

Addendum to Powys County Council's Residential Design Guide - Supplementary Planning Guidance

The draft Residential Design Guide (October 2004) was subject of a 6week public consultation exercise that ended on the 13th December 2004.

Following consideration of the representations received during the consultation period the Council resolved (at it's Full Council meeting on the 13th October 2005) that the Residential Design Guide be adopted for development control purposes subject to the following amendments proposed in response to representations:

Rev.	Page	Description
A	7	<p>Paragraph referring to important species and habitats amended to refer to the Biodiversity Information Service, as follows:</p> <p>ARE THERE ANY IMPORTANT SPECIES AND HABITATS AFFECTED BY THE SITE? DEVELOPMENT MUST HAVE REGARD TO THESE. AN ENVIRONMENTAL IMPACT ASSESSMENT MAY BE REQUIRED. CONTACT THE APPROPRIATE SHIRE DEVELOPMENT CONTROL SECTION FOR FURTHER GUIDANCE. (SEE PART 4 PARAGRAPH 4.3 – 4.4). SITE BASED INFORMATION CAN ALSO BE SOUGHT FROM THE BIODIVERSITY INFORMATION SERVICE (SEE APPENDIX C).</p>
B	7	<p>Paragraph referring to floodplain issues amended to better reflect Welsh Assembly Government guidance, as follows:</p> <p>DOES THE SITE LIE WITHIN THE FLOODPLAIN? RESIDENTIAL DEVELOPMENT WILL NOT BE PERMITTED WITHIN THE FLOODPLAIN. CHECK THE DEVELOPMENT ADVICE MAPPING WHICH ACCOMPANIES TECHNICAL ADVICE NOTE 15: DEVELOPMENT AND FLOOD RISK TO ASCERTAIN WHETHER THE PROPOSED DEVELOPMENT SITE IS APPROPRIATE FOR RESIDENTIAL DEVELOPMENT. CONTACT THE ENVIRONMENT AGENCY OR VISIT THEIR WEB-SITE WWW.ENVIRONMENT-AGENCY.GOV.UK</p>
C	14	<p>Additional bullet point added to the Checklist at the end of the Part 2, as follows:</p> <p>HAVE PUBLIC RIGHTS OF WAY BEEN FULLY TAKEN INTO ACCOUNT IN THE DESIGN AND LAYOUT? (SEE PART 4)</p>
D	22	<p>New Section inserted between 'Amenity Spaces' and 'Topography and Views', as follows:</p> <p>PUBLIC RIGHTS OF WAY</p> <p>THE RIGHTS OF WAY NETWORK IN POWYS IS VERY EXTENSIVE, AND THEREFORE WILL NEED TO BE TAKEN INTO ACCOUNT IN MOST DEVELOPMENTS. PUBLIC RIGHTS OF WAY HAVE AN IMPORTANT ROLE IN HEALTHY LIVING AND QUALITY OF LIFE, AND ARE ACTIVELY ENCOURAGED THROUGH INITIATIVES SUCH AS SAFE ROUTES TO SCHOOL AND WALKING/CYCLING FOR HEALTH.</p> <p>AS WITH PUBLIC OPEN SPACE, THERE IS CONSIDERABLE SCOPE FOR IMAGINATIVE DESIGN INCORPORATING PUBLIC RIGHTS OF WAY INTO DEVELOPMENT. THIS SHOULD INCLUDE DESIGN PRINCIPLES WHICH SEEK TO MINIMISE NUISANCE AND CRIME (SEE PART 5: STREETS AND NEIGHBOURHOODS) AND ENSURE ACCESS FOR ALL. WHERE A DEVELOPMENT CANNOT ACCOMMODATE A RIGHT OF WAY IN ITS EXISTING POSITION, IT MAY BE POSSIBLE TO SEEK A DIVERSION.</p> <p>THE NEEDS OF THOSE WITH SIGHT AND MOBILITY PROBLEMS MUST ALSO BE TAKEN INTO ACCOUNT. STEEP GRADIENTS, STILES AND GATES CAN CAUSE DIFFICULTIES FOR MANY PEOPLE AND, APART FROM BOUNDARIES WITH LIVESTOCK FIELDS, STILES AND GATES MUST BE AVOIDED. PATHS SHOULD BE PROPERLY DRAINED AND IN CERTAIN CIRCUMSTANCES SHOULD BE SURFACED. THE NEEDS OF THOSE WITH WHEELCHAIRS, PUSHCHAIRS AND THE NEEDS OF THE ELDERLY SHOULD ALSO BE PROPERLY CONSIDERED.</p> <p>FURTHER GUIDANCE MAY BE SOUGHT FROM COUNTRYSIDE SERVICES' RIGHTS OF WAY TEAM (SEE APPENDIX C).</p>
E	27	<p>New Section inserted, as follows:</p> <p>EXTERNAL LIGHTING</p> <p>4.48 - THERE ARE MANY BENEFITS TO WELL DESIGNED EXTERNAL LIGHTING SCHEMES INCLUDING SECURITY, ROAD SAFETY AND ENABLING OUTDOOR WORKING & SPORTS ACTIVITIES. POORLY DESIGNED AND IMPLEMENTED EXTERNAL LIGHTING SCHEMES RESULT IN SKYGLOW, GLARE AND LIGHT TRESPASS WHICH SHUTS OUT THE SPLENDOUR OF THE NIGHT SKY, IMPINGES UPON AMENITY & SAFETY AND HAS A DETRIMENTAL IMPACT UPON WILDLIFE. IN ADDITION, POORLY DESIGNED LIGHTING APPARATUS CAN DETRACT FROM DAYTIME VIEWS.</p> <p>4.49 - POWYS BENEFITS FROM SOME OF THE DARKEST NIGHT SKIES IN THE UK. THE NIGHT SKY IS AN IMPORTANT ELEMENT OF POWYS' HIGH QUALITY ENVIRONMENT AND IS WORTHY OF PROTECTION. EXTERNAL LIGHTING SHOULD THEREFORE BE KEPT TO A MINIMUM AND THE COUNCIL WILL EXPECT DEVELOPMENT PROPOSALS</p>

