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<b>Subject:</b>	<b>DOVER DESIGN REVIEW PANEL</b>
<b>Meeting and Date:</b>	<b>Cabinet – 5 December 2022</b>
<b>Report of:</b>	<b>Sarah Platts, Head of Planning and Development</b>
<b>Portfolio Holder:</b>	<b>Councillor Nicholas Kenton, Portfolio Holder for Planning and Environment</b>
<b>Decision Type:</b>	<b>Non-Key Decision</b>
<b>Classification:</b>	<b>Unrestricted</b>

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<b>Purpose of the report:</b>	To inform the Cabinet of work being carried out by Design South East to set up and manage a Dover Design Review Panel, on behalf of Dover District Council.
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<b>Recommendation:</b>	To agree with setting up the Dover Design Review Panel.
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## 1. Summary

- 1.1 The planning department is working with Design South East (DSE), a charity and not-for-profit organisation, to set up and run a Dover Design Review panel. Dover District Council already uses DSE services for design review and training and is looking for DSE to set up and run a bespoke Dover Design Review Panel. The panel will provide an independent design evaluation service for development proposals within the district, with the long-term aim of delivering well-designed buildings and places.
- 1.2 Design Review is a well-established way of improving the quality of design outcomes in the built environment. It promotes good quality developments that help create better places and helps to avoid the costs of poor design. Some major proposals, or those where significant or unusual design implications are identified, would be referred to a Design Review Panel. Applicants would be expected to pay for the design review process, to be carried out at an early stage in the design and planning process, to ensure the process does not affect viability of the overall scheme and to influence quality of proposals at an early stage when the design is being developed.

## 2. Introduction and Background

### Securing good design through planning

- 2.1 In recent years, national planning policy and guidance has put increased emphasis on ensuring development comprises high-quality design. The National Design Guide was published in 2019 and is a material consideration in decision making. Local planning authorities and the Planning Inspectorate can give greater weight to good design and placemaking in determining planning applications and in deciding planning appeals.
- 2.2 The National Planning Policy Framework (NPPF) advocates the creation of high quality, beautiful and sustainable buildings and places as fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (NPPF, Paragraph 126, July 2021).
- 2.3 The NPPF advises that local planning authorities should make appropriate use of tools and processes for assessing and improving the design of development, which includes design advice and review arrangements. These are of most benefit when carried out

as early as possible in the design process and for significant projects such as large-scale housing and mixed-use developments (NPPF, Paragraph 133, July 2021).

#### How a design review panel works

- 2.4 Design review is an independent assessment of development proposals by a panel of multidisciplinary professionals, which aims to inform and improve design quality in development, including for community and wider public benefit. It is not intended to replace advice from statutory consultees and advisory bodies.
- 2.5 Effective design review is proportionate and can be used for various scales of development, so long as the projects are significant enough to warrant the investment needed for a review and to not affect viability of the scheme. The number and expertise of panel members required can be guided by the complexity of the scheme and the sensitivity of the site and context. Around five panel members is typical. Councillors and other stakeholders are often invited to attend design reviews, along with planning officers.
- 2.6 Once it has been identified that a site would merit a design review, the review will usually start with a site visit by the panel members, officers, the applicant team and other stakeholders, to allow panel members to understand the development context. This should be at an early stage of the planning process (see para 2.10).
- 2.7 A presentation of the proposed scheme (led by the applicant's architect or designer) is followed by a panel discussion, where they will discuss and comment on the scheme using clear, meaningful terms of reference to ensure the review is a transparent, objective and robust process. Comments and recommendations of the panel consider the wider site-specific and policy context, such as relevant socio-economic issues and physical characteristics of the site and its setting.
- 2.8 Following the design review, a report containing key recommendations is written up by the panel in a transparent and accessible way to be understood by a wide range of stakeholders.
- 2.9 The panel itself aims to be representative and inclusive, drawing upon a range of built environment expertise. Having a panel of members can be important to provide consistency in approach across the district, with agreed procedures to feedback to applicants.
- 2.10 Design review is most effective when carried out at an early stage of design development (for instance, at pre-application stage), which can then be followed up at further stages as projects evolve.
- 2.11 The recommendations from design review panels are valuable in helping to inform and support assessments and decisions on applications, so development proposals need to show how they have considered and addressed the design review recommendations (Planning Policy Guidance, Design: process and tools, October 2019).

