



Warrington Borough Council
Supplementary Planning Document
Design and Construction

October 2010

(Amended February 2016 - Charging Policy for
Provision of Bins)



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1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of Local Development Frameworks intended to replace Unitary Development Plans.

1.2 Local Development Frameworks are made up of a number of Local Development Documents including:

- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)
- Other Documents (including the Statement of Community Involvement and the Local Development Scheme)

1.3 Development Plan Documents (such as the Core Strategy, Area Action Plan or site allocations document) are part of the Statutory Development Plan and are subject to independent examination. These documents provide policies for assessing proposals against and may in some cases allocate land for development.

1.4 Supplementary Planning Documents are documents that expand upon existing policy or provide further detail to policies contained in Development Plan Documents. These documents are not subject to independent examination and do not have development plan status, but are material consideration in decision making.

1.5 This Supplementary Planning Document (SPD) sets out the Council's approach regarding design considerations that can be incorporated in the production and determination of planning applications. It has been prepared to supplement design and construction related policies within the adopted UDP (2006), which are highlighted within the individual topic areas.

1.6 The Supplementary Planning Document is being produced as part of Warrington Borough Council's Local Development Framework. Although in advance of the Core Strategy, the context of the SPD conforms to the wider national, regional and local planning policy framework.

1.7 The Local Development Framework aims to reflect the Local Strategic Partnership "Sustainable Community Strategy" for Warrington, and picks up on the "One Warrington - One Future" vision, with both long-term aims and short term targets. The vision is that:

"By 2030, Warrington will be recognised as one of the best places to live and work in the UK, where everyone enjoys outstanding quality of life".

1.8 The vision produced in the Sustainable Community Strategy will be taken into account in the preparation of the Local Development Framework which will reflect and help deliver the spatial delivery vehicle of the Sustainable Community Strategy.

Objectives

1.9 Whilst the primary objective of the SPD is to facilitate decision making and introduce clarity in relation to adopted policies, recognition of the many wider benefits of design in new developments have resulted in the additional key objectives.

- Ensure high quality environments in which to live and work through excellent designs in new developments.
- Ensure the design of new development features at an early stage in the process to ensure they are well integrated into new developments.
- Ensure existing features are conserved and enhanced through improvements.
- Promote the health and wellbeing of the community through new developments
- Promote quality schemes which are sensitive to the locality and provide local distinctiveness.
- Ensure that the design of new developments do not increase fear of crime or give rise to criminal behaviour.

Pre- Application Discussions & Design and Access Statements

2.1 Whilst each section aims to provide clarity with regards to various aspects of design, it should be recognised that applicants are strongly encouraged to undertake pre-application discussions with Council officers and external consultees prior to the submission of a planning application.

2.2 Planning Policy Statement 1 (PPS1) Planning for Sustainable Communities recognises the benefit of pre-application discussions between the Local authority and potential developers.

The following extract is taken from Community Involvement in Planning the support document to PPS1

"A local Authority could refuse to accept a valid application because it disagrees with the way in which a developer has consulted with the community, but failure by the developer to consult could lead to objections being made which could be material to the determination. The aim of the process should be to encourage discussion before a formal application is made and therefore to avoid unnecessary objections being made at a later stage"

2.3 The objective of pre-application discussion should be to confirm whether the principle of development is acceptable, establish key issues which the application should address, and to agree the submission of material needed to enable the application to be assessed.

2.4 It is expected that each application, where pre-application involvement is appropriate, will be submitted with a statement outlining the extent of consultation completed and how the feedback from the consultation process has influenced the submitted scheme.

2.5 There are a number of organisations already in existence which should be used for consideration of design issues early in the pre-application stage. These will also act as consultees when applications are submitted.

- CABE (Commission for Architecture & the Built Environment) Design Review Committee - used for complex development proposals and significant master planning exercises.
- CABE School Design Review Panel - used for schools in the BSF (Building Schools for the Future) Programme.
- Places Matter, North West Design Review - this was linked to CABE but was locally focused under the scope of the NWDA (North West Development Agency).

2.6 For significant planning schemes, the Council will seek advice from the above organisations. Developers are also encouraged to use the above organisations early in the pre-application process.

2.7 Design and Access statements are required to be submitted as part of a planning application submission as detailed in DCLG Guidance March 2010 (Guidance on Information Requirements and Validation)

2.8 A Design and Access Statement is a report that accompanies and supports a planning application to illustrate the process that has led to the formulation of the development proposal and to explain and justify the design and access arrangements in a structured way. It provides an opportunity for developers to demonstrate their commitment to achieving good design.

2.9 A major part of the statement will therefore be an explanation of how the local context has influenced the design. The statement should not be prepared retrospectively to justify a pre-determined design without having first gone through the process of assessing and evaluating the context. Instead, statements should provide a record of how the scheme has evolved through the design process and drafting should therefore commence at the outset of any development project.

2.10 The level of detail required and the length of the statement should be proportionate to the scale and complexity of the proposal. For example, a household extension within a Conservation Area will only require a brief summary. However for major developments a more detailed account will be required which comprehensively analyses how a solution has been arrived at.

Pre- Application Discussions & Design and Access Statements

2.11 For **major developments** and **developments in key locations**, the Design and Access Statement should comprise:

- an analysis of the site and its surroundings;
- how the chosen design relates to, enhances and respects its context;
- how the development relates to established patterns of movement and activity in the wider area;
- how the development contributes to sustainability, including sustainable transport and energy efficiency;
- the design concept, the principles behind the architectural and landscape design.

The term '**key locations**' includes the following:

- conservation areas (including setting);
- sites affecting the setting of listed buildings;
- the town centre and its approaches;
- significant transport corridors, including trunk roads and primary routes, railways, canals and other waterways;
- gateway areas, including major road junctions, prominent corner sites, and other focal points;
- elevated and other prominent landmark sites;
- within and adjoining major open spaces and sites within or visible from the green belt;
- within villages for which Village Design Statements have been adopted;
- sites allocated for development.

2.12 Statements required for full applications will require more detail than those for outline applications, where matters are reserved for subsequent approval. It is important that the document is concise and effectively covers all of the design and access issues for the proposed development. An application may be made invalid if the statement does not adequately address these matters.

2.13 Circular 01/06 describes six elements of a proposal that need to be discussed in a statement:

Element	Description
Amount	<ul style="list-style-type: none"> • This is how much development is proposed (the number of dwellings if a residential development; the amount of floorspace for other uses), how this will be distributed across the site and how it relates to the local area. • The statement should explain and justify the proposed amount of development, its distribution across the site and how this relates to the surrounding area.
Layout	<ul style="list-style-type: none"> • This is how the buildings, routes and open spaces are located and orientated in relation to each other and the area surrounding the development • If layout is not included as part of an outline planning application information still needs to be submitted on the approximate location of buildings, routes and open spaces and the principles behind the proposals should be explained and justified. • If layout is included then the statement also needs to discuss how the relationships between buildings, routes and open spaces will create optimum accessibility for users, taking into account (for example) travel distances and topography. It also needs to explain how the proposal will create a safe, sustainable place.
Scale	<ul style="list-style-type: none"> • Scale is the height, width and length of buildings in relation to their surroundings. The volume of built form created by these is known as their massing. • The statement needs to explain and justify the proposed scale of buildings, including a discussion on the relationship to the surrounding area and skyline. • Even if scale is not included as part of an outline planning application it still needs to indicate parameters for upper and lower limits of the massing of proposed buildings to establish a three dimensional building "envelope".

Element	Description
Landscaping	<ul style="list-style-type: none"> • This includes hard and soft landscaping of both public and private areas and how it will be maintained. • Even if landscaping is to be reserved at the outline stage then the principles of the design still need to be set down. • If landscaping details are included then the statement should explain the intended purpose of open spaces. Details should preferably include a schedule of planting and hard landscaping materials to be used. • Safety and security of external areas must be considered and addressed.
Appearance	<ul style="list-style-type: none"> • The proposed details of the external built form – architecture, materials, decoration, lighting, colour and texture – should be explained and justified for detailed applications and for outline applications where this information is included. This should include an explanation of the relationship to the character of the surrounding area.
Access	<ul style="list-style-type: none"> • This is the access to the site and the development, and links to adjoining areas, including measures to give priority to pedestrians. • The topics to be discussed within the statement include: how all users will have equal and convenient access to buildings, spaces and links the local public transport network; how the development can adapt to changing needs; how relevant local planning policies have been taken into account; information on any consultation undertaken. • Outline applications need to include, as a minimum, indicative access points that confirm an area or areas in which the access point or points to the site will be situated.

Table 1 Circular 01/06 - Elements of Design and Access Statements



Urban Design

3.1 Planning Policy Statement (PPS 1) outlines that urban design is the art of place making that is based upon understanding:

'...the relationship between different buildings; the relationship between buildings, and the streets, squares, parks, and waterways and other spaces which make up the public domain itself; the relationship of one part of a village, town or city with other parts; and the patterns of movement and activity which are thereby established: in short, the complex relationships between all the elements of built and unbuilt space.'

3.2 Urban design has both a physical and psychological impact on people as it forms the framework within which people live their daily lives. This impact can be either positive or negative depending upon the quality of urban design. As outlined in the 'The Economic Value of Good Design 2009' good urban design can have positive benefits that include:

Economic Value	<ul style="list-style-type: none"> • Higher rents and capital values • Market attractiveness • Reduced whole lifecycle cost • Improved economic performance • Better image / perception of an area
Social Value	<ul style="list-style-type: none"> • Sense of identity and civic pride • Vitality • Community safety • Social inclusion • Better health • Access to goods, services and amenities
Environmental Value	<ul style="list-style-type: none"> • Improved built environment • Greater energy efficiency • Less pollution • Ecological and recreational benefits eg. Parks • Interconnected network which could include green infrastructure • High quality open space between the built form to create ease of movement, could lead to a more environmentally attractive place

3.3 Whilst good urban design can have economic, social and environmental benefits, poor urban design on the other hand can have equal but opposite effects. Poor urban design can:

- damage both the urban and natural environments
- damage civic pride
- create places that do not physically function
- result in social deprivation and polarisation
- undermine economic growth
- result in the unsustainable use of resources
- increase pollution.

3.4 As a result of the negative economic social and environmental consequences that can result from poor urban design, the need to promote and achieve good urban design is essential and is the key to creating successful places.

Successful town and cities have physical characteristics in common. From observing and analysing these common characteristics, lessons can be learnt, allowing urban design objectives to be developed. The objectives of urban design as outlined by DETR and CABA in 'By Design' are as follows:

Character - A place with its own identity.

Continuity and Enclosure - A place where public and private spaces are clearly distinguished.

Quality of the Public Realm - A place with attractive and successful outdoor areas.

Ease of Movement - A place that is easy to get to and move through.

Legibility - A place that has a clear image and is easy to understand.

Adaptability - A place that can change easily.

Diversity - A place with variety and choice.

3.5 The urban design objectives mentioned help to remind us of the qualities that make successful places. However, it is only when these objectives / qualities are translated into actual physical development, that they begin to make successful places and begin to have an impact on peoples lives. In 'By Design' it states:

3.6 *'The form of buildings, structures and spaces [i.e. development form] is the physical expression of urban design. It is what influences the pattern of uses, activity and movement in a place, and the experiences of those who visit, live or work there.'*

3.7 The most important characteristics of development form as outlined by DETR and CABE in 'By Design' are as follows:

- **Urban Structure:** The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another
- **Urban Grain:** The pattern of the arrangement of street blocks, plots and other buildings in a settlement.
- **Landscape:** The character and appearance of land, including its shape, form, ecology, natural features, colours, and elements, and the way these components combine.
- **Density and Mix:** The amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can effect a place's vitality and viability
- **Scale - Height:** Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas, and skylines.
- **Scale - Massing:** The combines effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and paces.
- **Appearance - Details:** The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.
- **Appearance - Materials:** The texture, colour, pattern and durability of materials and how they are used.

Understanding the Context

3.8 The development of towns and cities are governed by the interaction of physical, environmental and cultural factors, and in order to understand how a project should be designed and developed, it is crucial to not only understand these factors, but to also understand how they interact with one another, and how these interactions have shaped the town / city in the both the past and the present. This is of paramount importance because in 'Design Review' it states:

'...it is unwise to try and change a place without first understanding it.'