		THAT INVOLVE EXTERNAL LIGHTING TO COMPLY WITH UDP POLICY DC3: 'EXTERNAL LIGHTING' AND WITH THE GUIDANCE CONTAINED IN 'LIGHTING IN THE COUNTRYSIDE: TOWARDS BETTER PRACTICE' (1997) PUBLISHED BY THE FORMER DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS.
F	28	Additional bullet point added to the Checklist at the end of the Part 4, as follows: IS EXTERNAL LIGHTING DESIGNED TO BE UNOBTRUSIVE AND TO ENSURE THAT LIGHT POLLUTION IS KEPT TO A MINIMUM?
G	41	New paragraph inserted between paragraphs 5.67 & 5.68, as follows: 5.67A RIGHTS OF WAY, CYCLE ROUTES AND OTHER PEDESTRIAN ROUTES SHOULD BE KEPT AWAY FROM THE SIDES AND REARS OF PROPERTIES AS FAR AS POSSIBLE. THEY SHOULD BE RETAINED, OR SET OUT, IN A LANDSCAPED STRIP TO AVOID NUISANCE TO NEIGHBOURING PROPERTIES. HOWEVER, THE PLANTING OF HEDGES ALONGSIDE RIGHTS OF WAY SHOULD BE AVOIDED, AS THESE CAN QUICKLY BECOME A HAZARD TO USERS BY OBSCURING SIGHTLINES AND MAKING ACCESS PHYSICALLY DIFFICULT IF OVERGROWN.
H	41	Photograph annotation amended to read: THIS FOOTPATH IS OVERLOOKED, WELL LIT AND SUITABLY LANDSCAPED WITH LOW LEVEL PLANTING. IT THEREFORE PROVIDES A SAFE AND CONVENIENT ROUTE FOR PEDESTRIANS.
I	44	Additional bullet point added to the Checklist at the end of the Part 5, as follows: HAVE THE DESIGNS FOR RIGHTS OF WAY AND CYCLE-WAYS TAKEN INTO ACCOUNT THE NEEDS OF THOSE WITH SIGHT AND MOBILITY PROBLEMS?
J	73	Paragraph referring to chimney stacks amended to delete reference to 'false' chimneys, as follows: THE PITCH OF THE ROOF SHOULD NOT BE LESS THAN 35-45 DEGREES, WITH VERTICAL GABLE ENDS RATHER THAN HIPPED ROOFS. CHIMNEY STACKS SHOULD BE INCORPORATED IN ALL BUILDING GROUPS.
K	77	Paragraph referring to chimney stacks amended to delete reference to 'false' chimneys, as follows: THE PITCH OF THE ROOF SHOULD NOT BE LESS THAN 40 DEGREES, ALTHOUGH FEATURES COULD USEFULLY EMPLOY STEEPER ANGLES OF PITCH. VERTICAL GABLE ENDS SHOULD BE USED WITH SLATE-ROOFED BUILDINGS BUT HIPPED OR HALF HIPPED ROOFS MAY BE APPROPRIATE WITH TILED ROOFS. BRICK CHIMNEY STACKS SHOULD GENERALLY BE INCORPORATED IN ALL BUILDING GROUPS. IF TILES ARE USED, THESE SHOULD BE WITH A THIN EDGE, NOT CREATING A HORIZONTAL EMPHASIS WITHIN THE ROOF PLANES.
L	91	Paragraph referring to chimney stacks amended to delete reference to 'false' chimneys, as follows: THE PITCH OF THE ROOF SHOULD NOT BE LESS THAN 35-45 DEGREES, WITH VERTICAL GABLE ENDS RATHER THAN HIPPED ROOFS. BRICK CHIMNEY STACKS SHOULD BE INCORPORATED IN ALL BUILDING GROUPS.
M	B.2	Additional question added to the Site Appraisal Work Sheet at Appendix B, as follows: ARE THERE ANY DESIGNATED AREAS OF COMMON LAND, VILLAGE GREEN OR ACCESS LAND AFFECTING THE SITE?
N	C.4	Additional Contact Details included in Appendix C, as follows: COUNTRYSIDE SERVICES, ST. JOHN'S OFFICES, FIVEWAYS, LLANDRINDOD WELLS, POWYS LD1 5ES TEL: 01597 827500 (RIGHTS OF WAY SECTION TELEPHONE: 01597 827500 / COMMON LAND SECTION TELEPHONE: 01597 827500)
O	C.5	Additional Contact Details included in Appendix C, as follows: BIODIVERSITY INFORMATION SERVICE, FIRST FLOOR, 4B LION YARD, BRECON, POWYS TEL: 01874 610881