#### Design reviews and impact on viability

- 2.12 Design review can be used for large and small-scale developments, so long as the projects are significant enough to warrant the investment needed for a review (Planning Policy Guidance, Design: process and tools, October 2019).
- 2.13 The draft Dover District regulation 19 stage Local Plan states that Design Review should be undertaken at the earliest opportunity, to save the applicant time and money spent changing the scheme later in the process. The expense to the developer to undertake a design review and any subsequent design work needs to be factored into the finances and planning of the scheme.

- 2.14 The intention is to publish a guidance note relating to Design Review on the DDC website. The set-up of the new panel and when we expect schemes to undertake design review, will also be discussed at the quarterly agent's forum. This will help further embed design review within the DM process and will encourage applicants and agents to factor design review in at the feasibility or project brief stage or similar early stage.
- 2.15 Applicants will be expected to pay for design review and consideration will be given by officers as to whether projects are significant enough to warrant the investment needed for a design review to be undertaken. The number of panel members required should be proportionate to the complexity of the scheme. For strategic sites and other large schemes, design review can be factored into planning performance agreements which cover pre-application advice.
- 2.16 In all cases, officers will have regard to the viability of the overall scheme, with the intention of seeking to secure good quality design without compromising deliverability of the proposals.

#### Dover District draft Local Plan

- 2.17 The Dover District regulation 19 stage draft Local Plan seeks to ensure that new buildings and spaces are of the highest design quality, to create attractive, inclusive and healthy places which promote local distinctiveness and a sense of place. It encourages the use of the council's pre-application advice service, to help ensure that issues relating to design and placemaking are addressed at an early stage in an integrated way. It also states that some major proposals, or proposals where significant and/or unusual design implications are identified, will be referred to a Design Review Panel and applicants would be expected to pay for the design review process.
- 2.18 The draft Local Plan endorses Design Review as a well-established way of improving the quality of design outcomes in the built environment, promoting good quality developments that help create better places and avoid the cost of poor design (Dover District Regulation 19 stage draft Local Plan, Para 6.17). Draft policy PM1 includes the wording: "Where significant design implications are identified on major proposals, these will be referred to a Design Review Panel" (Dover District Regulation 19 stage draft local plan, Para 6.15 and 6.16). The draft Local Plan identifies particular developments where design review should take place such as Aylesham South and the Whitfield Urban Expansion Masterplan.

#### About DSE – why they have been selected

- 2.19 Design South East (DSE) is a registered charity and an independent not-for-profit organisation, delivering design advice, facilitation and training for local authorities, the development sector and communities (DSE website). Dover District Council, along with all Local Authorities in Kent and Medway are members of Kent Design (Part of DSE) and officers and councillors attend training sessions and workshops facilitated by Kent Design and DSE.
- 2.20 DSE is one of a number of organisations which provide a design review service. Swale Borough Council, Ashford Borough Council, Kingston upon Thames and Sutton are examples of local authorities who have design review panels run by DSE. Alternatively, some local authorities set up and run their own design review panels, rather than using a third party, such as Southwark and Hammersmith and Fulham.
- 2.21 We have selected DSE due to their extensive experience of providing design reviews and facilitating design training within Kent and their reputation within the South East for providing professional expert input to enhance projects. We have also suggested working with them as a third party.

- 2.22 Further information about DSE and existing design review panels can be found on their website ([Home - Design South East](#)).

