggest adding a sentence "It can also be used to ensure that the amount of reversing required for service vehicles to access the properties is minimised".</p> <p>Page 49 Garages and Car Ports third paragraph – suggest better wording would be "Separate garages in rear courtyards should not be in large blocks and should be well overlooked by the living rooms of neighbouring dwellings to provide surveillance. There should also be direct and convenient access to the pedestrian access of the dwelling."</p> <p>Diagram 245 conflicts with guidance in the County Council's draft residential parking standard document and is likely to conflict with developing advice on parking being produced by the County Council. It is likely to encourage cars to park outside</p>	<p>The support is welcomed.</p> <p>Agreed Recommendation: Page 46, Section 3.2, para 1 after "Analysing vehicle movement and tracking the amount of space" add a new sentence to read " It can also be used to ensure that the amount of reversing required for service vehicles to access the properties is minimised."</p> <p>Agreed Recommendation: Page 49, Section 3.2, Garages and Car Ports, para 3 amend to read "Separate garages in rear courtyards should not be in large blocks and should be well overlooked by the living rooms of neighbouring dwellings to provide surveillance. There should also be direct and convenient access to the pedestrian access of the dwelling."</p> <p>Agreed Recommendation: Amend diagram 245 to indicate either a minimal recess (up to 1.0m) or a recess greater than 6.0m to stop the problem of blocking the footway.</p>

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<p>garages blocking the footway. There should either be a minimal recess (up to 1.0m) or a recess greater than 6.0m to stop the problem of blocking the footway.</p> <p>Page 50, On-street parking: This should make it clear that generally lines of on-street parking spaces should be broken up into blocks of a maximum of 5 bays separated by kerb build-outs. This allows pedestrians to cross the road without visibility being blocked and for trees to be planted or other street furniture placed to minimise the visual impact of the parking.</p>	<p>Agreed Recommendation: Page 50, Section 3.2, On-street parking, add after para 1 a new para to read: "Lines of on-street parking spaces should be broken up into blocks of a maximum of 5 bays separated by kerb build-outs. This allows pedestrians to cross the road without visibility being blocked and for trees to be planted or other street furniture placed to minimise the visual impact of the parking."</p>
<p>More emphasis should be placed on the requirement of sustainable drainage for the roads serving new developments.</p>	<p>Agreed This would be best dealt with in the Sustainable Construction and Design Supplementary Planning Document but a more explicit reference could be made in the Residential Design Guide. Recommendation: Page 110, para 2, amend second sentence to read: 'SUDS systems can incorporate some of the water saving measures identified above, but can also include swales, ponds and permeable paving surfaces and sustainable drainage for roads, footpaths and car parking.'</p>
<p>Support the section on how to deliver sustainable construction but there should be reference to home composting. New residential development should include the provision of composting facilities in every new home where it is appropriate and this should be included in the Design Guide.</p>	<p>There is reference to home composting which is also dealt with in the Supplementary Planning Document 'Sustainable Design and Construction'. The Residential Design Guide seeks to highlight the design issues relating to composting but it could be made more explicit by a small change to the text. Recommendation: Page 111, para 1, second sentence amend to read: "Waste is a significant design issue as unsightly bins, bin stores and composting facilities can detract from the character and appearance of an area."</p>
<p>Design Guide picks up on issues pertinent to vulnerable people. Welcome the reference to safety and security by design, inclusive and cohesive communities, 'walkable' neighbourhoods, public art and lifetime homes.</p>	<p>The support is noted.</p>
<p>However, there is an omission of reference to places for people to meet and to exercise.</p>	<p>Agreed. This could be rectified by modest changes to the text. Recommendation: Page 93 'Maximise opportunities for communities to become self-policing' amend, first sentence to read: 'The careful design of streets and public spaces can create safer communities, where people can meet each other, recognise local residents and neighbours and feel confident to challenge strangers.'</p>
<p>Section 3.1 'Site Appraisal' – consult with the Community Safety Team at the Vale.</p>	<p>Agreed – this will be carried out on individual development proposals.</p>

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<p>Section 3.8 – check with Community Safety Team about how the night time economy may impact on routes through the sites.</p> <p>Section 3.9 is comprehensive but the planning implications of burning biomass is questioned. It is unclear whether the document only applies to new build.</p> <p>Street lighting could be powered by photovoltaics/ small wind turbines and switched off in the small hours, saving energy and minimising light pollution.</p> <p>We welcome the inclusion of an ecology section in the Design Guide. However, suggest comprehensive amendments to the text.</p>	<p>This could be clarified by a small change to the text.</p> <p>Recommendation: Page 109, para 1, amend to read ‘For large-scale new developments biomass (wood pellets, wood chips and logs) can be burnt to produce energy. Equipment for burning biomass should be sited so that any flues and vents are discretely located and there are no harmful impacts from emissions.’</p> <p>Noted</p> <p>Agreed</p> <p>Recommendation: Pages 87 and 88 amend to read as follows:</p> <p>‘Ecology All sites offer the opportunity to provide habitats for wildlife.</p> <p>Appraise the ecological value and potential of a site</p> <p>The ecological value of a site should be considered as part of the initial site appraisal. The initial site appraisal should identify locally important biodiversity and landscape features such as woodland, trees, hedgerows, grassland, ponds, ditches and streams. More detailed ecological surveys may be required in sensitive locations, such as near protected sites (e.g. SACs [Special Areas of Conservation], SSSIs [Sites of Special Scientific Interest], local nature reserves and local wildlife sites), where UK BAP [Biodiversity Action Plan] priority habitats or species are present or where a site has potential to be a habitat for protected species. The Thames Valley Environmental Records Centre can provide information on the location of protected species sites, some UK BAP priority habitats and notable and protected species records (www.tverc.org). The Institute of Ecology and Environmental Management website has a list of ecological consultants who can carry out ecological surveys (www.ieem.net/ieemdirectory.asp).</p> <p>Retain existing habitats and create new habitats</p> <p>Site features such as woodlands, mature trees, heaths, pastures, hedgerows, ponds, ditches and streams make an important contribution to the ecological diversity of an area and, therefore, should be retained, protected by measures such as buffer zones and enhanced wherever</p>