3.9 It is for this reason that a comprehensive urban design appraisal of the project site and its surroundings has to be undertaken. The appraisal should, as outlined in 'Urban Design Guidance' include an in-depth analysis of the following:

Urban Design Appraisal		
Natural Features	<ul style="list-style-type: none"> • Landscape setting and type • Landform • Hydrology • Geology and Soils • Ecology and Wildlife 	<ul style="list-style-type: none"> • Trees and Hedgerows • Climate • Microclimate • Orientation • Green Infrastructure
Human Impact	<ul style="list-style-type: none"> • Boundaries • Area • Contamination • Pollution • Undermining • Aesthetic quality • Noise • Historical development 	<ul style="list-style-type: none"> • Settlement pattern • Archaeology • Cultural characteristics and Heritage • Local History • Events / Festivals • Place names • Census data
Buildings and Structures	<ul style="list-style-type: none"> • Colours and Textures • Façade treatments • Building elements and Fenestration • Rhythm and Pattern • Detail and Richness 	<ul style="list-style-type: none"> • Local / Regional building materials • Local vernacular • Age of built fabric • Conservations areas • Listed buildings
Continuity and Enclosure	<ul style="list-style-type: none"> • Continuity • Enclosure 	<ul style="list-style-type: none"> • Back views • Active frontages
Quality of the Public Realm	<ul style="list-style-type: none"> • Overlooking • Hard landscaping • Planting • Street furniture 	<ul style="list-style-type: none"> • Structures • Safety and Security • Maintenance
Ease of Movement	<ul style="list-style-type: none"> • Public Transport • Roads • Access to site • Parking • Pedestrian routes and flows 	<ul style="list-style-type: none"> • Cycling • Transport proposals • Transport assessment • Green travel plans • Air quality • Green Infrastructure
Legibility (ease of understanding)	<ul style="list-style-type: none"> • Images and Perception • Local views • Strategic views • Vistas • Landmarks • Skylines 	<ul style="list-style-type: none"> • Roofscape • Gateways • Thresholds • Boundaries and Barriers • Nodes
Adaptability		
Diversity		

Urban Design Appraisal			
Integration and Efficiency (resources)	<ul style="list-style-type: none"> • Solar energy • Water 	<ul style="list-style-type: none"> • Wind • Waste 	
Infrastructure and Services	<ul style="list-style-type: none"> • Roads • Location 		Capacity

Table 2 Urban Design Appraisal

The Project in Context

3.10 In order to ensure that a project has a ‘sense of place’ i.e. it fits in and is sympathetic to its context, and is not an anywhere / anyplace off the shelf development, how it relates to its surroundings is of paramount importance. The relationship between a project and its surroundings should be determined by the outcomes of the urban design appraisal, and should accord with the *Objectives of Urban Design*. What is of paramount importance is that the relationship between a project and its surroundings is not only understood in terms of built form, but also in terms of people and how they interact with and use the built form.

Planning the Site

3.11 Planning the site is the most important element of urban design as it is the activity that results in both the alteration of the existing urban form, and the creation of new urban form. It is therefore imperative that the planning of the site accords with the *Objectives of Urban Design* and the *Characteristics of Development Form*. In addition, other aspects of site planning that also need to be considered as outlined in ‘*Design Review*’ include:

- **Movement Hierarchy** - Should give consideration to people first (walking and cycling), public transport (bus and rail), and then to cars.
- **Parking provisions** - Should be well planned and convenient to use for both drivers and pedestrians.
- **Services Access** - Service access and refuse storage should be visually non-intrusive and carefully located so as not to create conflict with other functions / users of the building and pedestrians.
- **Control of vehicle movements** - Servicing arrangements should be carefully considered so as to not create conflict / cause inconvenience to users of the building and pedestrians
- **Sustainable development** - Porous pavements should be included wherever possible and consideration should be given to the use of sustainable drainage systems (SUDS).
- **Boundary treatments** - Should be carefully considered so as to compliment the building, not create a barrier between the building and the street and be durable, requiring minimal maintenance.
- **Accommodating the possible phasing of development** - Should be planned to allow for the various different parts of the project to be developed on a piecemeal basis, without compromising the working of the either the part or the whole (large scale projects only).
- **Not prejudicing the development of adjoining sites** - Should take into account future development opportunities on adjoining sites and leave options open for them.

Architecture

3.12 Whilst urban design forms the framework that determines the shape of an urban area, it is architecture that determines the shape, function and aesthetic quality of the buildings that make up the urban area. It is architecture that forms the backdrops against which peoples daily lives are played out. As a result, architecture has both physical and psychological effects on people which can be either positive or negative depending upon the quality of the architecture.

3.13 It is not the Council’s intention or desire to promote any one specific architectural style/ design but rather the aim is to ensure that no matter what style is being proposed, it clearly adheres to the principles of good architectural design. These principles are based upon the three Vitruvian principles of:

Commodity: Buildings should work - they should be fit for the purpose for which they are designed.

Firmness: Buildings should be soundly built and be durable.

Delight: Buildings should be good looking - their design should please the eye and mind.

3.14 These three overarching principles give rise to sub principles as outlined in ‘*Design Review*’ and include:

Clarity of Organisation	<ul style="list-style-type: none"> If the organisation of a building in both plan and section is clear, everything else about the project will fall into place.
Order	<ul style="list-style-type: none"> Order through symmetry or asymmetry and balance through repetition of organisational or structural elements help people to comprehend and interpret the built environment.
Expression and Representation	<ul style="list-style-type: none"> The external appearance of a building should relate to its context, its use, its internal spatial organisation and its structural organisation.
Appropriateness of Architectural Ambition	<ul style="list-style-type: none"> The design of a building should be appropriate to its context. Just as there are locations within towns / cities that are appropriate for loud extravagant buildings, there are also locations in which a more modest approach is more appropriate.
Integrity and Honesty	<ul style="list-style-type: none"> Is what you see what you get? Do the plans, elevations, sections and detailing of a building all visually and coherently relate to each other?
Architectural Language	<ul style="list-style-type: none"> Whilst design is subjective, choices made in relation to specific elements of the design of a building should appear as compelling and inevitable, and should relate to the overall design concept. In poorly designed buildings, these choices appear to be arbitrary.
Scale	<ul style="list-style-type: none"> The scale of a building should be appropriate to its context. Just as there are locations within towns / cities that are appropriate for tall landmark buildings, there are also locations in which respecting the surrounding scale is more appropriate. A well designed building should endeavour to resolve issue of scale at all levels from master planning right through to architectural detailing.
Conformity and Contrast	<ul style="list-style-type: none"> A building can be designed to either conform or contract with its surroundings depending upon the context, functional requirements and the aspirations of its owners, designers and the Council. Whilst conformity can be appropriate in certain locations, it can also lead to mediocrity, and whilst contract can lead to variety and interest, it can also lead to visual disorder and confusion.
Orientation, Prospect and Aspect	<ul style="list-style-type: none"> A building’s orientation, prospect and aspect should be determined by the criteria set out in <i>Planning the Site</i>.
Detailing and Materials	<ul style="list-style-type: none"> Many buildings fail visually on account of poor unrefined detailing. Some of the many specific details that need to be considered include the interface between historic and new materials, the interface between different materials, fenestration including cills and heads, eaves, gutter etc. What is of paramount importance is that the details are conceived

	<p>as an integral part of the overall design concept and are an integral part of the architectural language of a building.</p> <ul style="list-style-type: none"> The choice of materials and building products such as windows, doors gutters etc is equally important. These choices should be governed by the overall design concept, an in depth understanding of the context, as well as issues of maintenance, durability, sustainability and how the materials / products will age.
Structure, Environmental Services and Energy Use.	<ul style="list-style-type: none"> A building’s structure, environmental services and energy use should be conceived as an integral part of the overall design concept and should be an integral part of the architectural language of a building.
Flexibility and Adaptability	<ul style="list-style-type: none"> It is highly probable that over the lifetime of a building, it will change in terms of use, spatial requirements as well as environmental, electrical and communicational services. A good design will be flexible, being able to accommodate the changes without major alterations and being able to be conveniently converted or extended if necessary.
Sustainability	<ul style="list-style-type: none"> Refer to Sustainable Design and Construction
Inclusive Design	<ul style="list-style-type: none"> A building should provide equality of physical, intellectual and emotional access for all. In relation to physical access, inclusive design features should be conceived as an integral part of the overall design concept and should be an integral part of the architectural language of a building.
Aesthetics	<ul style="list-style-type: none"> Whilst design is subjective, a building has to look good, lift the spirits make a valuable physical and psychological contribution to the town / city, and most importantly work i.e. fulfil the functional requirements of the brief.

Table 3 Design Review Considerations

3.15 In relation to both urban design and architectural projects the aim is to instead ensure that no matter what style is being proposed, it clearly adheres to the principles of good design. It is imperative that the design of a project is based upon the outcomes of an urban design appraisal. This is to ensure that all projects have a ‘sense of place’ and are deeply rooted in the place. Projects that are ‘off the shelf’ and that have absolutely no association with the context will not be considered acceptable.

4.1 The design of all new tall buildings should be based upon the urban design guidance contained within this SPD. In addition, the design of all new tall buildings should also take into consideration the information contained within CABE's '*Guidance on tall Buildings*'.

4.2 There has been an increasing number of proposals for the development of tall buildings in Warrington. In recent years the built form of the borough is predominantly low rise and thus taller structures have the potential to change the appearance and image of the town. The implications of such developments can be complex and need to be carefully assessed.

4.3 This section has been written to explain the information that will be required under each part of the criteria although applicants should be aware that not all criteria will be relevant to every site and proposal and submissions should be tailored to focus on the pertinent issues to ensure that the statement is concise and relevant.

Definition of Tall Buildings

4.4 It is difficult to devise a definition of a tall building because this is influenced by the local context as much as the intrinsic height of the structure. Instead of naming a height threshold the guidance this section will be applicable to proposals which are for:

- buildings that are significantly taller than the predominant height of buildings in the surrounding area; and/or
- buildings that have a notable impact on the skyline of the borough.

4.5 Different parts of the borough are sensitive to different building heights and therefore will take account of the scale and height of the surrounding buildings, the local topography and the siting of the building within the borough with reference to important panoramas and vistas.

Full and Outline Planning Applications

4.6 The submission of full planning applications for proposals for tall buildings is preferred rather than outline applications as tall buildings have a significant visual impact and it is important that designs are of high architectural quality. If applicants only wish to submit an outline application then the reasons for this must be made clear and discussed in advance with Council officers.

4.7 Tall buildings must relate to the context, including natural topography, scale, height, urban grain, streetscape, built form and the effect on the sky line and have a positive relationship with relevant topographical features and other tall buildings.

Evaluation Criteria

4.8 The following section takes each criterion from the "Guidance on Tall Buildings" note in turn and lists information on the issues raised and the information required to satisfy the matters raised. As already mentioned, not all criteria will be relevant to every site and proposal.

4.9 It is essential that accurate information is included as part of the planning application submission that illustrates and explains the visual impact of tall buildings on the existing environment, and that this information is clearly presented and easy to understand. As well as a short written report this information should be presented visually and a number of different presentation methods could be acceptable for this, including:

- **Cross-sections:** particularly useful for sites located in areas which have changes in topography and/or proximity to existing buildings, allowing an accurate illustration of the size and massing of the proposed development in relation to their immediate context.
- **Photo montages:** accurate superimposition of an image of the proposed development onto a photograph of a view, which may be a single photograph or a panorama created by the amalgamation of overlapping photographs. For photo montages illustrating distance views of a

Tall Buildings

site it may be acceptable for the silhouette of the development to be illustrated, but usually the detail of the elevations is expected to be shown.

- **Computer modelling:** can be used to illustrate the massing of the proposed development and views from different angles giving a three-dimension impression of the proposal that cannot be understood by elevations alone. They are particularly useful if the local context created by the topography and built form is also included.
- **Models:** again, useful to illustrate the detail of the massing of the proposal and are often easily understandable by the local community.

4.10 Distant views of the site and proposal should be taken from locations across the borough easily accessible public places such as major transport routes (railways, main roads), local centres and/or areas that are well used for public enjoyment (parks, waterfronts etc).

4.11 Tall buildings proposals must address their effect on the setting of, and views to and from historic buildings, sites and landscapes over a wide area including:

- Scheduled Ancient Monuments
- Listed Buildings
- Registered parks and gardens.
- Conservation Areas
- Archaeological Remains
- Other open spaces, including rivers and waterways.
- Other important views, prospects and panoramas

4.12 As part of an application submission the visual impact of the proposal will have to be discussed and explained, paying particularly attention to the features listed above. This information should be in the design statement and include identification of pertinent features on plans as well as photo montages, plans, sketches etc that have been provided to illustrate the relationship between the proposed development and the existing built form and environment. Statements should include a discussion on how applicants have considered these features and how they have developed their scheme to sensitively respect the existing local context.

The Unitary Development Plan contains a suite of policies to ensure that the impact of development on the (historic) built environment and landscape of the borough is taken into account as part of the design and assessment process. Policies include: DCS1, BH8, BH12 and BH13

4.13 The relationship to transport infrastructure, aviation constraints, and, in particular, the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, where appropriate. Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent. Most application submissions will need to include an assessment of the current capacity of the local infrastructure and services, the impact that the development will have and an explanation of any intended remediation measures.

4.14 Applications will need to be accompanied by a separate Transport Assessment (TA) and assessment of this aspect of the proposal will be undertaken through analysis of the TA rather than the design statement although if recommendations within the TA influence the design of the proposal this needs to be explained in the design statement. UDP policy LUT12 "Transport Impact Assessments" confirms the need for a TA.