#### Setting up and managing a Dover Design Review Panel

- 2.23 Dover District Council does currently use design review on a case- by-case basis, when officers consider a scheme may have prominent and wide-ranging effects on the built environment or regeneration of an area. This includes some of the allocated town centre development sites and strategic housing sites.
- 2.24 Recently, the design review process has been beneficial to officers in assessing the quality of large mixed-use proposals at sites such as Fishmongers Lane/ Flying Horse Lane and Adrian Street in Dover Town Centre.
- 2.25 Officers in the planning department have been liaising with DSE to set up a bespoke Dover Design Review Panel. The benefits of setting up a Dover Panel rather than using DSE services on an ad hoc basis by embedding design review as a tool within the planning process, include increasing transparency and consistency into the process and raising the profile of the district by setting expectations around requiring well designed schemes.
- 2.26 A specific Dover panel would provide scope for a pool of specialists that have a good understanding on DDC's aspirations for high quality development, whilst also understanding the challenges and constraints related to the Dover district, including viability considerations in Dover Town Centre for instance, and with the aim of being able to give consistent advice across schemes.
- 2.27 DSE has an existing pool of around 200 professionals who sit on design review panels to assess schemes across the South East of England. DSE has put together a list of professionals, taken from the wider pool, that would form the Dover District Design Review Panel. This list is attached as an appendix.
- 2.28 DSE contacted its wider pool of professionals to seek interest in becoming part of a potential Dover Panel. Those interested responded, given reasons why they were interested and explaining the expertise they would bring to a panel. DSE then selected a range of professionals, including architects, landscape architects, transport planners, master-planners, viability consultants and heritage professionals. The majority of the professionals have links to Dover District and East Kent, either living, working or having studied here. Dover District Council has been given the chance to review and comment on the draft panel selection.
- 2.29 The Dover design review panel would assess schemes that are considered may have a significant impact on the built environment, including large schemes and/ or those with a sensitive context, at pre-application stage. At this stage, an indicative threshold is considered at around 100 homes, or 10,000 sqm commercial/ non-residential, and regeneration schemes with Dover and Deal Town Centres (as well as and other smaller, complex or sensitive schemes that may also be appropriate for review). However, the threshold is not fixed, and each scheme would be considered on a case-by-case basis, taking into account any effect on viability.
- 2.30 For reviews of schemes, there would be an option of a standard size review panel of 5, or a smaller review panel of 2 or 3 members, at a reduced cost. DSE would put together the panel to review particular cases based on expertise and availability of panel members to suit the context, constraints and challenges of the case.
- 2.31 It is envisaged at this time that design reviews may take place around 4 to 6 times per year, depending on numbers and timings of pre-application enquiries received. Applicants would be expected to pay DSE direct for the service.

### **3. Identification of Options**

3.1 Option 1 - DSE to set up and manage the Dover Design Review Panel on behalf of Dover District Council.

3.2 Option 2 (Current situation) - DSE not to set up and manage the Dover Design Review Panel on behalf of Dover District Council. DDC to continue to use Design review services provided by DSE and other third parties on an ad-hoc basic.

#### 4. **Evaluation of Options**

4.1 Option 1- This is the preferred option and is seen as best practice in line with national planning policy and guidance. The Dover District Regulation 19 stage draft Local Plan supports the use of Design Review in Achieving High Quality Design and Place Making and advocates for design review to be part of the pre-app process for certain schemes. A Dover District Panel would strengthen the position of the Local Planning Authority in relation to seeking and securing high quality design and would help to embed the use of design review within development management process.

4.2 A number of risks have been identified. The first is that the panel is not as well used as envisaged and so would not have a significant positive impact on the design of developments across the district. This will be mitigated by ensuring that there is clarity in guidance and messaging on which sites will require a design review and so that the costs are factored in by the developers at an early stage of their planning.

4.3 The second (related) risk is that the design review process would impact viability of schemes coming forward. To mitigate this, officers would seek proportionate use of design review for large or complex schemes only and ensure that the design review happens at an appropriate early stage, whilst the design is being developed and prior to a planning application being made.

4.4 Option 2- This is the current situation, which allows for design review to be requested when identified as beneficial by planning officers and applicants. This was not selected as the council want to increase use of design review in line with best practice and Option 1 was considered the best way to do this.

#### 5. **Resource Implications**

5.1 There would be no foreseeable additional resourcing requirements. Time and resource spent on the project would be included in officers' working hours.

5.2 There would be no expenditure for the council as the design review process is to be funded by applicants. Press releases would be required on the DDC website and social media when the panel is launched. There would be an on-line induction session for the panel and council - this would be at no cost.

5.3 The project will generate no direct income, however indirect longer-term benefits would be significant, in its contribution to delivering well designed and high-quality development, regeneration and placemaking, which would also contribute towards the local and visitor economy, and health and wellbeing benefits for residents.

5.4 In relation to revenue implications, there would be no change in increase, or reduction, in revenue expenditure. There would be no extra budget provision required.