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	<p>possible. For example, gaps in hedgerows can be planted up with native species.</p> <p>In addition, opportunities should be taken to create new habitats. Hedges, wildflower meadows, wild corners, compost heaps, ponds, hard landscaping features such as dry stone walls and rock piles, and nest boxes installed in the eaves of buildings can all make a significant contribution to species diversity.</p> <p>Innovative designs, such as green roofs planted with sedum, grasses or wildflowers, and roofs designed with bats in mind can also encourage habitat creation.</p> <p>Provide gardens</p> <p>Gardens offer significant opportunities for species diversity, and selective planting can encourage butterflies, bees and birds. New developments, therefore, should be designed to include private or communal gardens.</p> <p>Link habitats</p> <p>Linking habitat areas can create increased ecological diversity and allow wildlife to move around an area. Opportunities should be taken to link new open spaces to existing spaces and to the countryside adjoining a new development.</p> <p>Choose plant species that increase ecological diversity</p> <p>Landscaping schemes should use a variety of native species to help sustain and encourage ecological diversity.</p> <p>Long-term management and maintenance Details of how the landscape and biodiversity features on the site will be maintained should also be included in the planning application.'</p>
<p>Faringdon Town Council: Number of parking spaces required for a property has been reduced – domestic parking is a problem both for home owners and the surrounding area.</p> <p>A mix of permeable block paving and eco-block paving is recommended for parking area. Should this not be a requirement as normal paving contributes to flooding? Gravel also allows drainage.</p> <p>The Design Guide fails to acknowledge the ruthlessness of property owners and developers who take little notice of the wishes of local residents and parish councils.</p>	<p>The document gives guidance on the principles of parking design and does not make any changes to the level of car parking provision required for residential developments. The maximum parking standards to be applied across the district are published separately by the council as supplementary planning guidance. This guidance is currently being reviewed.</p> <p>Recommendation: No change</p> <p>Permeable paving is covered in section 3.9, How to deliver sustainable development – on pages 102 and 108.</p> <p>Recommendation: No change</p> <p>This is not a material planning consideration.</p> <p>Recommendation: No change</p>

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<p>Cumnor Parish Council, Keith McLauchlan, Richard Whitlock, Una Thomas, Chris Pankhurst, Dr DA and Dr LPE Edwards, Edward & Juliet Mildern, Helga Bhatt, Mr & Mrs Rees, Malcolm and Diane Taylor, James R Black (Cumnor Hill residents): The brief for the Design Guide required detailed guidance for Cumnor Hill – this has not been done.</p> <p>Para 1.1 talks about purpose but it is reality that matters. The Design Guide is so general it is unlikely to protect the character of Cumnor Hill and would actively harm it by encouraging blocks of flats such as 61 Cumnor Hill. This would change the social nature of the area – would developers or their clients preserve the area’s character? Section 4.1 deals with developments of 10 or more dwellings but omits proposals to build a block of 10 or more flats in low density areas.</p> <p>Section on density (page 55) is divided by settlement type rather than geographical location.</p> <p>Section 2.2 lumps Cumnor Hill together with Botley – 2 areas of completely different character. Hence, some comments about materials are untrue of Cumnor Hill where mainly traditional materials are used. A developer may feel justified to use materials found in Botley, to the detriment of Cumnor Hill. The Hill divides into 2 distinct areas – the lower part of Cumnor Hill has mostly retained its unspoilt ‘Arcadian’ character, providing a ‘green lung’ and haven for wildlife. The Design Guide does not recognise this.</p> <p>Illustration 76 is misleading. This block is on the extreme edge of Botley, far from the Oxford side of the ring road. It looks attractive and well designed but is not integrated with its surroundings. The flats are not selling because of inadequate parking. However, large parking areas generate noise and pollution. Image 474 is also misleading – it shows a dominant parking area but few of these flats have sold so there are not many cars there.</p> <p>Privacy is important and overlooking should be</p>	<p>Additional advice in Section 4.5 ‘Areas of Lower Density’ was sent out for consultation at a later date. Consequently, the respondents were correct in commenting that the detailed guidance for Cumnor Hill had not been done.</p> <p>The comments received to Section 4.5 have been grouped and summarised as an additional section at the end of this summary.</p> <p>The Design Guide is very clear about what matters and what needs to be taken into account when considering planning applications on Cumnor Hill and other low density areas. It does not encourage any particular type/style of development but rather sets out those matters which the council will take into account when considering any residential development proposal, be it a single dwellinghouse or a block of flats.</p> <p>The Design Guide reflects the Government’s encouragement of high quality contemporary design. The council considers that the modern developments on Cumnor Hill are acceptable and illustrate how high quality modern developments can be successfully integrated into low density residential areas.</p> <p>This is the generally accepted way of distinguishing areas of different densities. On page 54 under ‘Density’, para 3 gives further guidance on assessing the impact of a new development on the character of the surrounding area using plot ratios. Recommendation: No change</p> <p>For planning purposes Botley is defined in the adopted Local Plan as ‘...those parts of North Hinksey and Cumnor parishes south and east of the A420 not designated as Green Belt and including Cumnor Hill and Chawley....’</p> <p>A wide range of materials have been used on Cumnor Hill, including many non-traditional materials such as concrete roof tiles, metal windows and upvc doors, windows and fascias. Recommendation: No change</p> <p>The new block shown in Illustration 76 is in Botley Recommendation: No change</p>

