

Feedback on Environment WP Discussion Document - Housing

Total responses = 27 up to 11.3.17

Question 1. Do you support the principle of these statements from SH Planning to promote good local design rather than dictate a vernacular?

"it is not the aim of the Council to dictate vernacular styles, but to reinforce good local design. At times this will involve promoting innovative architecture and originality" (S.Hams "Local development Framework 3.14) "High quality design within an historic environment can also help to retain and create locally distinctive places." (DP3.15)

Yes - 22 81.4%, No - 5

Question 2. Do you support the principles of encouraging higher standards than statutory, energy efficiency, design & layout, mix of type, and minimizing environmental impact?

- Identifying where higher standards may be achieved than the Statutory requirement for new builds.
- Encouraging improved energy efficiency of older buildings through retrofit
- Improving "Design", eco-compliance and "ambiance" of housing developments.
- Ensuring the right mix of housing e.g. for young families and retired pensioners and those with physical disability as well as able-bodied
- Identifying how to mitigate environmental impact of building on infrastructure i.e. water usage and disposal, energy demand

Yes - 25 92.5%, No - 1

Question 3. Do you support DP4 statements on sustainable construction from the previous South Hams Plan?

1. Development should be adaptable, anticipating change in household needs and family structures throughout their lifetime as well as anticipating the impacts of climate change.
 2. Development should use locally sourced materials where possible, and minimize the use of materials, by using recycled materials in the construction of the development and minimising waste during construction.
 3. Development will avoid or mitigate any increase to the risks of floods occurring or to their severity both on site and elsewhere.
 4. Development should avoid or mitigate any risk from contaminated land, erosion or instability.
 5. Development should avoid or mitigate any harm to water, land or air from noise, fumes, dust, vibrations, light or heat.
 6. Buildings will be sited and orientated to maximise passive solar gain.
 7. Notwithstanding the national standards that prevail at the time an application is made, development should be carried out to the highest standards of sustainable construction where viable and practicable.
 8. At least 10% of the energy to be used in new development of more than 10 dwellings or 1,000m² of non-residential floor space should come from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable.
 9. Development comprising 10 or more dwellings should meet "Lifetime Home Standards" on at least 25% of homes.
 10. Large scale development should provide for Combined Heat and Power schemes, where appropriate.
- This document could serve us well, but South Hams Planning have been reluctant to enforce it. We think the Parish through the NP could and should do so by adopting it in the N3P!

Yes - 25 92.5% No - 1

Question 4. Do you agree we should encourage building to the best energy standards as long as it does not add to the costs?

Yes – 25 92.5%, No - 1

Question 5. Are you in agreement with these principles of Design and Layout?

“Layout of any proposed group of houses or estates should show that it gives maximum benefit to solar-gain; creation of common/public areas that feel safe and friendly; and construction is sustainable and economical”

Yes – 25 92.5%, No - 1

Question 6. Do you agree that we should retain Design and Access Statements?

A Design & Assess Statement asks specific questions about the building proposal to justify it and to give detail to ensure it will not impact adversely on the village.

Yes - 26 96.2%, No - 1

Question 7. Do you agree we should make the D&AS more specific by adding in the sections in blue in the discussion document?

We have added to the standard D&A Statement to request extra detail we feel relevant to the Parish?

Yes – 24 88.8%, No - 2

All free Text Quotes from Housing Discussion Document

- Innovative architecture and originality very often does not sit well with existing buildings. There are many other housing developments more suited to testing out over enthusiastic architects innovations
- The idea of 'good, innovative design and build' is wonderful in theory but in practice, far too many homes have been built which are frankly eyesores. The emphasis seems to be on size, huge windows and keeping build costs down with the resultant skyline of ugly houses, which are totally out of keeping with the surrounding 'older' style houses. I would personally welcome more of an insistence on vernacular style, which I interpret as visually harmonious with the original houses around them. There are a couple of ultra modern homes on the river which are harmonious and blend in terms of height, size, finish, landscaping etc but the majority, I feel should never have been passed and blight the village.
- This sounds like common sense at first, but in practice it has caused SHDC to support 'way-out' and inappropriate designs eg Point View in Noss Mayo. Innovative architecture and originality should not be emphasized at the expense of good local design;
- 'Pastiche architecture' is a criticism that can be thrown at any design not liked, even when the design fits well with existing buildings, and should be described as 'sympathetic architecture'.