Unitary Development Plan policy LUT24 "Development Affecting Airport Operational Safety" sets out the policy on this matter, and the Proposals Map defines the safeguarded areas. This issue is only relevant to the design statement if it influences the design of proposals.

4.15 The architectural quality of the building including its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. Full and detailed site plans, internal layout plans and elevations need to be provided as part of the application submission. Other plans and information required in order to assess the proposals may include:

- An explanation of the architectural principles behind the proposal and how they were developed. The evolution of the design should start with an analysis of the local context and its character (architecture, urban grain, materials, topography etc) as well as the requirements of the proposed use.
- Long elevations and/or cross sections that illustrate the relationship of the scale, massing and architectural form of the proposal to the local area.
- Details and/or samples of facing materials to be used, including roofs, walls, windows, boundary treatments and external floorings. Information of other (local) sites that use the same materials could be useful to supplement this. Materials that are proposed should be of high quality and appropriate for the site and context and the reasoning for the choice of materials should be given.
- Details of any telecommunications antennae or aerials which are proposed for the top of buildings should be planned at the design stage so the apparatus can be integrated into the scheme rather than fitted later.

4.16 Tall buildings should set exemplary standards in design because of their high profile and local impact. Proposals should therefore exceed the latest regulations and planning policies for minimising energy use and reducing carbon emissions. Consideration should be given to the use of green roofs wherever possible.

4.17 Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building.

4.18 To ensure that a high quality is attained, the Council expects details of the proposal to be provided as part of a planning application submission rather than conditioned for later approval. Other considerations include:

Public Open Space	<ul style="list-style-type: none"> • The contribution to public spaces and facilities both internal and external, that the development will make in the area including the provision of a mix of uses, especially on the ground floor of towers, and the inclusion of these areas as part of the public realm. The development should interact with and contribute positively to its surroundings at street level; it should contribute to diversity, vitality, social engagement and ‘sense of place’. • This is relevant to proposals for residential development and for sites in built up urban areas. Issues to be considered include: the size, shape and use of the space around the buildings; whether this will be publicly accessible; how it will be landscaped; how public and private areas will be demarcated; the siting of vehicle parking and ancillary facilities such as refuse storage. Discussions should take place with the Council’s Landscape Services Section regarding the provision and adoption of on-site open space and with the Transportation Section regarding adoption of roads and footpaths. • The quality and detailing of the lower floors of buildings is important as they are viewed from ground level. As well as the materials used, the siting of entrances into buildings and the positioning and sizing of windows and other openings will affect the quality of the users’ experience. Thought needs to be given to the casual supervision of open space and entrances and the legibility and accessibility of the development for users.
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Local Environment	<p>The effect on the local environment, including microclimate, overshadowing, night time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.</p> <p>Information that could be required to support the application (dependant on the size and siting of the proposals) could include:</p> <ul style="list-style-type: none"> • Sun-path analysis and diagrams that illustrate the shadowing effect of the proposal at different times of the day and different times of the year. • Wind tunnel analysis. • The impact that the development will have at night due to lighting, both external lighting on and off the building plus the likely impact that internal lighting will have on the character of the local and wider area. Details of proposed external lighting should be included as part of the application submission. • Analysis of any interference that the tall building will have on telecommunications and broadcasting.
Connectivity	<ul style="list-style-type: none"> • The permeability of a site and the wider area; opportunities to offer improved linkages on foot, and, where appropriate, the opening up, or effective closure, of views to improve the legibility of the town and the wider townscape. • Whether it is possible or appropriate for a proposal to have an effect on the physical permeability of an area will depend on the location and size of the site. This issue is pertinent to the “access” element of the Design & Access Statement. Improvements could include not only the creation of new routes but improvements to existing routes that could be both on and off-site. • The influence that the proposal has on the legibility of Warrington’s townscape should be assessed as part of the studies discussed under points i), ii) and iv) above. The legibility of the town will be affected by the addition of a tall building in the skyline and how this affects the orientation of travellers and the image of the borough. To be taken into account is whether the development will mark areas of importance (town and local centres, major transport interchanges, etc) or form a significant/distinctive use that is worthy of attention.

Table 4 Planning Applications - Further Considerations

4.19 All details should be considered at the design stages to avoid retrospective fittings and alterations. Thought needs to be given to long term management and maintenance of structures, including window cleaning and replacement or repair of facing materials. The safety of buildings and their occupiers is also an issue, and involves consideration of controlled entry, fire protection and means of escape.

4.20 Further sources of information can be found in the appendices.



Sustainable Design & Construction

5.1 The quality of the built environment is a matter given prominence nationally, regionally and locally and the planning system has a key role to play in ensuring that the need for good design is factored in to decisions on planning applications. The most commonly used definition of sustainable development is:

‘Development which meets the needs of the present without compromising the ability of future generations to meet their own needs’

(Our Common Future - Report of the 1987 World Commission on Environment and Development)

5.2 A continuing increase in population and economic growth is resulting in a substantial increase in the use of energy and resources. The political focus on sustainability has arisen out of the need to allow for growth, but in a way that will reduce the depletion of finite resources and limit the adverse affect on climate change resulting from high carbon emissions.

5.3 The scope of “sustainable development” is wide and sustainable construction is just one element of it. Sustainable construction should use materials and forms of design and construction that use resources efficiently and minimise energy use, waste and pollution, not just during the building period but also throughout the life of the development. It should result in buildings that are cheaper to run and are attractive now and in the future. They should be long lasting with minimum adverse impact on the local and global environment and natural resources.

5.4 If the need for good design is also factored in to the information submitted for approval by applicants the planning process will operate more efficiently, speedier decisions can be made, and fewer applications will be delayed or refused for failing to meet an appropriate standard.

Planning Policy Statement 1 states that:

- Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.
- Good design is indivisible from good planning.
- Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- Good design should contribute positively to making places better for people.
- **Design which is inappropriate in it’s context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.**

Significant Policy Documents

5.5 This section outlines the most significant policy documents which, together, form a body of work that can be considered to form the wider policy justification and background for the guidance and advice set out within this document.

National Policy

5.6 The following documents take as their starting point “sustainable development” in its widest sense, considering not just environmental sustainability but also economic and social sustainability. As a subject matter this has been growing in priority, particularly from the Rio summit in 1992 when governments around the world committed to sustainable development. Since that time there have been a number of detailed strategies and legislation that have been developed:

- 1999 A Better Quality of Life: A Strategy for Sustainable Development in the UK
- 2005 Securing the Future - UK Government sustainable development strategy
- National Planning Policy Statements (PPS)

- PPS1 “Delivering Sustainable Development” (2005)
- Planning and Climate Change - Supplement to PPS1 (2007)
- PPS5 "Planning for the Historic Environment" (2010)
- PPS9 “Biodiversity & Nature Conservation” (2005)
- PPS22 “Renewable Energy” (2004)
- PPS25 “Development and Flood Risk” (2006)
- The Site Waste Management Plans Regulations 2008

Local Policy

5.7 There are a number of strategy documents that apply to Warrington which provide policy support for the promotion of sustainable construction:

- Regeneration Framework for Warrington 2009
- One Warrington: One Future - Where Everyone Matters – A Sustainable Community Strategy for Warrington 2009 to 2030
- Warrington Climate Change Strategy (2007)
- Warrington Local Transport Plan 2 (LTP2) 2006-2011
- 2006 Unitary Development Plan

5.8 The UDP contains the Council’s town planning policies for guiding development and protecting the environment in the borough of Warrington. It was prepared with regard to promote sustainable development. A number of UDP Policies seek to achieve sustainable development and these are identified throughout this guidance.

Building Codes

5.9 A range of legislation and advice already exists to assess various aspects of sustainable construction. They provide criteria against which the sustainability of construction methods can be judged.

- **Building Regulations** - These are compulsory, minimum standards for most aspects of a building’s construction, set down by the Department of Communities and Local Government (DCLG). They apply to most new buildings and many building alterations. Of particular relevance to sustainable construction is Part L (Conservation of Fuel and Power - April 2006). An updated Part L is due to come into force in October 2010. Other sections such as Part E (Resistance to the passage of sound - 2003 Edition, as amended 2004) and Part M (Access to and use of buildings - 2004) affect comfort and use and therefore the long term life of buildings. As sections of the Building Regulations are revised and updated sustainability is becoming increasingly important.
- **Code for Sustainable Homes** - The Code for Sustainable Homes became operational in England in April 2007 and a Code rating for new build homes became mandatory from 1st May 2008. In April 2007, the Code replaced Ecohomes for the assessment of new housing in England. The Code is an environmental assessment method for new homes based upon BRE Global’s Ecohomes and contains mandatory performance levels in 7 key areas. Developments are assessed and scored on a range of sustainability measures. The assessment is more rigorous than that demanded by Building Regulations as well as being holistic and thus the criteria provide a good appraisal of the sustainability of a development proposal.
- **BREEAM (Building Research Establishment’s Environmental Assessment Method)** - BREEAM is an environmental assessment method for buildings including courts, education, industrial, healthcare, prisons, offices, retail and multi-residential developments. It sets the standard for best practice in sustainable design and describes a building’s environmental performance. The assessment gives buildings a score of pass, good, very good, or excellent.
- **Building for Life** - The “Building for Life” initiative is led by CABI (the Commission for Architecture and the Built Environment) and the Home Builders Federation and backed by the Housing Corporation, English Partnerships and Design for Homes. It aims to promote design excellence in new housing developments and comprises 20 questions to be used to assess design quality in new housing. Building for Life is recognised by both the government and the industry as the

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national benchmark for well designed homes and neighbourhoods. This is explored further in the 'Housing Development - Building for Life Standards' section of this guidance.

Issues to be Taken into Account at the Design Stage

5.10 The following pages highlight issues to be taken into account when developments are being designed. The issues raised should be considered as the starting point rather than a definitive summary for consideration of sustainable development and construction as part of development proposals. The following issues will be explored:

- Location and Transport
- Design and Layout
- Recycling and Reuse of Buildings and Materials During Construction
- Minimising Waste During Use
- Energy Efficiency in Use
- Landscaping and the Natural Environment

Location and Transport

Making the best and most efficient use of land

- The reuse of vacant derelict or underused sites is expected before the development of greenfield sites. However, regard should be had to the potential environmental value of vacant, derelict or underused sites in any development proposals.
- Higher density development is expected in town and local centres and close to public transport in order to exploit the proximity to services.

UDP policy LUT1 confirms that these are two of the over-arching criteria that will guide the assessment of planning applications for new development. Other relevant policies include TCD6, and HOU6.

Uses should be located to reduce the overall need to travel by occupiers and visitors and to facilitate trips by the most environment-friendly modes of transport. This is important because shorter travel distances reduce the resources needed for transport. Reducing dependency on motor vehicles will reduce air pollution.

- The layout of development should be planned to ensure safe pedestrian and cycling connections to local services such as shops, schools and public transport connections such as bus stops and railway stations. The opportunity to create direct, accessible, overlooked and attractive routes should be exploited, and development should be designed to take advantage of any existing routes.
- The installation of secure parking areas for bicycles will encourage cycling. Showers and changing rooms should be provided in commercial developments.

The UDP states that development proposals should be designed to favour and encourage access for pedestrians, public transport and cycling. Relevant policies include LUT1, LUT2, LUT3, LUT5, LUT6, LUT7 and SOC1.

The suitability of sites and locations for development is also important to ensure their long-term viability.

- Development proposals will be assessed with regard to the appropriateness of the juxtaposition of different uses, as it affects the amenity of occupiers and users of the site and of the surrounding area. This will include a consideration of noise generation, air quality, odours, contamination etc. Both the effect of development on existing occupiers in the area and the suitability of the site for the proposed development considering its surroundings will be taken into account.
- Regard will be paid to the flood risk to and from new development. This will include consideration of whether the site is at risk from flooding and the flood mitigation measures proposed; the impact of site development on flood defences and the floodplain; and the likelihood of development

increasing flood risk (such as the affect on watercourses, surface water run-off etc). The sequential approach of PPS25 should be applied to direct development to areas of lowest risk.

UDP policies REP1, REP9, REP10, REP11 and REP12 set out the Council's approach to considering environmental health issues as part of the assessment of development proposals. The policies are supported by national planning guidance including PPS23 "Planning and Pollution Control (2004) and PPG24 "Planning and Noise" (1994).

As well as assessment through the planning process the Council's Environmental Health Division are responsible for control and management of pollutants through environmental protection legislation.

UDP policy REP4 provides guidance on the Council's approach to development on the flood plain. Government guidance can be found in PPS25 "Development and Flood Risk" (2006).

Design and Layout

Good design should ensure that buildings have a long life without substantial redesign and redevelopment. This will reduce the lifetime costs of the buildings and minimise the waste and energy that is associated with redevelopment. An attractive building and environment will retain its desirability and this will help to prolong its life.

The earlier that sustainability matters are considered in the design process the easier it will be to incorporate them into the development, reducing the need for future modifications that could be expensive.