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<p>minimised. However, high trees and hedges should not block sunlight too much.</p> <p>The author seems unaware of the intention to develop the lower part of the site of No 88 Cumnor Hill which is currently untidy and detracts from the character of Cumnor Hill.</p> <p>There are only 2 'contemporary apartment buildings' on Cumnor Hill, both disliked by local residents. Loose expression encourages development of this type. Photo 472 is not good contemporary design – it is brash and often adversely commented upon by local residents and passers through. Some new apartments not of contemporary design have not received such local opposition.</p> <p>Poet's Corner was strongly opposed by local residents and a significant architect – totally out of character with its surroundings and badly affected neighbour's view. It should not be used as an exemplar. Development commenced before conditions were discharged (contrary to diagram on page 160) – results in distrust of planning officers. The new building opposite Delamare Way and the building that looks like shipping containers also received much local objection.</p> <p>Page 16, section 2.2 – There are more bungalows and dormer bungalows than modern apartments. The overwhelming majority of properties are modestly sized detached houses. Metal and glass are not common materials on Cumnor Hill. Misleading description which needs amending.</p> <p>PPS3 states that more intensive development is not always appropriate. Yet the Vale says it is required. Should amend section 4.5 to acknowledge that PPS3 calls for proposals that detract from the character of the area should be refused.</p> <p>There is no reminder of Policy H10 (ii) of the Local Plan (development must not harm the character of the area).</p> <p>Section 3.5 supports the conservation of ecology but recent planning decisions have not shown this. Cumnor Hill has a distinct range of wildlife which has never been surveyed. Gardens play an important role in contributing to ecological diversity. The Design Guide needs to be sharper for planning</p>	<p>Noted. The guidance sets out clear advice on how to protect neighbouring properties from overlooking (pages 98 – 99). Recommendation: No change</p> <p>Noted Recommendation: No change</p> <p>The council's view is that these are high quality modern developments which were permitted in line with the design guidance in PPS1. In coming to these decisions, the council was advised by its independent Architects Advisory Panel and consultant architect.</p> <p>It is acknowledged that there were local objections to these schemes. However, the council's view is that they are high quality designs which accord with the advice in PPS1. See also the response to the representation above.</p> <p>The commencement of Poet's Corner before conditions were discharged is not a matter relevant to the consideration of the Design Guide. Recommendation: No change</p> <p>The document gives a balanced description of the building types ' ranging from stone cottages and Victorian terraces to 20th century residential suburbs', and materials 'including brick, render, stone and more modern materials such as metal and glass.' Recommendation: No change</p> <p>Agreed. A change to the text would bring the guidance more in line with the advice in PPS3. Recommendation: Page 133, Paragraph 2, amend third and fourth sentences to read 'However, PPS3 makes it clear that there is no presumption that previously developed land is necessarily suitable for housing development. Development which is permitted must not detract from the character of the area. While PPS3 also says that more intensive development is not always appropriate, when well designed and built in the right location it can enhance the character and quality of an area.'</p> <p>Policy H10 is referred to in Appendix b of the Design Guide along with other relevant Local Plan policies.</p> <p>See amendments made above in response to comments by Oxfordshire County Council. It also needs to be recognised that it is not always possible to resist a development proposal because of</p>

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<p>authorities to take notice of it.</p> <p>The document is too bland and insufficiently specific. Sentences like 'requires careful design solutions' (page 133) and 'need to fit comfortably within the street' (page 123) are commonsense, not professional guidance.</p> <p>Local services are already under strain and the Persimmon development on the Timbmet site is unlikely to halt due to the inadequate drainage system. The Timbmet development is too large.</p> <p>If more accommodation must be built on Cumnor Hill, the sensitive alteration of some large properties into multiple occupancy as they become available may be achieved without spoiling the character of the area.</p> <p>A major omission is a map showing flood plains and areas prone to flooding. Needs a more pro-active approach.</p> <p>Image 442 is execrable. Planning authorities must have permitted it – hope for greater diligence in the future.</p>	<p>concerns that it may have an adverse impact on wildlife generally. The essential test is whether a site is recognised nationally or locally for its ecological value and/or whether there is evidence of protected species or their habitats on the site.</p> <p>The Design Guide is guidance only and should not be prescriptive otherwise it will stifle innovative design and remove flexibility for designers to respond to specific site conditions and opportunities. Recommendation: No change</p> <p>Noted</p> <p>Noted</p> <p>The definition of flood plains is not a matter for the Residential Design Guide. This will form part of the evidence base for the Local Development Framework and is shown on the Environment Agency's website. Recommendation: No change</p> <p>This is a new high quality development of contemporary design which was permitted in line with the guidance in PPS1. In coming to this decision the council was advised by its independent Architects Advisory Panel and consultant architect. Recommendation: No change</p>
<p>Cllr Dudley Hoddinott, anonymous: Section 4.5, page 133 'The following matters' have been omitted.</p> <p>Colour and texture are important. Page 8, image 20 – zones are difficult to identify, particularly zone 1B. Generally the document has limited use without colour.</p> <p>There was a brickworks on the Timbmet site – were these bricks used in Botley and Cumnor? (page 16)</p> <p>Road design (page 45) should consider the space required by waste collection vehicles and removal vans (in line with Local Plan Policies DC5 (iii) and DC7).</p> <p>Page 101, image 383 – an iron balcony will not provide any protection from noise. It needs to be made of brick or concrete as used in the top balcony in Poet's Corner, Cumnor Hill.</p> <p>Page 102 – what is a trombe wall? It is not in the</p>	<p>"The following matters" are those within the case study of Poet's Corner, Cumnor Hill. This was omitted in error in some consultations. As a result, further consultation on this section has since been carried out, and the further responses are summarised below.</p> <p>Noted. The full colour version is available on the council's website and can be viewed at the council's offices.</p> <p>This is a point of historical interest. The bricks were likely to have been used in the locality.</p> <p>Further guidance on this matter is given on page 111. Recommendation: No change</p> <p>It is the recessing of the balcony, not the railings, that helps provide protection from noise. Recommendation: No change</p>