#### 6. **Climate Change and Environmental Implications**

6.1 The overall purpose of using a design panel process is to contribute towards achieving sustainable and well- designed development through the planning system. This includes promoting and securing development that is inclusive and accessible, development that contributes towards regeneration and supporting the local economy, and development that seeks to minimise resource, water, and energy use, and reduce environmental impacts.

## 7. **Corporate Implications**

- 7.1 Comment from the Director of Finance (linked to the MTFP): Accountancy has been consulted and has no further comment.
- 7.2 Comment from the Solicitor to the Council: Principal Lawyer - Planning: The Principal Lawyer – Planning has been consulted in the production of this report and has no further comment.
- 7.3 Comment from the Equalities Officer: ‘This report regarding the design review for the planning department does not specifically highlight any equality implications, however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15/section/149>’
- 7.4 Other Officers (as appropriate):

## 8. **Appendices**

Appendix 1 – NPPF Chapter 12: Achieving well-designed places, paragraphs 126 to 136

Appendix 2 – Planning Policy Guidance, Design: process and tools, October 2019  
Tools for assessing and improving design quality

Appendix 3 – Dover District Regulation 19 stage Draft Local Plan 2022, PM1 Achieving high quality design, and accompanying text.

Appendix 4 – List of professionals to form the Dover Design Review Panel compiled by Design South East

## 9. **Background Papers**

None.

Contact Officer: Nicola Kingsford, Principal Planning Officer

## Appendix 1 – National Planning Policy Framework, 2021

### Chapter 12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

## Appendix 2 – Planning Policy Guidance, Design: process and tools, October 2019

Tools for assessing and improving design quality

### What tools are available to help assess and improve the design of development?

There are a range of tools available to guide the design of developments to ensure that the final product is of good quality. As set out in [paragraph 133 of the Framework](#), these tools and processes are of most benefit when applied early in the evolution of schemes to prompt discussions and refine options. They can be used to involve relevant stakeholders, including built environment and non-built environment professionals, decision makers and the local community.

Available tools include (but are not limited to):

- [National Design Guide](#)
- [National Model Design Code](#)
- Local design guides and codes
- Design review
- Assessment frameworks

These tools can be used by:

- local planning authorities and neighbourhood planning groups, who may wish to include the use of specific tools in their plan policies as a means of promoting good design, to [effectively engage communities](#) and make robust and well-informed decisions on applications; and
- developers to help evolve and assess the design aspects of proposals, and for the purposes of community engagement.

Paragraph: 016 Reference ID: 26-016-20191001

Revision date: 01 10 2019

### What is design review and how can it be used appropriately?

Design review is an independent assessment of development proposals by a panel of multidisciplinary professionals and experts, which can inform and improve design quality in new development. It is not intended to replace advice from statutory consultees and advisory bodies, or be a substitute for local authority design skills or community engagement.

Effective design review is proportionate and can be used for both large and small-scale development, so long as the projects are significant enough to warrant the investment needed for a review. The number and expertise of panel members required can be guided by the complexity of the scheme and the sensitivity of the site and its surroundings.

An effective design review:

- follows clear criteria for the appraisal of schemes, agreed by the panel, and ensuring they work for the benefit of the public and reflect relevant local and national design objectives;
- sets clear, meaningful terms of reference to ensure a transparent, objective, robust and defensible process that demonstrates benefit to the public;
- is representative, diverse and inclusive, drawing upon a range of built environment and other professional expertise. Continuity of panel members is important to provide consistency in approach for each scheme reviewed, including agreed procedures to feedback to applicants;
- considers the wider site-specific and policy context, such as relevant socio-economic issues, as well as the physical characteristics of the site and its setting. Site visits are important in providing panel members with awareness of context and local characteristics;
- is written up and communicated in a transparent and accessible way to be understood by a wide range of stakeholders; and
- includes mechanisms to represent the views of local communities and other stakeholders.

Design review is most effective when applied at the earliest stage of design development. It can be followed up at further stages as projects evolve, including pre-application and are implemented, referencing and building upon recommendations made in previous design reviews.

Recommendations from design review panels can be used to help support decisions on applications, so development proposals need to show how they have considered and addressed them.