- Buildings that are flexible in their design can be adapted to changing needs and uses over time, prolonging the lifetime of the building. They should be designed to allow for adaptations and subdivisions at minimal cost. Creating a layout that allows for future extensions will minimise the need for rebuilding in the future.
- New buildings and developments should be designed to be accessible to all. This will help make them more flexible; ensuring buildings are designed to be accessible will avoid the need to alter them at a later date.
- Secured by design measures that reduce opportunities for crime (burglary, vandalism etc) and the fear of crime will also make a development safer and therefore more attractive. Measures include positioning doors and windows to allow for natural surveillance around the building and its approaches to help deter opportunistic crime, ensuring that routes are overlooked and self-policed.
- Insulation and other mitigation measures against noise and odours should be integrated into developments.
- Developments should be designed to be constructed with materials that have a low environmental impact. This could include certified sustainable timber, recycled materials or materials that are biodegradable and nonpolluting in their manufacture and use.

UDP policy LUT22 outlines the Council's planning policy on accessibility. Advice on how to meet mandatory standards for accessibility is set out in Building Regulations Part M "Access to and Use of Buildings" (2004). The Lifetimes Homes Standards provide criteria that can be used to ensure that homes are designed to be accessible to the widest range of people. It details a set of 16 design criteria that provide a model for building accessible and adaptable homes.

The "Designing Out Crime" section of this SPD sets out the Council's position on design for safety and crime prevention. Development proposals will also be assessed with regard to the "Secured by Design" criteria and the ODPM publication "Safer Places: the Planning System and Crime Prevention" (2004).

Recycling and Reuse of Buildings and Materials During Construction

Thought should be given at the planning and design stages to the minimisation of waste during the construction process. As well as a reduction in landfill, this will also reduce the amount of vehicle movements associated with the construction process.

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- The possibility for the retention and reuse of existing buildings on site should be considered before redevelopment proposals are developed. Whilst the retention of listed buildings is essential and the reuse of buildings within conservation areas and on the local list is a priority, other buildings and structures are often of architectural or practical merit and can be reused and adapted to suit modern needs.
- If this is not possible, the reuse of building materials should be arranged as part of the demolition process, either on site or reclaimed for use elsewhere. The use of reclaimed building materials from other sites and materials with a high recycled content will also help limit waste. The use of appropriate local materials can help retain the local character and distinctiveness of an area.
- Careful project management can also help reduce waste, by controlling the amount of materials ordered to prevent over-ordering.

As well as Government guidance, the Council has a range of policies to ensure that listed buildings are retained and suitably refurbished to ensure their longevity. They are found in UDP Chapter "Built Heritage" which also contains policies regarding the retention of locally listed buildings and controlling development in conservation areas.

Site Waste Management Plans

5.11 The Site Waste Management Plans Regulations 2008 require a site waste management plan to be prepared and implemented by clients and principal contractors for all construction projects with an estimated cost greater than £300,000 excluding VAT. The plans must record details of the construction project, estimates of the types and quantities of waste that will be produced, and confirmation of the actual waste types generated and how they have been managed. More detailed reporting requirements apply to projects exceeding £500,000. The regulations set out a range of offences relating to the failure to produce or implement a plan, punishable by a fine of up to £50,000 on summary conviction, or an unlimited fine on conviction on indictment.

Minimising Waste During Use

Reducing the amount of waste created by occupiers as a side effect of their use of buildings will limit the overall waste of resources and can reduce running and maintenance costs.

- Choosing materials with a long life span for the structure of buildings and their curtilages reduces the need to replace. The construction methods used should enable the easy replacement of building elements without the need for major disruption.
- Buildings should be designed to prioritise water conservation during use. This should include the installation of water-efficient items such as dual-flush lavatories and low flow taps as well as methods for the reuse of rainwater within the site.
- SUDS (sustainable drainage systems) are designed to limit surface water run-off from sites to reduce the potential for flooding and pollution of urban watercourses. Features could include porous pavements, ponds and swales.
- Space should be made within buildings or their curtilages for the storage of waste material to encourage recycling and recovery of waste.

The Building Regulations Part H "Drainage & Waste Disposal" (2002) provides standards that can be used to meet requirements as well as information on other standards that would be acceptable.

Energy Efficiency In Use

Reducing the amount of energy needed to run and use buildings has a wider benefit in that it helps cut carbon emissions as well as reducing running costs for building users.

- The orientation of buildings can be used to increase solar gain, as direct sunlight into buildings helps reduce the need for lighting. This can be enhanced by larger windows on south-facing elevations and by the avoidance of deep-plan buildings. The provision of shading in sunny weather needs to be considered as part of this arrangement. The spatial relationship of buildings needs to be considered to minimise overshadowing.

- High insulation levels will reduce energy requirements and conserve heat. As well as insulation of roofs, walls and windows this should also include insulation of pipes, ducts, boilers and hot water tanks. Building design can also improve insulation, such as enclosed central atriums rather than exposed courtyards in the centre of office blocks.
- The choice of heating and ventilation equipment will also affect energy use. Natural ventilation is preferable to mechanical ventilation. Localised rather than centralised controls will allow for bespoke temperature controls.
- The fitting out of buildings also will impact on energy use such as the use of energy-efficient lightbulbs, sensor lighting, “A” rated appliances and the type of heating system used (such as combined heat and power plants).
- The source of energy used is also important. Renewable energy from sources such as solar electricity generation systems (photovoltaic panels) and ground source heat pumps produce minimum carbon emissions. Where renewable energy technologies are to be used, they should be conceived as part of the overall design concept of a building and integrated into the architectural language of the building rather than added as an after thought where possible.

UDP policies REP16, REP17 and REP18 set out the Council’s approach to the installation of renewable energy methods.

The Building Regulations Part L “Conservation of Fuel and Power” (2006) provide details of the minimum standards to be attained to achieve energy efficient buildings. An updated Part L is due to come into force in October 2010. The Standard Assessment Procedure (SAP) is the Government’s recommended system for energy rating of dwellings.

PPS22 “Renewable Energy” (2004) and the supplement to PPS1: Planning and Climate Change.

Landscaping and the Natural Environment

Almost all development sites will have some existing or potential value as wildlife habitat or public open space. The retention, protection and extension of areas of wildlife habitat will help conserve and enhance biological diversity and the richness of the natural environment. Good quality landscaping also helps make a development attractive and maintain its desirability and use.

- Existing attractive or valuable natural features must be retained and protected on a site and be the starting point for the development of building design and landscaping proposals. These could include trees, hedges, ponds or streams. They may be valuable because of their visual amenity or their wildlife or biodiversity value. The Council has identified significant areas for nature conservation within the borough. Development proposals on or close to designated wildlife sites will warrant special scrutiny and those that will have an adverse effect on these sites will not be permitted without mitigation to reduce the damage.
- Planting that enhances nature conservation, wildlife habitat and diversity will be encouraged, particularly on sites that are close to existing wildlife areas or enhance and expand “green corridors”.
- New landscaping should be designed for easy maintenance to ensure that the visual amenity continues into the long term and that the plants will thrive. Factors to consider include the appropriateness of species for the local climate, topography and soil; the landscape mix; ensuring that there is sufficient space for plants to thrive without constant maintenance and attention; and minimising the requirement for importing topsoil and using artificial irrigation.
- New development should be designed to harvest rainwater which can be used for irrigation of the site’s landscaping.
- New development with flat roofs can also be designed to be “green roofs” such as sedum roofs. These will help improve biodiversity and provide extra insulation to buildings without needing irrigation or significant maintenance.
- Hard landscaping should also be designed and constructed with thought to future maintenance and ensuring a long life. This includes considering the durability of materials, the ease and cost of providing and installing replacements and the route of underground services and access to repair and renewal.

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Further guidance is provided to the Council's approach towards landscape and wildlife protection in UDP Policies GRN15, GRN16, GRN17, GRN18, GRN20, GRN21, GRN22, GRN23 & GRN24.

UDP policy DCS7 contains policy guidance on landscaping and is supplemented by the Council's "Landscape Design Guide for New Developments" section of this SPD.

"Nature Matters" is Warrington's Biodiversity Action Plan (2005) and provides details of actions to enhance the biodiversity of the borough.

Housing Development - Building for Life Standards

5.12 The "Building for Life Standard" initiative is led by CABI (the Commission for Architecture and the Built Environment) and the Home Builders Federation and backed by the Housing Corporation, English Partnerships and Design for Homes. It aims to promote design excellence in new housing developments and comprises 20 criteria to be used to assess design quality in new housing. Building for Life is recognised by both the government and the industry as the national benchmark for well designed homes and neighbourhoods. Schemes that meet 14 of the 20 criteria are eligible to apply for a silver standard and schemes that meet 16 or more will be considered for a gold standard.

5.13 The Council expects applicants to include appraisal of these questions as part of the Design & Access Statement. This information will then be used as part of the appraisal of planning applications by officers, and it can also help reassure local communities of the design quality of proposals. If the results of a formal submitted assessment are available and a scheme has been awarded Silver or Gold standards further scrutiny of design matters by officers will be minimal. The twenty criteria are listed below and further information can be found at: www.buildingforlife.org

A number of the Building for Life assessment criteria relate to matters that are not within the scope of planning policy: these are highlighted like this paragraph, and are not aspects of development proposals that will be directly relevant to the grant or refusal of planning permission. Nevertheless if developments meet these requirements then their Building For Life assessment score will be higher and will have some weight in the overall assessment of the scheme for planning purposes

Environment and Community

1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?

The assessment should show that the proposed design:

- provides adequate good quality open space and play areas
- includes, or provides access to nursery/crèche, primary and secondary schools
- includes, or provides access to appropriate retail provision, e.g. local greengrocers/ newsagents
- includes, or provides access to community facilities, e.g. GPs practice, post office, place of worship, pub, village hall

2. Is there an accommodation mix that reflects the needs and aspirations of the local community?

The assessment should show that the proposed design:

- provides a range of housing so that people can trade up or down if they have a family or children leave home
- includes appropriate private and/or communal amenity space
- provides an appropriate distribution of different household types
- includes a viable strategy for the management and maintenance of the development
- meets the local housing need

3. Is there a tenure mix that reflects the needs of the local community?

The assessment should show that the proposed design:

- accommodates a range of individuals and families on a variety of incomes
- provides equal standards of accommodation by taking a 'tenure-blind' approach
- meets the local housing need

4. Does the development have easy access to public transport?

The assessment should show that the proposed design:

- makes it easy for people to take public transport to their destination
- makes it easy for people to walk, cycle or push a buggy to public transport stops
- respects key site connections and desire lines to local transport facilities
- improves public transport service through new bus/tram/ underground links
- promotes sustainable inter-modal travel plans by providing safe and sheltered cycle storage near homes and public transport links
- promotes sustainable travel plans through car pools or other proposals

5. Does the development have any features that reduce its environmental impact?

The assessment should show that the proposed design:

- exceeds the Building Regulations, e.g. Part L (2006) and conforms to, or exceeds the minimum standards of the Building Regulations that are current at the time the application
- conforms to, or exceeds the EcoHomes standard required for grant supported housing
- conforms to, or exceeds the minimum star rating set out by the Code for Sustainable Homes

If this is not the case, evidence should show that the proposed design meets at least two of the following:

- includes the use of alternative and/or renewable Energy sources, e.g. Solar collectors / photovoltaics, windmills, geothermal, biomass
- minimises surface water run-off on sealed surfaces
- makes use of sustainable water management technologies, e.g. rain-water harvesting, grey-water systems, green roofs, SUDs
- uses construction methods aimed at reducing waste
- includes a landscaping strategy which will increase biodiversity
- includes a landscaping strategy which is based on native species
- optimises passive solar gain
- complies with the Passivhaus standard

Character

6. Is the design specific to the scheme?

The assessment should show that the proposed design:

- represents an individual response to the specific site
- gives the scheme with its own character and a specific identity
- relates well to the character of local landscape and buildings
- creates some variety in the built form
- avoids excessive or inappropriate use of standard building types

7. Does the scheme exploit existing buildings, landscape or topography?

The assessment should show that the proposed design:

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- successfully exploits the topology of the site
- achieves appropriate scale and massing of built form
- draws on a landscape strategy to help integrate the scheme with the surrounding context
- successfully integrates existing buildings or features into the proposal

8. Does the scheme feel like a place with distinctive character?

The assessment should show that the proposed design:

- responds to its context
- creates a strong and positive sense of place
- has its own distinct identity

9. Do the buildings and layout make it easy to find your way around?

The assessment should show that the proposed design:

- uses views, gateways and landmarks to aid wayfinding
- encourages walking by making pedestrian routes clear, convenient, safe and attractive
- frames streets and public spaces with active building frontages
- is based on a connected pattern of streets and spaces
- uses scale and massing to signal important spaces and intersections

10. Are streets defined by a well structured building layout?

The assessment should show that the proposed design:

- creates a coherent and connected street pattern
- establishes clear distinctions between public and private space
- frames streets and public spaces with active building frontages