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<p>glossary.</p> <p>Page 115 – Courtyard parking does not work at Deerhurst Park, Wootton. They are empty during weekends and evenings but the road in front of nos. 60 to 70 Robinson Road is crammed with cars.</p> <p>Page 127, image 454 – what is a bothy?</p>	<p>Recommendation: Page 171 add to Glossary of Terms ‘Trombe Wall A Trombe wall consists of a thick masonry wall faced with a single or double layer of glass with a small airspace in between. Heat from sunlight passing through the glass is absorbed by the dark surface, stored in the wall, and conducted slowly inward through the masonry.’</p> <p>It is accepted that this is an issue. See response to Oxfordshire County Council’s comments on the third paragraph of ‘Garages and Car Ports’ above. Car parking standards are currently being reviewed by Oxfordshire County Council and the district councils in Oxfordshire.</p> <p>Recommendation: No change</p> <p>‘The Bothy’ is the name of the property, and refers to the stone building on the site which originally may have been used as a shelter for a farm worker.</p>
<p>Cllr John Woodford: Page 133, site layout and design - delete ‘and Oxford Road in Abingdon’. A more comparable area with Cumnor Hill might be Park Road, Abingdon.</p> <p>After ‘large, well landscaped grounds’ add ‘and this characteristic has made such areas attractive for redevelopment’.</p> <p>After ‘compatible with the character of the area’ add ‘and consequently particular care must be taken when assembling land holdings with regard to the size, shape, and orientation of proposed sites.’ This is because not all gardens lend themselves to characteristic development. Landowners and developers need to keep this consideration in mind from the start of negotiations.</p>	<p>Oxford Road, Abingdon is experiencing similar pressures for development as Cumnor Hill and so reference to it should be retained.</p> <p>Recommendation: No change</p> <p>Agreed</p> <p>Recommendation: Page 133, para 2, amend first sentence to read “Lower density areas such as Cumnor Hill and Oxford Road in Abingdon are characterised by residential properties set in relatively large, often well landscaped grounds, and this characteristic has made such areas attractive for redevelopment proposals.”</p> <p>See changes made above to page 133, paragraph 2 relating to third and fourth sentences.</p>
<p>South East England Partnership Board: Introduction to section 3.9 should explain the energy hierarchy. This could link to guidance on site layout and orientation, building design and layout, materials and construction, and renewable energy. The Partnership Board recently published an LDF Climate Change guide and would like to keep links to SPD’s up-to-date.</p>	<p>Agreed</p> <p>Recommendation: Page 102, para 2, add new sentence at the end of the paragraph ‘The Council will encourage developers to follow the principles in the energy hierarchy set out in paragraph 1.4 of the Technical Appendix to the Sustainable Design and Construction SPD.’</p>
<p>Ken Thornton Associates: images 381 and 487 – the 40 degree rule is quoted as relating to the closest point of the adjacent first floor window but both images show it from the centre of the ground floor window.</p>	<p>Agreed – the diagrams are incorrect and should be amended.</p> <p>Recommendation: Page 100, Image 381, and page 138, Image 487, amend diagrams to show 40° rule relating to the closest point of the adjacent first floor window.</p>
<p>Persimmon Homes (Represented by Pegasus Planning Group): Too much information makes</p>	<p>Noted</p> <p>Recommendation: That the consultants be asked</p>

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finding the relevant part difficult. Could separate it into smaller documents for different scales of development, as in step 5 of 'How to use this document'.	to review presentation in the light of this comment.
The document is too generic – could be applied anywhere in the UK.	The guidance is based upon a detailed survey of the character zones of the Vale and examples of local building traditions. The principles of the Design Guide aim to respect and enhance the distinctive character of the Vale. Recommendation: No change
Appendix A includes no reference to the South East Plan Policy CC4, Sustainable Design & Construction.	Agreed. Reference could be made to the South East Plan in the Introduction and Appendix A. Recommendation: Page 3 after National Policy on Design add new section to read "The South East Plan The South East Plan sets out regional policy on Sustainable Design and Construction which will need to be taken into account when deciding development proposals."
Section 1.2 should clarify that the Design Guide does not aim to make the Code for Sustainable Homes or Lifetime Homes mandatory. SPD should not go beyond the policy framework set out in emerging RSS or the requirements of the Building Regulations.	Noted The Draft Supplementary Planning Document Sustainable Design and Construction and Resource Efficient Buildings sets out in more detail the council's approach, which is in line with good practice and national and regional guidance. Recommendation: Page 4, under heading 'Local Policy on Sustainable Development' add a second paragraph to read "The Supplementary Planning Document 'Sustainable Design and Construction' sets out in more detail the Council's approach to sustainable design and construction.'
The table of density ranges in section 3.3 is overly prescriptive and contradicts the principle of density informed by context as stated in the preceding text. This will lead to an approach working against local character and developments in unsustainable locations. A more flexible approach to density is required.	Agreed. The table could appear overly prescriptive. This was not the intention and the text could be amended to overcome this. Recommendation: Page 54, last paragraph, amend to read 'The table below sets out an indication of densities in different locations. However, in any particular location the density of new development should be informed by the site's context and the Council's adopted policies.'
Section 5 'Consultation' has no reference to the Statement of Community Involvement.	Agreed Recommendation: Page 161, para 1 after first sentence add new sentence to read 'The Statement of Community Involvement stresses that the Council will welcome and provide opportunities for applicants or their agents to discuss development proposals with planning officers before they submit a planning application.'
West Waddy ADP: The Design Guide seeks to ensure new development fits in with its surroundings by using traditional materials. Little acknowledgement is made of the contribution contemporary design can make. Should encourage high quality design rather than just traditional design,	The Design Guide does not favour traditional or contemporary design solutions – numerous examples are given of both traditional and contemporary developments. Page 68 encourages both styles. Whilst traditional local materials are referred to in pages 75 – 80, reference is made on

