

Chapter 13 - Quality Development

Document Section Path	Sustainable Design QD01
Document Part Name	QD01

Respondent Surname	Respondent First Name	Respondent number in this document	Respondent Organisation Name	Agent Name	What is the nature of this representation?	Comment	What changes do you suggest to make the document legally compliant or sound?	Comment ID	Attached documents	Submission Method
Austin	Patricia	379	Thanet Green Party		Observation	We believe that in order to obtain planning permission, all new buildings on the Isle should be required to show high levels of insulation (preferably to Passivhaus levels) and where possible solar panels, waste water recycling, electric car charging points and other facilities to benefit from green energy and reduce our dependence on fossil fuels.		1118		Web
Cooper	Barbara	514	Kent County Council (KCC)		Support	PRoW and Access Service: KCC is supportive of the policy's intention to provide safe and attractive cycling and walking opportunities to reduce the need to travel by car.		1528		Email
Johnson	Elisabeth	51	Monkton Residents Association		Observation	It has been a concern that the new developments locally do not appear to have been in line with the sustainable ideals quoted in Policy QD01 and it is to be hoped that these will be adhered to in future developments.		602		Web
Twizell	Heather	512	Natural England		Support	Sustainable Design Paragraph 13.2 – Natural England welcomes the inclusion of this paragraph which sets out how greening a development can contribute to nature improvement, green infrastructure and climate change adaptation, thereby making it genuinely sustainable.		1477		Email

Document Section Path	General Design Principles QD02
Document Part Name	QD02

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Barar		375			Support	<p>General Design Principles.</p> <p>13.11 The historic environment can add value to new development by creating a sense of place and distinctiveness. New developments need to be designed in a way that respects and complements their surroundings, and enhance areas that are less attractive. There are many areas in Thanet which are considered to possess certain valuable qualities such as their open form of development, the separation between buildings and the positive contribution made by landscaping. The design, scale and grouping of existing buildings, the spaces between them, the texture, type and colour of materials, enclosure, land contours and views all contribute to the character and identity of a place. An attractive well-designed environment can foster economic regeneration. Heritage England provides advice and guidance on Heritage and Sustainable Growth. Materials should normally be of a local type and harmonise with those of adjoining development (where these present a pleasing appearance). Architectural style should respect that of other development in the locality. Innovation in decoration can, if sensitively considered, enhance the identity and character of a building and place. New innovative modern design will be acceptable where it reflects local context and distinctiveness, is fit for purpose and exhibits durability</p> <p>13.12 Buildings and the spaces around them should be thought about holistically, with the landscape and public realm, including open space provision, being as important as the building itself. Successful landscape design will integrate development into its surroundings and enhance the function, character and amenity value of spaces and boundaries. Taking account of existing landscape features, such as trees, is crucial in creating high quality and responsive schemes. Existing trees can provide a sense of maturity to new developments and play an important role in softening and integrating development into the district. Landscape design extends beyond the curtilage of new buildings to include streets, parks and other open spaces and should help to support an attractive and high quality public realm. This policy does not seek to control the design of individual gardens unless these are a</p>		1104		Email

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						<p>key part of a heritage asset.</p> <p>13.13 Well-designed open spaces and parks not only help to create a high-quality environment but they help to encourage a more active lifestyle thereby improving the health of the local community. The Open Space Strategy 2017 highlights that one of the key issues facing the district is relating to health with 68.4% of residents being classed as having weight issues which are "excessive" and "obese". In order to meet the objective of promoting the physical and mental well-being of the community as set out Strategic Priority 4, the Council will expect developers to have regard to the Active Design Guidance produced by Sport England. This sets out 10 principles of active design which have been identified by drawing from urban design practice and practical examples to promote environments that offer individuals and communities the greatest potential to lead active and healthy lifestyles. The 10 principles are:</p> <p>activity for all; walkable communities; connected walking and cycling routes; co-location of community facilities; network of multifunctional open space; high quality of street and spaces; appropriate infrastructure; active buildings; management maintenance monitoring and evaluation; and activity promotion and local champions.</p> <p>I wish to comment that this is a welcome stance by the Council Planning Authority and should be encouraged, throughout especially in areas, identified as strategic sites with the retention / creation of green corridors / wildlife corridors.</p>				
Johnson	Elisabeth	51	Monkton Residents Association		Observation	It is to be hoped that all the points made in Policy QD02 will in fact be considered very carefully when decisions are made with regard to future developments as in the past it might be felt that they have not.		604		Web