Paragraph: 017 Reference ID: 26-017-20191001

Revision date: 01 10 2019

## **Appendix 3 – Dover District Regulation 19 stage Draft Local Plan 2022, PM1 Achieving high quality design**

### PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes

All development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the following principles in an integrated and coherent way. Development which is not well-designed will not be supported. Where relevant and appropriate, new development must:

#### 1 Context and Identity

a Demonstrate an understanding and awareness of the context of the area (including historical character), appreciate existing built form and respond positively to it.

b Be well designed paying particular attention to scale, massing, rhythm, layout, and use of materials appropriate to the locality.

c Be compatible with neighbouring buildings and spaces (including public and private spaces, green and urban spaces, spaces between and around buildings - taking into account purpose and function, access and linkages, uses and activities; comfort, image and sociability).

d Respect and enhance character to create locally distinctive design or create character where none exists.

e Have a positive and coherent identity that everyone can identify with and be visually attractive.

f Demonstrate the appropriateness of the proposed design response. Appropriate design responses can range from repeating or reinterpreting local building patterns through to abstract forms which blend in with the prevailing streetscape/landscape. Where relevant, developments should draw inspiration from traditional building forms to inform contemporary designs and materials.

g Take an integrated approach to the design process, from the project inception, where place making and sustainable development are considered as one.

#### 2 Built Form

a Make efficient use of land and promote compact forms of development that are walkable, and have access to local public transport, facilities and services.

b Be of an appropriate density (typically between 30 - 50 net dwellings per hectare) that combines the efficient use of land with high quality design that respects character and context. Higher density development will be encouraged in sustainable and accessible locations, such as around transport hubs or town centres, where this is appropriate. Lower density development may be appropriate in edge of settlement locations

c Incorporate focal points and destinations to create a sense of place and make it easy for anyone to find their way around.

d Make a positive contribution to the visual character of the area, with the aim of creating a sense of harmony and visual continuity between the existing area and proposed development.

e Be inclusive in its design for all users.

#### 3 Movement

a Integrate into existing areas of the District, be well connected with all transport modes, and prioritise sustainable transport choices.

b Create a clear structure and hierarchy of streets to ensure the development is easy to understand and navigate for all groups in society.

c Be designed to give priority to people over cars, and reduce vehicle domination and vehicle speeds.

#### 4 Nature

a Demonstrate an understanding of the local landscape context and bring green and blue infrastructure into streets, open and public spaces.

b Ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in the development in line with Policy CC8.

c Provide high quality multi-functional green open spaces with a variety of landscapes and activities, including play, that also deliver enhanced biodiversity and flood mitigation.

d Ensure that open spaces are designed to be resilient to climate change and adaptable over time so that they remain fit for purpose and are managed and maintained for continual use.

e Support habitat conservation and creation for wildlife, for example through the creation of wildlife corridors, hedgehog highways, provision of swift boxes, bat roosts and bee bricks.

#### 5 Public Spaces

a Deliver well located, high quality and attractive public spaces that are integrated into the surrounding area, support a wide variety of activities, and encourage social interaction, to promote health, well-being, social and civic inclusion.

b Ensure that public spaces are faced by buildings, and are designed to be safe, secure, inclusive and attractive for all to use.

c Incorporate trees and other planting within public spaces to promote health and well-being and provide shading.

d Ensure that existing features, including trees, natural habitats, boundary treatments and historic street furniture, that positively contribute to the quality and character of an area, are retained, enhanced and protected.

e Take a coordinated approach to the design and siting of street furniture, boundary treatments, lighting, signage and public art to meet the needs of all users.

f Ensure that new advertisements do not detract from the character and appearance of the surrounding area and do not have an adverse effect on public safety.

#### 6 Homes and Buildings

a Ensure that the siting, layout and design of vehicle and cycle parking(including detached garage blocks) is sensitively integrated into the development so as not to dominate the landscape, maintains an attractive and coherent street scene, does not prejudice the wider functionality of public and private space, and creates an effective functional link and relationship with the buildings and areas they serve. To achieve this a range of parking solutions are likely to be required to avoid the dominance of frontage parking.

b Ensure a tenure-blind approach to housing development to ensure that new developments contribute to the creation of mixed and inclusive communities.

c Make appropriate provision for service areas, refuse storage (including waste and recycling bins), and collection areas in accordance with the nature of the development. Such areas and access to them should be appropriately sited and designed to ensure they can: i Perform their role effectively without prejudicing or being prejudiced by other functions and users; ii Maintain an attractive and coherent street scene and protect visual amenity; and iii Avoid creating risk to human health or an environmental nuisance.

d Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. This should include ensuring that there is appropriate consideration for

residents to be able to segregate their waste to allow for recycling opportunities, including those who live in apartments.