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<p>particularly with the shift towards zero-carbon homes. What matters most is scale and massing followed by hard and soft landscaping. 'Style' is often irrelevant except in conservation areas and on listed buildings. The document needs to encourage the employment of experienced architects rather than being a prescriptive book.</p>	<p>page 76 to "the opportunity to use innovative materials in stand-alone buildings."</p> <p>The Design Guide offers guidance and is not a "prescriptive book." It is not for the Design Guide to explicitly encourage the employment of experienced architects. In many cases, this will be a natural consequence of encouraging high quality design.</p> <p>Recommendation: No change</p>
<p>Page 9 – where is the evidence of limestone, slate, thatch? These do not dominate the Vale.</p> <p>Page 12 – In Faringdon, 'the predominant roofing materials are blue and stone slates' – this may be true in the centre but not on the outskirts.</p> <p>Page 15 – in Abingdon, 'the predominant roofing material is clay tiles and slate' – this may be true of the town centre but not the north Abingdon estates.</p>	<p>This page refers to the Thames Valley and Corallian Ridge where such materials are part of the vernacular tradition. However, it is agreed they do not dominate the streetscene.</p> <p>Recommendation: Page 9, para 4, amend third sentence to read "This meant less influence by external factors and fashions in favour of traditional materials such as limestone, stone slates and thatch."</p> <p>The Residential Design Guide provides information on the elements of the Vale that define its traditional built and natural character and an overview of the traditional character of each of the zones. The document could be improved by making it clear that where the character, materials and features are being described these relate to the traditional elements.</p> <p>Recommendation: Generally to amend the text by inserting the word 'traditional' when describing the character, materials and features of areas.</p>
<p>Pages 11, 14, 19, 22, 26 – 'Palette of materials', are we to ignore 20th Century traditions? Where appropriate (e.g. in conservation areas) the palettes are fine but it should not be mandatory elsewhere.</p>	<p>See recommendation above regarding the insertion of the word 'traditional.'</p>
<p>Page 16, para 1, 'The character of Botley includes a mix of styles roughly from stone cottages and Victorian terraces to 20th Century residential suburbs' – this applies to most settlements in the Vale, not just Botley.</p>	<p>Noted</p>
<p>Page 24 – add to paragraph 2 that there is also a multitude of 20th Century detached houses and bungalows. In the roof section, rarely do you find thatch with a plain flush ridge.</p>	<p>Noted</p> <p>The use of flush ridges on thatched roofs is the local tradition and is encouraged by the Council.</p> <p>Recommendation: The photographs be amended to include more examples of flush ridges</p>
<p>Page 30 – 'The building is constructed in a Dutch style' – not traditional to the Vale then?</p>	<p>Ashdown House is a very important local traditional building (Grade I listed) using a palette of local materials – however, its description could be more accurate.</p> <p>Recommendation: Page 30, para 4, second sentence amend to read 'The building has Dutch and French influences and its hipped roof is topped by two large chimneys and an octagonal cupola.'</p>
<p>Page 34 is far too prescriptive unless in a conservation area. Where and when can contemporary design be used? What about larger flats and houses compared to cottages? How do these relate to the Government's demands for</p>	<p>Again, this refers to traditional house types from which the Vale derives its distinctive character. It is not intended to be prescriptive or to stifle imaginative design. The document as a whole makes it clear that high quality contemporary design is encouraged.</p>

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carbon zero homes?	Recommendation: No change
Page 38 – How does this sit with Secure by Design criteria?	When designed well, developments can be both permeable and safe. Recommendation: No change
Page 39 – Why can't focal buildings be used? East St Helen Street is one of the most legible streets in Abingdon, if not the Vale, and it has all these features.	Focal buildings are promoted in the Design Guide as a means of ensuring legibility in new developments, but it is recognised that the text on this page seems to discourage their use. Recommendation: Page 39, third paragraph, delete second sentence.
Page 52, para 1 says 'new dwellings should be within 400m of a bus stop' – what does PPS3 say? Is sustainable transport not considered to be within 100m? Need to reduce the need to travel by car by making buses free to use.	The Department for Transport's 'Inclusive Mobility' (2004) states that 'In residential areas bus stops should be located ideally so that nobody in the neighbourhood is required to walk more than 400 metres from their home.' Oxfordshire County Council's 'Oxfordshire Bus Stop Infrastructure Design Guide' requires that, where appropriate, 'Generally properties should be located within 400 metres walking distance of a bus stop.' Recommendation: No change
Page 50 – On-street car parking – is Oxfordshire County Council being consulted on this document?	Oxfordshire County Council has been consulted and their comments are summarised in this schedule.
Page 54, diagram 3 – the diagram with designated parking would require provision for over 30 cars.	Noted. Recommendation: Page 54, Image 256, diagram 3 – produce an alternative diagram more relevant to the Vale.
Page 58 – this rules out any contemporary design.	This is only an example. The document as a whole makes it clear that high quality contemporary design is encouraged.
Page 59 – 'Avoid confined spaces which can feel oppressive' – but medieval towns and villages have narrow passageways.	It is agreed that this reference does not help promote good design. Recommendation: Page 59, delete sub-heading that reads 'Avoid confined spaces which can feel oppressive'
Page 69 – 'include window recesses' ...if appropriate.	This part of the text relates primarily to 'traditional designs' and how they reflect the character of the area. Recommendation: No change
Page 72 – how does the comment about contemporary roof materials compare with the character assessments in section 2?	This comment is covered by the change recommended above to include 'traditional' when describing the character of the Vale. Recommendation: No change
Page 108 – none of these pictures are traditional in appearance. How does this fit with the character assessments in section 2?	This comment is covered by the change recommended above to include 'traditional' when describing the character of the Vale. Recommendation: No change
Page 74 – 'all dormers should be designed with narrow walls' – how does this enable compliance with thermal regulations?	The use of "narrow walls" does not necessarily preclude compliance with the Building Regulations relating to thermal insulation. Recommendation: No change
Page 74, Para 5 – is not the plain soldier arch a contemporary interpretation?	Agreed Recommendation: page 74, image 304 delete plain soldier arch diagram.
Page 77 – Interest in brick detailing can also be achieved in contemporary ways. Most of the diagrams do not apply to modern construction.	This comment is covered by the change recommended above to include 'traditional' when describing such features.
Page 80 – 'most commonly used in Victorian	There is no objection to the use of the same