Streets, Parking and Pedestrianisation

11. Does the building layout take priority over the streets and car parking, so that highways do not dominate?

The assessment should show that the proposed design:

- connects to the existing road network and public transport infrastructure
- respects key site connections and desire lines to local amenities and facilities
- treats highways as streets rather than roads, for the use of all modes of movement
- will provide a high quality street environment, incorporating appropriate levels of parking
- minimises the area taken by highways
- makes it easy for people to walk, cycle or push a buggy to where they need to go
- features pedestrian priority streets and spaces

12. Is the car parking well integrated and situated so it supports the street scene?

The assessment should show that the proposed design:

- integrates the car parking into the overall layout and design
- provides a variety of parking options, e.g. on street and in courtyards
- is not dominated by car parking
- will provide a pleasant and safe environment even in parking areas
- includes a strategy for managing car parking

13. Are the streets pedestrian, cycle and vehicle friendly?

The assessment should show that the proposed design:

- successfully integrates with the surrounding context
- is based on a clear hierarchy of streets, accommodating pedestrian, cycle and vehicle movement
- treats highways as streets rather than roads
- features pedestrian priority streets and spaces
- successfully balances the needs of pedestrians, cyclists and drivers
- creates a layout which helps reduce traffic speeds where appropriate

14. Does the scheme integrate with existing streets, paths and surrounding development?

The assessment should show that the proposed design:

- connects to existing, well-used routes in obvious and direct ways
- makes it easy and convenient for people to walk, cycle or push a buggy to where they need to go
- creates routes which are as short as possible, obvious and direct
- respects key site connections and desire lines to local amenities and facilities
- ensure that all routes are through or along well overlooked public spaces and streets

15. Are public spaces and pedestrian routes overlooked and do they feel safe?

The assessment should show that the proposed design:

- promotes natural and informal surveillance of streets, public open spaces and courtyard areas
- frames and encloses streets and pedestrian routes with active building frontages
- ensures that routes, parking and entrances are overlooked and busy
- provides adequate lighting to enhance safety
- will feel equally safe during the day and at night
- is free of dangerous blind spots or dark corners which feel unsafe
- conforms to Secure by Design criteria or safer places guidance

Design and Construction

16. Is public space well designed and does it have suitable management arrangements in place?

The assessment should show that the proposed design:

- provides high quality external space that will be well used
- creates open spaces that are shaped and defined by surrounding buildings
- gives consideration to the best location, access and planned uses for public space
- gives due care to the durability of chosen materials and detailing
- provides adequate lighting to enhance safety during the day and at night
- promotes natural and informal surveillance of streets, public open spaces and courtyard areas
- includes a viable strategy for the management and maintenance of the public realm

17. Do buildings exhibit architectural quality?

The assessment should show that the proposed design:

- creates positive interfaces between buildings and spaces
- is fit for purpose, e.g. in the layout of internal and external spaces
- gives due care to the durability of chosen materials and detailing
- will be pleasing to the eye, e.g. in the successful co-ordination of proportions, materials, colour and detail

18. Do internal spaces and layout allow for adaptation, conversion or extension?

The assessment should show that the proposed design:

- includes homes conforming to the lifetime homes standard
- makes it easy to add to, convert and extend homes if necessary
- allows rooms to be put to a variety of uses
- provides flexibility within each home and each block
- makes it possible to convert currently unused spaces (e.g. lofts) for use in the future

19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

The assessment should show that the proposed design:

- derives a real benefit from the use of modern methods of construction or technology

20. Do buildings or spaces outperform statutory minima, such as Building Regulations?

The assessment should show that the proposed design:

- exceeds the Building Regulations, e.g. Part L (2006) and conforms to, or exceeds the minimum standards of the Building Regulations that are current at the time the application conforms to, or exceeds standards required for grant supported housing, e.g. sDs, ecohomes
- draws on high performance build methods or materials
- provides good space standards, even where not required through grant funding
- includes more than the required number of homes conforming to the lifetime homes standard
- exceeds the minimum star rating set out by the Code for Sustainable Homes

Design Issues - Industry & Warehousing, Business & Commercial Development

5.14 There is no equivalent to the Building for Life assessment criteria for non-housing development. Whilst Building for Life assessments cannot be carried out for non-housing development, Design & Access Statements for such development may have regard to the questions set out here as well as general guidance given in the Urban Design section of this SPD.

Design in the Historic Environment



Design in Historic Environment

6.1 *‘The unique physical aspects of a place depend on its particular combinations of topography, soils, hydrology, flora, road and street pattern, character of built form and materials used. These combinations are the result of historic processes and only if we understand these can we hope to achieve a quality of design intervention that responds to the ‘genius loci’ or ‘spirit of place’.*

[Character and Identity: Townscape and Heritage Appraisals in Housing Market Renewal Areas. English Heritage and CABE 2008.]

6.2 In order to create successful places it is necessary to recognise the unique physical aspects of the area and to adopt a strong vision of what could be achieved. Once the character and identity of a place is identified it should inform development proposals for an area. Previous failures to recognise local distinctiveness has resulted in non- contextual development of the kind that is replicated across the country.

Development within, and affecting, Conservation Areas

6.3 Conservation areas are designated because they are recognised as having special architectural or historic interest that should be preserved or enhanced. There is a statutory requirement to have regard to the desirability of preserving or enhancing the character or appearance of any conservation area.

6.4 Where new development is proposed within conservation areas the following would be required;

- Higher standards of design- development should follow good practice, by adopting agreed principles of scale, height, massing, alignment and use.
- Materials of construction should be of a good quality. They should be carefully specified and detailed to ensure that they respect the prevailing palette of materials and colours in the area. They should be durable in order to ensure that they make a positive contribution to the street scene both now and in the future.
- Appropriate building methods should be used.
- Assessment of archaeological implications of development proposals.
- Respect for the existing grain or pattern of development in the area in particular, routes through and around the development. Also need to respect the rhythm of the adjacent elevations.
- Important views and open spaces should be recognised.
- Examination of the context for new development to ensure that it relates well to its surroundings, particularly in terms of the geography and history of the place
- Aim to create new views where appropriate and create variety in the way buildings are arranged in order to add to the texture of the setting. Should seek to avoid opening up views of existing buildings where such views were never intended.
- Traditional hard landscaping which is characteristic of an area should be retained e.g. cobbles, York stone flags etc. Soft landscaping can also add to the character of an area. Existing planting should be appraised to assess the contribution that it makes to the overall character of an area, and managed accordingly. New planting should reinforce the existing landscape structure of an area where appropriate.
- Design and Access Statements should accompany each application should seek to explain the context for new development. They should not be a post-rationalisation of the scheme. The use of 3D computer models should be used to illustrate the impact of new development particularly in respect of key views and vistas.
- Impact Assessments should be undertaken to establish the implications of new development on the character and appearance of an area. If necessary, it should identify any steps to be taken to mitigate possible damage.
- Development should seek to retain, and integrate well with historic buildings within conservation areas, in order to ensure that the character and historic fabric of the area is preserved or enhanced.

6.5 The scope and degree of detail necessary will vary according to the circumstances of each application.

6.6 Development that has an adverse impact or changes the character of a conservation area will not normally be appropriate, even if it purports to 'save' a historic building.

6.7 Changes of use within conservation areas will not normally be approved where the character is changed by virtue of increased traffic, noise etc., all of which can have an adverse impact on the atmosphere and vigour of the area. The degree to which each conservation area may be affected will depend upon the nature of the area.

6.8 High quality contemporary designs may be more appropriate than pastiche reproductions where they compliment the historic architecture. New buildings are likely to fit better into historic areas where they respect the grain and scale of adjacent development instead of seeking to imitate it.

Demolition within Conservation Areas

6.9 Proposals that involve the demolition of unlisted buildings in conservation areas will normally require conservation area consent from the local planning authority. The local authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. There is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

6.10 Proposals involving the demolition of unlisted buildings which add to the character of the conservation areas will need to be well justified. The following would be required;

- Structural and financial evidence to justify the proposal.
- Submission of full details relating to the proposed new development. Demolition will not normally be permitted until such time as a binding contract for the construction of the replacement development is signed.
- If new development is not proposed following demolition then details should be submitted of aftercare of the site.
- Submission of sufficient information to allow the Local Planning Authority to be able to assess the impact of a proposal on the character of the conservation area in question - a written statement that includes an analysis of the character and appearance of the building/structure and the principles of and justification for the proposed demolition

Energy Issues

6.11 It will be necessary to balance the impact that any proposed energy efficiency or generation measure will have upon the heritage asset in question.

6.12 In general, applications will normally only be acceptable where the proposal;

- will not have an adverse impact upon the structure of the building.
- will not result in the loss of any original historic fabric of the building.
- will not affect the special historic or architectural interest of the building.
- is reversible without damaging the original fabric of the building.
- The applicant must be able to demonstrate that there would be environmental benefits as a result of the proposal. That alternative measures have been investigated but are less viable.
- The cumulative impact of energy efficiency / generation proposals should not have an adverse impact on the character of a conservation area or the properties within it.

Enabling Development

'Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved.'

[Enabling Development and the Conservation of Significant places – English Heritage].

PPS5 Policy HE11 states that Local Planning Authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan (having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004) or from national policies, taking into account whether:

- It will materially harm the significance of the heritage asset or its setting
- It will avoid detrimental fragmentation of management of the heritage asset
- It will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation
- It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid
- There is a source of funding that might support the heritage asset without the need for enabling development
- The level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests

Planning permission will normally only be granted if the Council is satisfied that a proposal complies with the intentions of PPS5 Policy HE11 and;

- Sufficient information is submitted to allow the impact of the development to be understood, this should include an assessment of the significance of the heritage asset. A full planning application should be submitted.
- Financial information is submitted to quantify the need for the enabling development, and also to clarify the future resources that would be available to secure the future of the asset.
- A binding agreement is secured to ensure the attainment of the heritage objective.
- Conditions will normally be attached to any consent to ensure that the heritage asset is repaired to an agreed standard or sufficient funds are made available, prior to the first occupation of the development.
- Where fragmentation of ownership is inevitable, a Management Plan will be required.

Archaeology

6.13 The impact that a proposed development will have upon the setting of a Scheduled Monument is a material consideration when the local planning authority is considering any planning application.

6.14 Developers are advised to;

- Seek prior advice on the archaeological potential of a site.
- Consult the Cheshire Historic Environment Register to establish whether the site is known or whether there is likely to be archaeological remains within or adjacent to the site.
- Carry out any necessary survey work, field or desk top exercise to establish archaeological potential.

6.15 The grant of planning permission may be subject to a legal agreement to secure the future preservation of the archaeological resource.

Locally Important Buildings

6.16 Buildings and structures which, although not of national listed building status, are valued for their contribution to the local scene as good examples of local architectural styles or for their historic associations, will be included on a local list produced by the Council.

6.17 Policy BH5 states that development proposals that are likely to have an adverse effect on a building or structure included on the Local List will not be permitted unless it can be clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the particular local architectural or historic value involved, and that any damage is the minimum necessary to enable the development to proceed.

6.18 Developers should be aware that development proposals should take into consideration internal features as well as external features of merit, although planning permission may not be required for the alteration of internal features.

Historic and Listed Buildings

6.19 Section 66 of The Planning [Listed Buildings and Conservation Areas] Act 1990 places an obligation on a Local Planning Authority when *'considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

6.20 Designation seeks to protect listed properties and in particular what is significant about a building. Designation does not rule out development. Historically, many listed buildings have been extended and altered and this is viewed as adding to their special interest. Designation does seek to ensure that prior to the consideration of development proposals, what is significant about the building is established. In this way, any proposals that may come forward will have recognised and addressed where a buildings special interest lies, where it might be sensitive to change and where change may possibly be beneficial.

6.21 Once the significance has been assessed, a 'conservation statement or plan should be prepared. This explains why the building is significant and how that significance will be retained in any future use, alteration, development, repair or management. The conservation plan should not contain or compare proposals for development but it is a schedule of the constraints that can be used to inform future development proposals.

6.22 Consideration should be given to;

- Physical internal and external features of the building e.g. wall /ceiling finishes, staircases, decorative detailing, fireplaces, materials of construction, window size and location etc.
- Plan form and internal layout.
- Physical and historical relationship with other buildings, structures, land ownerships etc.
- The setting of the listed building.

6.23 The above is also relevant for unlisted historic buildings, although not all aspects are subject to statutory control, they should nevertheless be considered as possibly contributing to the special architectural or historic character of the building.

6.24 Applicants may be asked to provide the following information when submitting an application for Listed Building Consent. The level of information requested will be dependent on the scale and nature of the development proposed and should be informed by the findings of the conservation plan.

- Accurate, measured and dimensioned drawings of all external elevations. Plans / Drawings / Supplementary Information - to include before and after plans / elevations were necessary.
- Roof plans.
- Photographs - of all elevations and showing the context and setting of the building, (including the neighbouring buildings).