#### 7 Lifespan

a Be designed to add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b Be designed and planned to last and be well managed and maintained through long term stewardship models.

c Be adaptable to their users' changing needs and evolving technologies, including enabling opportunities for home-working.

d Be robust, easy to use and look after, and enable their users to establish a sense of ownership.

To support the delivery of high quality buildings and places the Council will produce a District wide Design Code and locally specific Design Codes for areas in the District where significant development is proposed.

Development proposals must provide evidence, through their design and access statements, to demonstrate how they have responded positively to the design policies in the Local Plan and associated guidance, including national and local design guidance, local Design Codes and the National Model Design Code, relevant Neighbourhood Plans, Village Design Statements, Conservation Area Appraisals, site specific development briefs, the Kent Design Guide, Secured by Design Guidance and where appropriate the Kent Downs AONB Landscape Design Handbook.

Where significant design implications are identified on major proposals these will be referred to a Design Review Panel.

### **Supporting text**

#### Implementation

6.15 The importance of high quality design and place making is established in Strategic Policy SP2 – Planning for Healthy and Inclusive Communities, and the requirements of Policy PM1 should be considered alongside it. The Council will encourage the use of its pre-application advice service prior to any planning application being submitted so that issues relating to design and place making are addressed at an early stage in an integrated way.

6.16 Developments where the design implications are considered to be significant due to the location of the site and/or the size and scale of the proposal will be referred to a Design Review Panel and applicants would be expected to pay for this. Design Review is a well-established way of improving the quality of design outcomes in the built environment and is recognised as an important tool in the NPPF. Design review promotes good quality developments that help create better places and avoid the cost of poor design. Design Review should be undertaken at the earliest opportunity to save the applicant time and money spent changing the scheme later in the process. The following sites allocated in this Plan will be expected to be subject to Design Review at the pre-application stage:

- SAP1 - Whitfield Urban Expansion - to inform the masterplan and design codes
- SAP3 - Dover Waterfront
- SAP4 - Dover Western Heights

- SAP6 - Dover Mid Town
- SAP7 - Bench Street, Dover
- SAP12 - Charlton Shopping Centre, High Street, Dover
- SAP24 - Land to the South of Aylesham
- SAP28 - Land between Eythorne and Elvington

6.17 The above list is not exhaustive and there may be other instances of site allocations where due to the specifics of the proposals being brought forward it would justify the need for a Design Review. For windfall proposals, the need for Design Review will be considered on a case-by-case basis taking into account the size and scale of the proposals, and the significance and/or sensitivity of the location of the proposal

## **Appendix 4 – List of professionals to form the Dover Design Review Panel compiled by Design South East**

<b>Name</b>	<b>Expertise</b>
Andrew Cameron	Town centres, rural, urban design/ masterplanning, transport
Camilla Ween	Town centres, rural, urban design/ masterplanning, transport
Eleanor Brough	Town centres, rural, architecture, sustainability
John Pegg	Town centres, rural, urban design/ masterplanning, landscape/ ecology
Kat Scott	Rural, architecture, sustainability
Liz Gibney	Rural, architecture, urban design/ masterplanning
Louise Goodison	Town centres, architecture, heritage
Mark Nolan	Rural, architecture
Neha Tayal	Town centres, rural, architecture, urban design/ masterplanning
Nimi Attanayake	Town centres, architecture, heritage
Oliver Goodhall	Town centres, rural, architecture, urban design/ masterplanning
Paola Sassi	Town centres, architecture, sustainability
Peter Dijkhuis	Town centres, rural, viability
Peter Neal	Town centres, rural, landscape/ ecology
Sam Willis	Visitor experience
Soraya Khan	Town centres, architecture
Steven Bee	Town centres, rural, urban design/ masterplanning, heritage, planning
Tony Burton	Town centres, rural, urban design/ masterplanning, planning, community engagement
Una Daly	Town centres, architecture, heritage
Wayne Head	Town centres, architecture