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Terraces'. Victorian = railways = easy transport from Wales = economical. What is wrong with the same approach to materials?	materials today, depending on an understanding of the site's context provided by local buildings.
Pages 99 and 100 – 'facing windows 21m apart' – where does this reference come from? Depends on orientation, materials, colour etc. This is too prescriptive.	This standard comes from the council's long-standing Residential Areas Design Guide. It should be noted that the Design Guide says that the standard will 'normally' be applied, and a lesser distance may be acceptable in some urban locations. Recommendation: No change
Page 131 – where does the amenity space standard of 15 sq m per bedroom come from?	This standard comes from the council's long-standing Residential Areas Design Guide. It should be noted that the Design Guide says that this standard should be met "wherever possible", and a lesser standard may be acceptable in some urban locations. Recommendation: No change
Page 137 – mimicking existing features only succeeds if implemented well. It is often better to extend in a simple or well-detailed contemporary manner.	Noted. The Design Guide is not prescriptive. The text says that 'in the majority of cases, it is advisable to use materials that match....' And 'exceptionally an extension may be intentionally designed to be contrasting...' Recommendation: No change
Page 141 – what is the reason for limiting the length of single storey rear extensions?	This guidance comes from the Council's long-standing Residential Areas Design Guide and is intended to ensure that extensions can be built without causing harm to neighbouring properties. The text says that the maximum lengths should not "normally" be exceeded. Recommendation: No change
Page 147 – The Design Guide should cross-refer to English Heritage's publication on the re-use of redundant farm buildings.	Recommendation: Add English Heritage's publication "The conversion of traditional farm buildings: a guide to good practice" to the list of further reading in Appendix A

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	Additional advice in Section 4.5 'Areas of Lower Density' was sent out for consultation at a later date. The comments received are summarised below. The page and paragraph numbers given below relate to the additional Section 4.5.
Cllr Dudley Hoddinott: The guidance is comprehensive and should be welcomed by residents of Cumnor Hill.	Noted
Page 135, paragraph 1: '...should incorporate the following elements' implies a number of points follow. It should be shortened to 'Designs should complement the character of these areas.'	Agreed Recommendation: page 135, first paragraph, last sentence, delete "and should incorporate the following elements:"
Page 136, right hand side, paragraph 6: Refuse and Recycling storage – most houses will be provided with 3 bins. A building containing a number of flats may have communal bins. Should contact Mike Mackay on this paragraph, especially as recycling sacks will not generally be issued.	Agreed – these requirements may well vary over time. Recommendation: Page 136, paragraph 6 on the right-hand side of the page, delete "to accommodate a 240 litre wheeled bin and up to six recycling sacks" and replace with: "The Council will provide advice on the required size of external refuse and recycling storage areas."
Mr & Mrs Edward Mildern: Excellent detail. Please add the following points: a) great care should be given to infrastructure when a significant increase in population is planned due to multiple dwellings or flats conversions – i.e. drainage, sewerage, schools, medical facilities, roads b) where natural streams or old lakes have been built around, consideration should be given to existing sites which will be affected by developer's new diversions c) where an area's existing housing is connected to mains drainage for foul water, existing occupiers should not be forced to live beside new developments with Victorian cess pits, septic tanks or other foul water treatment plants d) new housing should be in sympathy with the surrounding area – Poets Corner is not sympathetic.	Whilst the impact of a new development on existing infrastructure and drainage systems is an important planning consideration, it is not a matter for the Residential Design Guide. The Design Guide encourages both traditional and contemporary design approaches, as both can complement the character of an area if carried out to a high standard. Recommendation: No change
Denis McCoy: Page 135, third paragraph – Looking for buildings of 'similar footprint and massing' is 'Canute-like'. The point of such schemes is to get more units or make better use of previously developed land. Guidance needs to be mindful of this.	Agreed Recommendation: Page 33, delete third paragraph and replace with "Over-intensive housing developments should be avoided. One way of increasing density without significantly increasing the number or size of buildings on a site is to incorporate a number of flats into a building which has the appearance of a large dwelling with one dominant front door."
Page 135, eighth paragraph: Suggests buildings should be 1 and 2 storeys high and fronting main roads – surely not, whatever might be desirable on minor roads. The slope of the land affects this. The 2 localities of most concern contain steep slopes and buildings below road level might be 3 storeys without harm. Where majestic tall trees are retained, tall buildings could be in proportion.	Agreed. See recommended change below.
Page 136, first paragraph: Very disappointing, particularly the emphasis on pitched/hipped/gabled roofs. Unwelcoming of innovative and high quality modern architecture, despite page 112 and	Agreed. The Design Guide is not intended to be prescriptive or to stifle innovative design. Recommendations: a) Page 136, first para on left hand side, at

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<p>photograph 639 commending curving roofs. Acceptable flat roofs are also shown on page 123 and the Poet's Corner Case Study shows the potential gain when this guidance is not followed!</p>	<p>beginning of first sentence add "In traditional designs"</p> <p>b) Page 136, first para on left hand side, add the following sentence at the end of paragraph "Alternatively, in appropriate circumstances, the opportunity can be taken to use innovative roofing materials such as copper, zinc or lead in high quality stand-alone buildings."</p> <p>c) Page 136, third para on left hand side, amend to read "In traditional designs windows should be wooden casement or sash style windows."</p>
<p>Pages 135 – 136: Is there anything in the guide about trying to compose buildings in these areas if they were grand houses, with asymmetric massing, even when flats are being provided? Perhaps with one dominant front door even when there are a number of individual entrances.</p>	<p>See recommended change above.</p>
<p>Page 136, third paragraph on the right-hand side: Too much greenery is displaced for parking provision. However, providing parking in the ground floor of buildings is rarely the answer, although where there are steep slopes there may be opportunities if the height is not too restricted. Is it unrealistic to encourage cutting garages into slopes with 'green roofs' being swept over them from adjacent landscaping?</p>	<p>Agreed</p> <p>Recommendation: Page 136, third para on right-hand side, add to end of para, "Where there is a noticeable slope in the ground, it may be possible to cut a garage building into the slope with landscaping sweeping over the roof."</p>
<p>Page 136: The guidance seems to suggest the same amount of refuse storage provision whatever the number of units.</p>	<p>See recommended change above.</p>
<p>Photograph at the bottom of page 129 is a new development not a conversion, although the lack of a front door is regretful.</p>	<p>This photograph (ref.no.458) is of a conversion and not new development.</p> <p>Recommendation: No change</p>
<p>Home Builders Federation: The Design Guide emphasises that existing form and character should strongly determine the form of new development. This may be contrary to paragraph 50 of PPS3 which states that existing density should not dictate that of new housing by stifling change or requiring replication of existing style and form. However, we note the useful guidance the document contains on how design and layout can help address this and deliver high density schemes.</p>	<p>Density is only one element of an area's character. The Design Guide enables higher densities to be achieved, subject to the quality of schemes being high.</p> <p>Recommendation: No change</p>
<p>Query how such an emphasis on maintaining prevailing density and character might militate against the supply of low cost market and social housing at higher than average densities in these areas. How far would such an emphasis reinforce urban/suburban/rural social polarisation?</p>	<p>There is no mention of "maintaining prevailing density." Higher density developments are not precluded, subject to the design of schemes being high quality.</p> <p>The Design Guide only addresses the issue of design. The Council has other policies to address the need for affordable housing and small dwellings.</p> <p>Recommendation: No change</p>
<p>Cumnor Parish Council, Mr & Mrs J Rees, Malcolm and Diane Taylor: Page 134: These</p>	<p>Agreed. The text needs to be changed to reflect the advice in PPS3. See recommended change above</p>