Design in Historic Environment

- Covering Letter/Supporting Statement
- Biodiversity Survey and Report
- Conservation Area Appraisal if appropriate.
- Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)
- Land contamination assessment
- Plans and drawings - 1:50 or 1:100 scale - elevations. Site Layout 1:200 or 1:500. Construction details - 1:5.

6.25 Details of external works e.g car parking, boundary treatment, landscaping, including an assessment of how they might affect the setting of the listed building.

6.26 The Heritage Statement for applications for listed building consent, should include a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for Listed Building Consent.

6.27 A statement on exactly what the impact of the proposals will be on the character of the Listed Building may include;

- Loss or changes to any historic fabric such as walls, windows, doors, timber, framing, fireplaces, cornices etc.
- Changes to the shape of rooms and spaces within the building, layout and plan form.
- Impact of any extension on the appearance, character and setting of the building, including changes to the roofscape.
- Statement that Building Regulations have been taken into account in formulating proposals and complying with requirements e.g. DDA, fire protection etc.

6.28 In order to determine the correct level of information required for the validation of an application, applicants are advised to contact the Local Planning Authority prior to submission.

Alterations and Extensions to Listed Buildings

6.29 Any alteration to the internal or external fabric of a listed building is likely to require listed building consent before the work can be carried out. Planning permission may also be required to carry out certain types of work. It is a criminal offence to carry out unauthorised work that affects either the internal or external character or appearance of a listed building.

6.30 Applications for works to a listed building would need to provide the following information;

- A reasoned justification for the proposed changes to the building, based on an understanding of the special significance of the building.
- Compliance with Building Regulations only where it would not harm the special architectural or historic character of the building.
- Any extensions should be sub-ordinate to the listed building in terms of its scale and massing.
- Any proposed works should be designed so as to be reversible and to have the minimum impact on the historic fabric of the building.
- The design ethos may require a contemporary approach to an extension or it may be based on a design ethos that seeks to replicate the original building. In each case, a justification should be made to support the chosen option.

Developments Affecting the Setting of Listed Buildings

6.31 The setting of a listed building is very often as important in the environment as the building itself. The local planning authority is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. when considering planning applications that may affect it.

6.32 Applicants will be required to furnish the Council with sufficient information to enable a full assessment to be made as to the effect of the proposal on the setting of the listed building, including plans, drawings, elevations and sections.

- Development should not have an adverse impact for a listed building, including curtilage listed buildings, or its / their setting. Important views of principle elevations should be unaffected by development.
- Development should not seek to visually compete with or replicate a listed building, but should endeavour to compliment it through sensitive design. The design of the new build may be informed by design elements of the listed building.
- Development should compliment the setting of a listed building and should not seek to dominate or detract from the view of the listed structure, not should it overshadow the listed building.

Shop Front Design Guidance



Shop Fronts

7.1 This section is to provide information regarding good practice in shop front design and should inform not only those schemes for which planning, listed building or advertisement consent is required, but schemes which would not require such consents but which would have an impact on the historic streetscene,

This guidance provides information and advice to applicants to supplement Policy TCD 14 of the Warrington Unitary Development Plan. It may also be helpful in relation to design considerations within the scope of Policy TCD 8.

7.2 This guide is applicable to all commercial premises that have some form of presentation or display at street level including banks, building societies, estate agencies, betting offices, public houses, restaurants as well as retail premises. Its primary focus is on the Town Centre but the principles will be applicable to commercial street frontages throughout the Borough.

Context

7.3 Warrington's strategic location within the North-West has played an important part in the town's development as a market and employment centre over the centuries. Town centre redevelopment since the 1970's has reinforced its role as a retail location of sub regional status. But the area's good communications and proximity of other town and city centres offer the local consumer a wide choice of venues for shopping, leisure and other purposes, augmented by out of town attractions such as the Trafford Centre, Cheshire Oaks and local retail parks. However, the town centre's architectural variety and range of premises, give it a unique identity, which can be exploited as a commercial and cultural asset.

7.4 Ensuring good design quality in the town's commercial frontages will thus be a key element in a strategy aimed at sustaining the vitality and viability of the town's commercial areas alongside improvements in the public realm - for example the town centre pedestrianisation scheme and various town centre management initiatives.

Local Character

7.5 The main purpose of the shop front is to display goods and to project the image of the occupier. Shop fronts also permit window shopping and can thus contribute to the town's evening economy. Collectively, shop fronts combine to project the image of the street or town. Each unit therefore has the potential to enhance the overall image of the town and thus contribute to its overall commercial viability. The Council recognises that many businesses, particularly national multiples, invest heavily in promoting their corporate house styles. Such images have become established features of modern commercial areas. However, occasionally it may be desirable to tone down or modify company house styles to achieve better unity with the host building or the street scene, particularly on listed buildings or within conservation areas. The aim of these guidelines is therefore to encourage an overall improvement in the quality of presentation of commercial frontages, which respects and reinforces the town's unique sense of place.

The Town Centre

7.6 The town centre provides some 3km of commercial frontage 61% of which comprises street facades. Despite extensive redevelopment in the modern era, some 70% of the traditional street frontage is of pre 1914 origin and displays a rich variety of architectural styles. Amongst the most impressive elevations are the fine Edwardian and neo classical facades of Bridge Street and Market Gate with their extensions into Horsemarket and Buttermarket Streets which were purpose designed as retail premises to replace older buildings swept away by turn of the century street widenings.

Market Gate

This neo classical circus lying at the heart of the town centre is one of the town's most important civic spaces. It is a key feature of the town centre pedestrianisation scheme and will be the focus for a major public art project. The historic elevations fall within the Bridge Street Conservation Area. Regrettably, their facades have been marred by insensitive over-deep fascias and signage in unsuitable materials and colours.

Frontage Design

Retain Original Fronts

7.7 Original surviving shop fronts (and pub and bank facades), should be retained wherever possible. Comparison of the present street scene with old photographs reveals the extent of loss of historic detail. The few examples of traditional shop fitting that remain in the town centre provide valuable models for the recreation of authentic replacements. Original features may remain concealed beneath applied modern panelling fascias, etc. Where it is proposed to replace a modernised shop front on a building, which is either listed or within a conservation area, the Council will request that the existence of concealed original features is investigated and information should inform the applicants submission. Similarly, surviving examples of first floor display windows should be retained. There are some notable examples in Bridge Street.

7.8 The wide range of both old and modern premises provides opportunities for traditional and contemporary approaches to shop front design. Good modern design will have its place but the basic principle will be to relate the frontage design to the age and character of the host building and to respect the character of the street. On older buildings the replacement of a 'modernised' front of poor design can be an opportunity to reinstate a more authentic design.

7.9 Within conservation areas and on listed buildings, the Council requires that shops fronts are fitted out in a manner incorporating the traditional design elements described in this guidance. This should be as authentic as possible in regard to detailing and materials. Evidence for contemporary designs can be found from old photographs and other archive sources and can provide a basis for modern replacements. The Council will assist in identifying such material where possible.

The Street Scene

7.10 It is important that shop front designs are well related to their street scene context. A notable characteristic of the town centre facades is the strong vertical emphasis, derived from heavily modelled elevations of up to four storeys, often featuring ornamentation and gables. These features combine with a regularity of plot widths generally of 5-7 metres, to produce a dignified street scene of pleasing rhythm and proportion, further emphasised by slope and alignment. In the past, where wider displays were required, their design still maintained the bay module for example by breaking up long fascias or by the use of mullions and recessed entrances. The modern use of deep fascias can destroy the important harmony between front and facade introducing a discordant horizontal emphasis, whilst elimination of traditional fittings and ornamentation has often resulted in blandness and loss of visual interest in the street scene.

7.11 It is an important principle of this guidance that the key elements of the facade such as pilasters, columns and bay module, are carried down to street level so that the verticality of the street scene is preserved and the appearance of heavy masonry facades floating over flimsy expanses of glazing is avoided.

Elements Of Shop Front Design

7.12 In the 18th and 19th centuries, a set of basic design elements evolved to contain the shop front in much the same way as a picture frame contains its subject. Broadly based upon the principles of classical architecture, they comprise: pilasters, fascia, cornice and stallriser. Each has its practical and visual function. Shop fronts incorporating these elements sensitively designed and proportioned have proved an enduring and successful formula for the presentation of commercial premises.

Shop Fronts

Pilasters define the vertical division between the shop fronts and have historically been treated in various decorative forms. For example with fluting, plinths and capitals. In purpose designed shops of the 19th and early 20th centuries, the pilasters were often treated as structural elements, in effect the ends of the party walls and were dressed in masonry or decorated tile or terracotta, with the shop front itself slightly recessed within this visually strong frame. Where shop fronts were formed by adaptation of premises, they normally projected forward of the main structure with applied wood pilasters.

The Fascia provides the space for advertising. Generally, 18th century and early 19th century fascias were flat, positioned on top of the pilasters and may have plain or decorative ends. (Fig. 7) Later, they were contained within decorative console or corbel boxes and were often canted forwards. Most traditional fascias did not exceed 15ins. (400mm) depth, though old photographs reveal a great variety in the treatment of fascias; some featuring pediments. Scroll brackets were popular forms of corbel; surviving examples can be seen at 12-14 and 43-45 Bridge Street, effective reproductions at 3, 5, 7 Old Market Place.

The modern use of deep illuminated fascias owes much to the desire to attract the attention of people passing in vehicles, but also to the installation of suspended ceilings. Town centre pedestrianisation provides an opportunity to revert to a scale of signage more in keeping with the slower pace of earlier eras. Suspended ceilings can be stopped short or sloped towards the fascia or disguised by the use of transoms and obscure glazing in the upper part of the window.

As a general rule, fascias should not extend beyond the pilasters and should not extend without a break over properties of dissimilar design. A gap should be retained between the bottom of the 1st floor windows and the top of the fascia/ cornice. The cornice should be retained to create a visual break however not obscure the original architectural detail.

The Cornice provides weather protection to the top of the fascia and a strong visual definition to the shop front as a whole. It is usually dressed in lead and built up using several moulding sections to provide a deep projection (Fig. 10). The cornice may be formed in masonry as an integral part of the building, as for example the Market Gate facades.

The Stallriser provides protection at ground level and can be useful in taking up slopes along the frontage. It forms a visual base to the shop front as a whole. Stallrisers have often been eliminated in the desire for full height glazed displays but have an important role in shop front security. Stallrisers may be panelled in wood or in brick or stone.

The Glazing System of mullions, transoms and cills and the doorway itself are also important design elements. Victorian and Edwardian shops invariably had recessed doorways often flanked by curved or splayed glazed reveals. Changes in direction were always formed by mullions. The mullions should be positioned to carry through the main vertical features of upper storeys. Traditional mullions were usually round in section and could be turned, carved and branched into curves for decorative effect. Plate Glass came into use by the mid 19th century but 'quality' shops such as jewellers tended to prefer the use of small panes redolent of an earlier era. Purpose built shops of the late 19th century and early 20th century often feature a decorative glazing bar patterning above the transoms. Surviving examples are worthy of preservation and reinstatement should be sought where there is evidence for them.

Access for Disabled

7.13 New shopfronts should accommodate the needs of disabled people. Steps should be avoided and doors should be capable of being opened by people in wheelchairs. The recessed entrances of traditional shopfronts can usefully accommodate ramps. Ramps must be designed so as to respect the character of the building. If a building is listed, it may not always be possible to provide a ramped access and therefore it is possible to apply some discretion with regards to applying the regulations in a thoughtful and innovative design.

Signage and Graphics

7.14 All advertisement displays must be assessed by consideration of amenity and public safety. Traditional shop fronts invariably featured hand painted lettering on wooden fascia boards but by the late 19th century, relief lettering and glass painted signs and incised lettering often in gilt, were common. Old photographs reveal an exuberance of graphics and signage but the traditional materials and colours ensured visual unity. Invariably the shopfronts and fascia backgrounds were darker tones, with white, cream or gilt lettering. Individual lettering, applied directly to the display window was common. Etched or gilded lettering and/or the street number can be effective when applied to door and fanlight glazing. The purpose designed shops of the late 19th century onwards generally. These traditional principles should form the basis for all signage and graphics proposed within conservation areas.

Projecting Signs

7.15 The hand painted wooden, or later stove enamelled, hanging sign, was a traditional form of signing commercial premises, echoing the colours and graphics of the fascia and often supported by elaborate wrought iron brackets.

Illumination

7.16 Where fascia illumination is required on historic facades, discreetly positioned spotlights or concealed trough lighting beneath a cornice can be options but rows of brass swan necked spotlights will not be acceptable in historic areas. A modern internally illuminated variant on the Victorian glass fronted sign has been used effectively in some recent public house applications. Historic buildings might benefit from overall floodlighting schemes but this will require specialist design. For modern buildings, whilst there will be greater scope for illumination schemes, the use of fully internally illuminated fascias will rarely be acceptable in street frontage locations. Lettering-only illumination or halo lighting are to be preferred.