Document Section Path	General Design Principles QD03
Document Part Name	QD03

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Ward	Linda	157			Observation	There will be even more light pollution in addition to that already being suffered by those living in Birchington near Thanet Earth and this in it's turn will cause more problems for wildlife in the area.		516		Web

Document Section Path	Technical Standards Table 13 - National Described Space Standards qd04
Document Part Name	QD04

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Behrendt	Mark	423	Home Builders Federation		Object	<p>QD04 - Technical Standards</p> <p>This policy in relation to the Nationally Described Space Standards is unsound as it has not been justified Paragraph 56-020 of PPG sets out that local planning authorities will need to justify the application of internal space standards. In justifying this policy, the council will need to take in to account:</p> <ul style="list-style-type: none"> • Need - evidence should be provided on the sizer and type of dwelling currently being provided • Viability - the impact of adopting space standards should be considered as part of the place viability assessment • Timing - whether a transitional arrangement is required to enable any additional cost arising from space standards to be factored into future land acquisitions. <p>We could not find any relevant evidence produced by the Council in relation to the need for the introduction of space standards. The optional standard should not be considered a nice to have but something that is necessary. If there is no evidence that homes are being built below space standards, where it would be possible to meet these standards, then it should not seek to introduce them within the Local Plan.</p> <p>Recommendation As no evidence has been provided to support the adoption of the national described space standards this policy should be deleted.</p>	<p>Recommendation As no evidence has been provided to support the adoption of the national described space standards this policy should be deleted.</p>	1212		Email
Davies	Julie	147	CPRE Kent		Observation	<p>Table 13.</p> <p>It is not clear what measurement is being proposed. Is it square feet or square metres?</p>		417		Web
Environment Agency		449			Support	<p>Para 13.25 - We are pleased to see the adoption of the higher optional standard of water efficiency as a requirement for new housing development and support Policy QD04 – Technical Standards (2). Our terminology in the document quoted is that Thanet is within an area of serious water stress. We can find no mention of water efficiency standards for non-residential development. We are disappointed to see no reference to the standards that would be required for larger commercial developments. Many other councils in Kent include a requirement for these</p>		1284		Email

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						developments to achieve BREEAM standards of Very Good or Excellent, and we would expect to see a similar requirement in Thanet.				
Mayall	C	473	Southern Water		Support	Southern Water's supply area is designated as an 'area of serious water stress' as advised by the Environment Agency (EA Final Classification 2013), and as a result Southern Water has focussed on a twin track approach of reducing leakage across its network whilst also encouraging greater water efficiency in homes and businesses. Southern Water therefore supports the inclusion of part 2 of Policy QD04 which requires development to meet water efficiency standards of 110 litres/person/day.		1369		Web
Trotter	AR & PJ	388			Observation	WATER SUPPLY Thanet is already a water stressed area. Last winter an application had to be made to top up the Bewl Water Reservoir from the River Medway. Development of houses on the agricultural land and Manston Airport could affect the water aquifers which are so important to Thanet's water supply.		1148		Paper
Ward	Linda	157			Observation	Water providers are already fully stretched - so how will the addition of thousands more people be sourced?		517		Web

Document Section Path	Technical Standards Table 13 - National Described Space Standards qd05
Document Part Name	QD05

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Davies	Julie	147	CPRE Kent		Object	This is an important issue that can affect everyone. Whilst not everyone will require accessible or adaptable accommodation they may have family members or friends who are wheelchair users. Accessible standard housing will also help families with babies and young children. It will therefore be important that all accommodation is built to an accessible standard.		418		Web

Document Section Path	Advertisements QD06
Document Part Name	QD06

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Alan Byrne/English Heritage		155			Support	Policy QD06 - support in respect of reference to conservation areas		937		Email
Samme	Linda	16	Manston Parish Council		Object	Too many advertisements on roundabouts and near road junctions already A big distraction		275		Web

Document Section Path	Telecommunications QD07
Document Part Name	QD07

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Alan Byrne/English Heritage		155			Support	Policy QD06 - support in respect of reference to conservation areas.		959		Email
Solly	C	419			Observation	The Rural areas should be assessed to ensure that broadband and telecommunications meet at least minimum standards. Funding should be sought to ensure that these locations are not left behind with the rest of Thanet. All properties in Thanet should have capability of fibre to cabinet communications. Mobile phone masts should consider landscape and their effects.	Improvements to Rural Areas for Broadband capability. Mobile Phone Masts should consider the view imposed and landscape considerations.	1255		Email
Ward	Linda	157			Observation	What about the negative impact this will have on farmland birds and over-wintering birds?		518		Web