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comments do not reflect the latest Government guidance in PPS3 which states that “more intensive development is not always appropriate” and “there is no presumption that land which is previously developed is necessarily suitable for housing development” (Annex B). The Residential Design Guide should include these important statements.	relating to page 133 and alterations to second paragraph.
Pages 135 – 136: Welcome additional detail but most is at odds with the Case Study on page 137 which remains (Poet’s Corner). Case Study must be removed from the Design Guide. If it remains, the community and prospective developers will have no clarity about what the Vale expects in low density areas. In fact the situation will be even more confusing than at present. There are plenty of other examples of redevelopments that have integrated successfully, such as 10 Cumnor Hill.	This concern relates to the contemporary style of Poet’s Corner. The Design Guide encourages high quality contemporary design, and the Council considers that this Case Study is an excellent example of a high quality modern development. Recommendation: No change
Photograph 639 on page 135 contradicts advice given on pages 134 – 136. The design is at odds with the surrounding traditional housing. The striking curved roof pays no regard to the vernacular style of the area.	See above comments. Recommendation: No change
Cumnor Parish Council, Malcolm and Diane Taylor, Helga Bhatt, Kevin McLauchlan, D.A. and L.P.E. Edwards, Cllr Dudley Hoddinott, Richard Whitlock, James R Black: Support the detailed criteria on pages 135 – 136, but object to the inclusion of Poet’s Corner and 88 Cumnor Hill as case studies as they do not appear to meet any of these criteria. Photograph 639 also does not meet the criteria.	See above comments. Recommendation: No change
Support the statement on page 134 that the redevelopment of previously developed land must not detract from the character of the surrounding area, but disagree that this can be overcome by good design.	Noted. The council considers that Poet’s Corner is an excellent example of a high quality modern development that fits in well with its surroundings.
D.A. and L.P.E. Edwards: page 134 mentions the excellent biodiversity – can a little more be made of this? A group of large gardens adjacent to each other creates an excellent wildlife habitat.	See the above recommended changes to the Ecology section (pages 87 – 88). No further changes are considered necessary to this section. Recommendation: No change
It seems unlikely that solar photovoltaic panels would function efficiently in the positions proposed (last sentence of the Case Study), and wind turbines are questionable in residential areas due to noise, safety and maintenance issues. Should remove this impractical suggestion.	The advantages of using these renewable energy sources are addressed on pages 107 – 108, How to deliver sustainable development. The Case Study explains what has been implemented at Poet’s Corner. Recommendation: No change
Cllr John Woodford: The wording of the third paragraph on page 135 is muddled.	Agreed. See recommended change above.
Photograph 640 on page 135 does not show an overdeveloped site, as suggested by the accompanying text.	Agreed. Recommendation: Page 136, photograph 640, replace with a more appropriate photograph.
Oxfordshire County Council: Page 136, after	Agreed

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'sufficient parking shall be provided on site' add 'in accordance with standards'.	Recommendation: Page 136, to second paragraph on the right-hand side, add "in accordance with current standards."
After 'nor impact upon the amenity of neighbouring properties' add 'permeable surfacing should be encouraged'.	Agreed Recommendation: Page 136, At the end of amended second paragraph on the right-hand side (see above) add a sentence to read: "Permeable surfacing should be used to limit any off-site surface water impact."
After 'in detached buildings' add 'Garages should have minimal internal dimensions of 6m x 3m.	This matter is best addressed by amending Garages and Ancillary Buildings on page 82. Recommendation: Page 82, At the end of the second paragraph, add the following sentence: "Single garages should have internal dimensions of 6m x 3m to ensure sufficient space for keeping cycles or storage purposes."
Change paragraph 4 on right hand side to 'the design of entranceways and driveways shall be to the satisfaction of and in accordance with Oxfordshire County Council standards.	Agreed Recommendation: Page 136, amend the fourth paragraph on the right-hand side on to read: "New entranceways and driveways shall be designed and constructed in accordance with Oxfordshire County Council's standards."
Amend next paragraph so that the sentence starting 'driveways...' reads 'driveways should be soft (not overly engineered with kerbs and hard surfacing), well landscaped and boundary hedgerows and plantings should be retained and/or provided. Vision splays should be provided for vehicles and pedestrians as appropriate'.	Agreed Recommendation: Page 136, fifth para on right hand side, a) amend the second sentence to read: "Driveways should be soft (not overly engineered with kerbs and hard surfacing), well landscaped and boundary hedgerows and plantings should be retained and/or provided. b) add the following sentence at the end of the paragraph "Vision splays should be provided for vehicles and pedestrians in accordance with Oxfordshire County Council's requirements."
Waste management – we would like to see mention of providing space within houses for sufficient storage in the home, i.e. enough space in the kitchen for different containers, but realise that this guidance is about design and not layout so this may not be appropriate.	There will usually be a need for outdoor storage space for waste and recycling in addition to any indoor storage facilities. Recommendation: No change
Riach Architects: As the architects for Poet's Corner, we are pleased to see it used as a case study.	Noted
Riach Architects, West Waddy ADP: The Design Guide seems to be against contemporary design form as there is extensive use of specific terms such as gables, pitched roofs, dormers, vernacular... If the guide is published as proposed it could be used as a tool to argue for pastiche and pseudo architecture and stifle contemporary design.	The Design Guide is not intended to stifle innovative design. See recommended changes above.
Page 135, paragraph 1, amend sentence to read 'it is considered that any new housing development, redevelopment or extension needs to be in keeping with the Architectural Scale, modelling and language of the varying range of vernacular styles of these areas.	Agreed. See recommended change below.
Paragraph 3, should read 'Intensive housing or apartment style developments should be avoided	See recommended change above.