7.17 Projecting internally lit acrylic box signs will never be acceptable in historic locations. Illumination of appropriate hanging signs will normally only be permitted if they include unobtrusively sited spot or trough lights. Lettering types, signage and colours should be sympathetic to the age and character of the host building but this should still leave scope for the sensitive application of corporate styles. On older buildings the more muted colours such as dark greens, blues, reds and browns are to be preferred for fascia backgrounds perhaps with cream or gold lettering trims and margins. Shaded or blocked lettering can enrich the overall effect. Wherever possible the lettering should form an integral part of the frontage design.

7.18 The Council will be prepared to consider illuminated individual lettering on a matt opaque fascia within those historic areas which are predominantly retail in character provided that the design as a whole accords with this guidance (subject to the special considerations of Listed Buildings.) Projecting signs will only be permitted where they meet the criteria in this guidance.

Shop Front Security

7.19 The Council recognises that traders are increasingly concerned about the security of their premises both from the professional criminal and from individual acts of vandalism. Within the town centre a range of management measures have been introduced which contribute to a safer environment; these include CCTV, the 'Secured Design' parking scheme, improved street lighting and the barrier controlled access to the pedestrian core. Statistics show that the town centre does not suffer from a particularly high incidence of shop front damage at the present time. The Shop Front Security Campaign has carried out a nationwide study. It stresses that shop front security should be an integral part of the design and not an add on, so that proper consideration can be given to incorporating robust glazing systems, internal shutter boxes, guides, etc. in an unobtrusive manner. The elements of the traditional shop front which can add greatly to security are stallrisers and glazing.

7.20 **Stallrisers** can be reinforced internally with concrete and extend up within the window. The use of stallrisers also reduces the area of glazing and thus replacement costs in the event of damage.

Glazing

Shop Fronts

7.21 Large single sheet windows can be vulnerable to vandalism and are expensive to replace. Display windows can be divided up by mullions and transoms which can be reinforced by steel T sections disguised by wood mouldings, thus preserving a traditional appearance. In instances where historic glazing still exists, it should be retained in situ.

Security Shutters and Grills

7.22 The most contentious aspect of shopfront security is the installation of roller shutters. The proliferation of solid roller shutters conveys an image that an area is susceptible to damage, attracts graffiti and prevents window shopping. It will jeopardise efforts to promote and diversify the evening economy. Solid lath roller shutters with their horizontal emphasis are invariably at odds with the scale and detailing of older buildings. Moreover, solid shutters preclude natural surveillance by passers by. Solid wooden shutters which could be lifted in and out each day were used traditionally and could be appropriate in some circumstances.

Summary of Shop front Security Considerations

- The extent of security measures should be commensurate with the level of risk in the particular location and should form an integral part of the shop front design.
- Strengthened stall risers and glazing systems incorporating mullions and transoms can contribute greatly to shop front security.
- Any additional security devices should be positioned behind the glazing, whilst minimising any restriction of views into the shop for example by the use of grills or shutters with transparent inserts or the perforated lath type.
- Only where there is a demonstrable high level of security risk or vandalism will the Council be willing to consider the use of externally fitted shutters.

They should conform to the following design criteria:

- Shutter boxes should be incorporated into the fascia design and not stand proud but any original blind box fittings could be reused.
- Shutters which allow light and visibility of the interior are preferable to solid lath types.
- Their scale should not dominate the shop front and they should only cover the glazed area; where possible a vertical emphasis should be introduced. Graphics can be used to enliven the appearance of solid lath shutters. Plain galvanised finishes should be avoided.

Materials And Finishes

7.23 The facing materials for traditional shop fronts were non-reflective, other than the occasional use of glazed tiles. Timber was the standard construction material. For shop fronts in historic areas, painted softwood is to be preferred. It can be readily worked into the various mouldings, sections and details which enliven traditional shop fronts. (As noted, transoms and mullions can be reinforced with steel for added security). Occasionally oak or polished mahogany can be appropriate but the Council discourages the use of non-sustainable tropical hardwoods. In historic applications, plain finished aluminium framing sections will not be appropriate. Where it is essential to use a metal framing system, the use of traditional sections available from some manufacturers should be considered. Finishes should be matt powder coated in colours which relate to the age and character of the building. e.g. bronze, dark green

7.24 Where it is desired to recreate a traditional detail, the Council will be willing to consider the use of modern materials such as GRP mouldings, but existing historic features should be repaired using traditional materials wherever possible.

Applying The Design Elements

7.25 The principles in this guidance should be applied with sensitivity to the individual age and architectural character of the building concerned. It will generally fall into one of the following categories :

- Purpose built shops of the Victorian and Edwardian eras; e.g. Nos 2-24 Bridge Street; parts of London Road Stockton Heath and Lymm centre.
- Older buildings which have received applied shop fronts. Examples are found in Orford Lane and Latchford local centres and the lower east side of Bridge Street.
- Purpose built parades of the early 20th century e.g. Market Gate, Horsemarket Street and Buttermarket Street.
- Modern Buildings (post WWII) Note that some of these categories may comprise listed buildings and or be located within conservation areas.

Canopies And Blinds

7.26 Traditional canvas blinds had a practical purpose to protect goods from damage by sunlight and thus will not be necessary in narrow streets or north facing elevations. Where such blinds are considered necessary, the Council will accept them in historic areas provided that the blind box is inconspicuously sited within the fascia or cornice and they are retractable (subject to the clearance criteria for signs). Dutch or balloon blinds in plastic or stretch fabrics tend to obscure architectural detail and in multiple introduce dominant and unsuitable shapes and materials in the street scene. They will not normally be acceptable in historic areas.

Advertisement and Signs

7.27 Although there are a number of types of advertisement which can be displayed upon business premises without the need for special consent, the Regulations are complex and again, early consultation with the LPA is strongly recommended. Advertisements are permitted to be displayed with deemed consent in Conservation Areas. Advertisements on Listed Buildings will require Listed Building Consent. Even where advertisement consent is not required, the Council commends the adoption of the principles of the guide in the interests of good neighbourliness.

Planning Permission

7.28 Alterations to shop fronts will almost always require planning permission and may require consent under the Advertisement Regulations. Further controls also apply within Conservation Areas and to Listed Buildings. Planning permission is needed for any material change to the external appearance of a building. This could include altering the glazing, mullions, stallrisers, en-larging the fascia, changing the facing materials or the plan layout and the inconspicuously located beneath cornice

7.29 Shutters are often installed without planning consent in the response to an incident, leaving the Planning Authority having to contemplate enforcement action. This can be a recipe for conflict and is best avoided by early consultation. Reconstruction of a shop front in accordance with the principles of this guidance may still require consent but is more likely to be considered favourably than schemes which depart from it in several aspects.

7.30 Where Listed Buildings are involved, the Local Planning Authority (LPA) is under a legal obligation to have regard to the desirability of preserving or enhancing their features of special interest. Thus Listed Building consent will invariably be required for any alterations externally or internally, which could affect the architectural or historic character or appearance of a Listed Building. As such the LPA is likely to resist strongly the fitting of modern external roller shutter systems and the use of inappropriate modern materials and detailing. Similarly, stricter controls will be applied within Conservation Areas, where the LPA has a legal duty to have special regard to the area's preservation or enhancement.



Conversion and Re-use of Buildings in Rural Areas

8.1 This section provides guidance to supplement Policy GRN6 (The Re-use of Buildings in the Greenbelt) of the Warrington Unitary Development Plan. Planning applications will principally be determined in the light of this policy, in addition to national policy in the form of PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).

8.2 These guidelines are intended to assist applicants engaged in drawing up proposals for the re-use or adaptation of agricultural or other rural buildings for new uses, to ensure that such proposals are in keeping with their surroundings.

8.3 Prior to conceiving a scheme for re-use, conversion, or alteration, it is essential that the character and significance of existing rural buildings and their landscape setting are fully understood and explored. In order to achieve this, an exploration of the evolution of the historic farmstead should be undertaken where appropriate / relevant.

8.4 It is important that any scheme of conversion should preserve the simple and robust style of rural buildings and their direct and immediate relationship to the countryside. Appropriate materials, high standards of design and craftsmanship, including appropriate 'tried and tested' methods of repair, should be used throughout. It is imperative that the basic principle of 'minimum intervention' during conversion or repair of a building is adhered to. In seeking to achieve these objectives, the Council will apply the following guidelines:

- **Remove or alter as little as possible of the original structure or the original materials.** Farm buildings derive their character from a weathered and slightly irregular appearance. Barns in the Green Belt which require extensive re-building will not be suitable subjects for conversion. Roofs are visually one of the most important features in the landscape.
- **Original or traditional materials should be used for repairs or replacement. The shape of the roof should not be altered or broken and the roof height should not be raised. Dormers are not acceptable; they are not traditional features of barns. Avoid straightening up roofs.** A slightly sagging appearance is often typical and part of the traditional rural character of barns and the countryside scene. Chimneys are also not acceptable and their use must be avoided in barn conversions.
- **The addition of dormers, conservatories, porches or chimneys should be avoided,** unless they form part of the character of the existing building.
- **Existing openings should be re-used to form the main windows and doors. The creation of new openings and the insertion of additional windows and doors, except on an absolutely minimal basis, should be avoided. The use of domestic style windows and doors should also be avoided in order to retain as much of the existing character as possible.** Where new windows are essential for the achievement of a scheme of conversion, they should be in irregular positions and echo the originals. **Frames should be set deep** into reveals and simple lintels or usually brick-arched heads used. Rooflights should only be installed as a last resort and on a limited basis, and only then on the courtyard / internal side of the building, as opposed to outward-facing 'field' elevations. Roof heights should not be raised and roof profiles should remain unaltered.
- **The treatment of full height cart doors requires careful consideration. Those should generally be expressed as large openings either glazed or in timber infill, with a slight recess.**
- **All timber should be painted in a colour that compliments the external walls of the building and maintained as such thereafter.**
- **Internal spaces and volumes should be retained as far as possible.** Most local barns have a hay loft above byres. Headroom to the underside of tie beams will be a critical factor in determining whether there is scope for two usable levels internally. Original roof trusses should not normally be removed; they are part of the original character of a building. Schemes should reflect and respond to the constraints / opportunities for the use of the building, particularly where features of 'significance' have been recognised e.g. Retention of full height cart doors, and full height internal spaces, typical of Threshing Barns. The internal sub-division of space should seek to respect the architectural and spatial quality of the building rather than the need to accommodate a certain number of units. This may require an element of compromise by the perspective occupant, particularly with regard to levels of daylight, spatial layout etc.

- Pitch holes (often circular), air vents, cart doors, were essential to the original purpose and should read clearly after conversion. **The position of original openings together with clear floor heights will be principal determinants of the internal planning arrangement.**
- In assessing potential re-uses, it is a necessity to achieve a 'best fit' in terms of new uses for a building versus the desirability to protect the special architectural and historic interest of the building. This would involve the need to identify the optimum viable use that is compatible with the fabric, interior and setting of the building. Any alterations should ensure the retention of identified features of historic or architectural importance such as ventilation holes, date stones, buttresses, pattern of window openings etc. Internal sub-division / number of units, should be influenced by the number and location of window openings and internal spaces.
- **The external setting must retain a simple rural character and direct relationship with the countryside.** Patios, formal gardens and domestic type gates, walls and fences are not normally acceptable particularly if they break into adjacent open fields/paddock, nor are outbuildings, oil/gas storage tanks, or other domestic trappings. In domestic conversions, the effects of residential features such as meter boxes, alarm boxes, satellite dishes, central heating grills can be most disruptive of the visual simplicity of the original farm building. The Local Authority will require that full details of fixed installations are supplied at the outset. Restrictions on permitted development rights regarding the placing of satellite dishes may be imposed. External porches will not generally be acceptable.

8.5 In the case of barns forming courtyard groups, there may be opportunities to accommodate some domestic needs within the courtyard side of the group or within other redundant buildings. These points will be controlled by the removal of domestic permitted development rights.

8.6 Similarly, garaging or car parking must be arranged in as inconspicuous a position as possible and generally should not appear in the open landscape as a foreground to a converted barn.

8.7 Traditional forms of tree and hedgerow planting can be used with good effect to achieve screening of external parking areas but will take time to mature.

8.8 Original farming artifacts and surfaces should be retained especially cobbled yards, stone gate piers, cattle troughs, iron hay baskets, etc.

8.9 Where barns are brick-faced, rendering will not normally be acceptable. In addition, the Council would not normally advocate cleaning of such buildings. Any request to do so should be accompanied by a justification and a methodology statement.

8.10 Applicants should be aware that in the event that a conversion is approved, permitted development rights may be removed from the building / site, in order to safeguard the character of the building and control future development.

Information Required as Part of a Planning Application

8.11 As part of a Planning / Listed Building Application for the conversion or re-use of buildings in rural areas, the Council will require the following information to be submitted;

- Detailed drawings which identify those parts of the building where the fabric of the building is to be repaired, and those areas where the fabric is to be renewed. Ideally, this should be in the form of coloured up, annotated drawings.
- Structural survey – to establish whether the building is capable of conversion and whether it can accommodate alternate uses e.g. consideration of floor loadings, daylight levels, ventilation etc. The survey should include issues such as damp, timber decay / infestation, adequacy of foundations, wall/roof construction.
- Heritage Statement for applications for listed building consent. This should include a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent

Conversion and Re-use of Buildings in Rural Areas

listed buildings may be required. Details of any outbuildings to be demolished and justification for demolition should also be provided.