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unless they are of an appropriate design and scale and any replacement buildings have an appropriate layout which compliments the character of the context within which they are proposed.	
Paragraph 8, should read 'Buildings fronting main roads should be of an appropriate height and scale, with the potential for living space in the roof cavity'.	Agreed. Recommendation: Page 135, eighth para, amend the first sentence to read "Buildings fronting main roads should be of an appropriate height and scale, with the potential for additional living space in the roof void."
Page 136, paragraph 1 should read 'Roofs should normally be of a contextually appropriate form and design and consideration should be given to incorporation of gable or similar elements. Roofs should be constructed with materials that reflect the general character of the immediate area, normally plain clay plain tiles or slates – in some circumstances sheet materials such as copper lead or zinc may be appropriate'.	See recommended change above.
Paragraph 2, should read 'Small gable or hipped roofed front, rear and side facing dormer windows or building elements and eaves windows could be an acceptable way of providing additional living space without increasing the scale of buildings.	The addition of "or building elements" is not considered to add anything of substance to the paragraph. Recommendation: No change
Paragraph 3, first sentence should read 'Windows should have contextually appropriate proportions and not necessarily mock pseudo ill proportioned casement or sash style windows'.	See recommended change above.
Paragraph 6, should read 'Features such as original Victorian lamp standards, street furniture, stone walls, fences, railings and pedestrian gates should be retained where possible'.	Agreed Recommendation: Page 136, sixth para on left hand side, add "where possible"
Paragraph 9, should read 'Front gardens should be provided with appropriate landscaping to include where possible tree planting, hedges and carefully designed areas of hard surfacing either aggregate or paving'.	Every encouragement needs to be given to landscaping front garden areas. To suggest it should be provided only "where possible" is not sufficiently robust. Recommendation: No change
North Hinksey Parish Council: Additional advice is very thorough and sensible. However, need to clarify how the policy differs if the site is in a conservation area or in the curtilage or adjacent to a listed building.	The Design Guide encourages high quality design in all locations. Recommendation: No change
Cllr Dudley Hoddinott: Poet's Corner does not meet the criteria in the additional advice. Poet's Corner is the development name, the postal address is 61 Cumnor Hill. Propose a better case study to use would be 10 Cumnor Hill (photograph provided).	See recommended changes above. The council's view is that Poet's Corner is an excellent example of high quality modern design. Recommendation: No change
Una Thomas: Additional advice is helpful and thorough but surprised that a photograph of the curved roof block of the apartments on Cumnor Hill is used, which replaced one small house.	The council's view is that this is an excellent example of high quality modern design. Recommendation: No change
Richard Whitlock: Most of the additional advice is welcome and helpful. However, page 134, second paragraph needs a caveat as it only gives one side of the Government's advice in PPS3. It does not only say that there is a need to make the best use of previously developed land, but also that the character of the area should not be harmed. Consider adding 'without harming the character of the local area' to the end of the first sentence in the paragraph.	Agreed. Page 134 was previously page 133. This point has already been addressed in the response relating to page 133 and the alterations to second para, see above.

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<p>Richard Whitlock, James R Black: Page 134, paragraph 3, support the sentence that says development must be delivered in a manner that does not detract from the character of the area, but the Design Guide does not say that this may mean development in some areas/some sites may not be possible. Consider adding 'and this may mean that the development of some sites may not be appropriate' to the end of the third sentence of the third paragraph.</p>	<p>This suggestion does not precisely accord with the advice in PPS3. In accordance with the advice in PPS3, the change recommended above includes the addition of the following sentence to this paragraph: "Whilst PPS3 also says that more intensive development is not always appropriate, when well designed and built in the right location it can enhance the character and quality of an area." This brings the guidance more in line with the advice in PPG3.</p>
<p>West Waddy ADP: Page 134, There are occasions when replicating the existing pattern of development would not lead to good planning. For example, ribbon development in the 1930s. Should qualify the statement to say 'encouraging replication of the patterns of development where these are distinctive and of good quality'.</p>	<p>This section refers to the existing pattern of development in low density areas. Redeveloping sites in these areas is most successfully achieved by replicating the existing pattern of development. Recommendation: No change</p>
<p>Page 135, Support the guidance in principle but feel it should acknowledge that low density neighbourhoods are usually characterised by quite substantial houses set in large plots. Examples of all styles of architecture can be found, most of it 20th Century and some of a late 20th Century contemporary style. This is appropriate as historically these large plots were developed by owner occupiers designing to meet their particular needs. Thus no 2 dwellings are the same. This should not be controlled in the future – if you cannot commission high quality contemporary architecture on a large well landscaped plot in a low density area then where can you? Any reference to development being 'in keeping' should therefore be avoided.</p>	<p>Agreed Recommendations: Page 135, a) first para, amend the first sentence of the first paragraph on page 135 to read "Any new housing development, redevelopment or extension needs to understand the context provided by the architectural scale, modelling and language of the varying range of vernacular styles of these areas." b) eighth para, change second sentence to read, "The scale and height of new development should be in keeping with the general character of the area."</p>
<p>Page 136, advice becomes unnecessarily prescriptive. The special character of these areas will thus be weakened. Advice ignores current building regulations and Code for Sustainable Homes. Design guide needs to be encouraging new sustainable design approaches capable of reaching zero carbon target. Should refer to Sustainable Construction SPD.</p>	<p>See changes recommended above. Section 3.9 provides advice on how to deliver sustainable development, which does not need to be repeated in this section.</p>
<p>Reference to wooden casements and sashes, bay or bow windows is misguided, reflecting upon a previous era of vernacular architecture, not well suited to zero carbon challenges.</p>	<p>See changes recommended above.</p>
<p>Urge the Vale to remove stylistic comments and concentrate on quality contemporary architecture.</p>	<p>See changes recommended above. The thrust of the Residential Design Guide is to encourage high quality development of both contemporary and traditional designs.</p>