- Details of drainage, installation of services – oil, gas, electricity. A method statement should be provided to explain how they will be dealt with.
- Proposed landscape works – hard and soft landscaping, including retention of existing and details of any new works. Treatment of boundaries, existing and proposed. Reinstatement of landscape features.
- Details of any new materials to be introduced and the method of working.
- Methodology for ensuring the structural stability of the building during the process of conversion or alteration.
- A statement should be provided which details how the proposal will comply with Building Regulations and the Disability Discriminations Act.
- Where a proposed development is likely to affect protected species, such as bats, barn owls and breeding birds, the applicant must submit a protected species survey and assessment, carried out by a reputable, experienced and suitably licensed ecological consultant, with their planning application.

8.12 Due to the complexity of such applications, applicants are strongly encouraged to undertake pre-application discussions with Council Officers prior to the submission of a planning application.

Extensions

8.13 It is essential that any alterations/extensions to a property make effective use of all existing structures within a site. Temporary' structures, i.e. lean-to's and sheds, which historically have formed part of the farmstead, should be retained where possible as the retention of such structures provides a 'coherent understanding of farmstead development'. Whilst there may not always be an immediate use for such structures, these should be retained as an area of possible future expansion.

8.14 Extensions may be acceptable if ultimately they ensure that the integrity and special significance of the space / layout of the principal structure is maintained. The Council will expect the overall scale and character of any extension to relate to the farmstead group and should be sub-ordinate and well designed.

Landscape and Boundary Works

8.15 Any landscape and boundary works should minimise the extent and definition of the curtilage. The Council will expect any works to respect existing farm boundaries, walls, courtyards and the existing landscape setting. Any private areas should be enclosed and carefully sited to minimise wider visual impact. Thought should be given to the use of traditional boundary works such as ha-ha's, which could be used to minimise visual intrusion. Any development should make use of existing farm tracks where possible and avoid the introduction of formal tarmac drives etc.

Special Considerations for Listed Buildings

8.16 In the case of Listed barns, more stringent design controls will be imposed upon conversion schemes, and it must be stressed that the original external and internal character of the building must survive any scheme of conversion.

8.17 Often it will be necessary to obtain specialist renovation advice for items such as brick or stone renovation and the particular techniques required by timber-framed building restoration.

8.18 The Council's Conservation Officer is able to provide information on sources of specialist advice in these areas.

8.19 Such proposals will be required to comply with Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Number of Units

8.20 Finally, it must be stressed that the character and style of the building should predominate over considerations of internal floor planning. Several barns have lost their character because of the insertion of too many residential units, resulting in the creation of a terraced house effect and accompanying domestic 'clutter'.

8.21 Schemes should reflect and respond to the constraints / opportunities for the use of the building, particularly where features of 'significance' have been recognised e.g. Retention of full height cart doors, and full height internal spaces, typical of Threshing Barns. The internal sub-division of space should seek to respect the architectural and spatial quality of the building rather than the need to accommodate a certain number of units. This may require an element of compromise by the perspective occupant, particularly with regard to levels of daylight and spatial layout.

8.22 It is incumbent upon applicants to ensure that the proposed schemes of conversion are viable within the confines of the Council's Design Guidelines.

8.23 It may often be more practical to achieve non-residential uses which achieve the above objectives. Uses for recreation and tourism purposes should also be considered as an alternative to straight residential conversion.



Landscaping in New Development

9.1 The purpose of this section is to provide advice and guidance to developers who are required to submit landscape schemes as part of detailed planning applications. It will highlight the various elements and processes that need to be considered when preparing a landscape scheme for submission and includes useful contacts for sources of further information and advice. Landscape design should be considered at the outset of any development and developers are encouraged to consult this document at the earliest opportunity and appoint Landscape Consultants to engage the Council in early discussions on their proposals.

9.2 This guidance embraces the general policy and principles of National Planning Policy Guidance (PPG) and Planning Policy Statements (PPS). It also supplements the following adopted Unitary Development Plan policies:

- DCS7: Provision and Enhancement of Landscaping in New Development.
- GRN 3: Development Proposals in the Countryside.
- GRN 22: Protection and Enhancement of Landscape Features.

Importance of Landscape Design

9.3 A well designed landscape scheme should enhance the appearance and setting of any new development and its location. A successful scheme will have considered and correctly interpreted the landscape character of the location so as to produce the most appropriate design solution for the development. Landscape schemes should therefore:

- Integrate new development sympathetically with its surroundings
- Enhance the setting of new buildings
- Create a high quality environment in which to live and work
- Promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness

9.4 Developers will normally be required to submit a landscape scheme to accompany all development proposals. In practice, landscape schemes will be mandatory for all major developments and for the majority of smaller developments, particularly those in sensitive locations such as Conservation Areas, sites in the Green Belt and all designated sites (including local designations), especially those featuring Biodiversity Action Plan priority species and habitats. Landscape schemes should also indicate its value and importance to biodiversity.

9.5 Biodiversity is a core component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. All local authorities and other public authorities in England and Wales now have a duty to have regard to the conservation of biodiversity in exercising their functions.

9.6 Section 40 of the Natural Environment and Communities Act (NERC) 2006 states that:

- *Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.*

Types of Development Landscapes

Residential Landscapes

9.7 Residential developments may comprise a solitary building or a number of buildings on one site. Landscape design solutions for each site will depend upon the scale and type of development in relation to its landscape context, and therefore the design of the development must be considered in terms of the landscape. This is achieved through assessment and appraisal of the existing landscape features, identifying constraints and solutions and the potential use of mitigation measures to ensure that the development is compatible with the local landscape character. Developers should not only consider how the site will function within itself but also how it relates to the surrounding landscape or townscape.

9.8 Planning policy will require developers to make provision for recreation, play areas and public open space using standards set out in UDP Policy HOU3 and supplemented by further SPD, Open Space and Recreation provisions.

Industrial Estate, Retail and Business Park Landscapes

9.9 The landscape design issues affecting these types of development are distinct from those of residential developments and will require different design solutions to integrate the development with its surroundings. Buildings on these developments tend to be large with associated extensive areas of car parking. The external layout together with the boundary treatment plays a significant part in the successful design of these sites.

9.10 A typical approach is to screen the development from view but this is often impractical since certain retail sites will want maximum visibility to attract the passing public. There is, therefore, potential conflict with landscape design solutions and under these circumstances high quality building design is more important and capable of making a positive contribution to the local environment. In such instances, landscape design should enhance the setting of the built form rather than screening the development from view.

9.11 Structure planting on industrial estates and business parks should be achieved wherever possible to reduce the scale of the built form and to help merge the development with its surroundings. Where the surroundings lack landscape merit, a new development can make a significant contribution to the area and stimulate environmental improvements in the vicinity.

9.12 Development proposals must be accompanied by a Design Statement setting out how the applicant has taken account of the need for good design. Successful development schemes will involve the integration of buildings and planting design to create a unified design which sits comfortably in the landscape.

Green Belt Landscapes

9.13 The rural areas of the borough are all designated as Green Belt. Green Belts have performed a strategic role for many years by checking the unrestricted sprawl of built-up areas, maintaining access to the countryside and assisting in urban regeneration by encouraging development on brownfield sites.

9.14 Policy GRN3 'Development Proposals in the Countryside' of the Adopted Unitary Development Plan builds upon the general development guidance set out in policy GRN1 'The Green Belt', by identifying forms of development which may be acceptable in the countryside whilst maintaining the character and appearance of the landscape and valued wildlife habitats.

9.15 Development proposals in the Green Belt must be compatible with the character of the surrounding countryside. Design solutions should protect and, where appropriate, enhance existing landscape features by incorporating the features into the development layout and ensuring that new tree planting mirrors the locally native species. Where the development results in the loss of existing features such as trees, hedgerows or ponds, replacement planting or pond construction will be required to maintain the character of the locality and enhance the visual quality of the new development and its local setting.

Town Centre Landscapes

9.16 Guidance in Planning Policy Statement 4 : Planning for Sustainable Economic Growth (PPS4) sets out the Government's policy on planning for the future of our town centres to provide a high quality and safe environment through good urban design.

9.17 The treatment of hard and soft landscaping within a town centre development is of considerable importance and should be considered from the outset of the design process to ensure that it complements the building design and enhances the overall quality of the existing townscape.

Landscaping in New Development

9.18 The development of town centre sites usually entails a high degree of hard landscaping, with little opportunity for tree and shrub planting and grass areas for passive recreation. If the quality of the landscape design is to make a positive contribution to the streetscene, the developer should endeavour to strike a balance between hard and soft elements, creating an environment, which is both attractive to view and functional to use.

9.19 Particular attention should be paid to the design of public spaces adjacent to new buildings. All too often, the appearance of a well designed open space is nullified by the presence of extensive car parking. Minimising the visual impact of parking can be achieved by designing the parking layout within the overall landscape proposals for the development to ensure that it is well integrated with its surroundings.

9.20 The selection and co-ordination of street furniture, signage and paving can cause visual clutter if not carefully sited. The developer should work in partnership with the landscape architect to ensure that these elements make a positive contribution to the streetscene and produce a high quality and coherent pedestrian environment.

Factors to Consider in the Design Process

<p>Purpose of Planting</p>	<ul style="list-style-type: none"> • Retention and enhancement of existing landscape character • Protection and enhancement of existing ecological diversity, habitats and wildlife • Creation of shelter and micro-climates • Integration of new buildings with existing development and/or adjoining landscape. • Increased planting will assist in improving sustainability and limiting the impacts of climate change. • Existing attractive or valuable natural features should be retained and protected on a site and be the starting point for the development of building design and landscaping proposals. This will help to ensure landscaping is locally distinctive. • New landscaping should be designed for easy maintenance to ensure that the visual amenity continues into the long term and that the plants will thrive. • Hard landscaping should also be designed and constructed with thought to future maintenance and ensuring a long life. This includes considering the durability of materials, the ease and cost of providing and installing replacements and the route of underground services and access to repair and renewal. • The use of locally distinctive and sustainable materials including recycled and reclaimed materials is particularly encouraged.
<p>Retention of Existing Features</p>	<ul style="list-style-type: none"> • Developers should make every effort to retain and protect existing landscape features so as to conserve the character of the locality and enhance the visual quality of new development. (Section 14 provides further information regarding the protection and integration of existing vegetation in new development sites.)
<p>Ecological Principles</p>	<ul style="list-style-type: none"> • In many situations, the local landscape character will indicate that a more ecological approach to the design is appropriate for the scheme to enhance biodiversity. Good landscape design can play a pivotal role in conserving protected species and enhancing priority habitats. It will also provide a guide to suitable

	<p>habitat types when including new semi-natural features into the landscape. Special attention should be given to the enhancement of key Warrington biodiversity habitats, as set out in UDP Policy GRN18.</p> <ul style="list-style-type: none"> • 'Biodiversity by Design' published TCPA Report 2004 and Warrington's adopted Biodiversity Strategy, Nature Matters 2005 provide excellent reviews of the principles of best practice linkage between green infrastructure landscaping and urban biodiversity and are recommended reading. Other useful documents include, The Mersey Forest Plan and Warrington's Trees and Woodlands Strategy Further advice can be sought from the Council's Ecologist. • Invasive Non Native Species- Developers should ensure that all invasive non native species such as Japanese Knotweed, Himalayan Balsam and Giant Hogweed are eradicated prior to development commencing on site. Where these species are present, a detailed method statement should be provided to demonstrate how they will be dealt with. Policy GRN26 'Control of Invasive Plants provides further information.
Canals, River Corridors and Streams	<ul style="list-style-type: none"> • Canal, river and stream corridors are important elements of landscape character and should be integral to any design proposal for developments in which they occur. These features may also form the boundary of a development site and in some cases provide an opportunity to enhance the wider natural habitat value of the design. The opportunity should be taken wherever possible to open up existing culverts.
Sequence of Road Views	<ul style="list-style-type: none"> • In more rural parts of Warrington the planting of new hedgerows and trees on road verges can make a significant contribution to the landscape character of the countryside. However, this design approach would be inappropriate where such planting is not a characteristic feature of the local landscape.
Existing Developments / Approach Views	<ul style="list-style-type: none"> • Where a new development impacts on an existing site, consideration must be given to the likely impact of the proposal on the site and on the wider landscape. The design of the landscape scheme should produce a strong framework of planting to balance the scale of the development with the character of the surrounding landscape.
Constricted Development Sites	<ul style="list-style-type: none"> • Where landscaping opportunities are constrained by available space within the development site, the developer may be required to make a financial contribution in an off site location related to the proposal. Any obligation sought will be in accordance with the tests set out in Circular 05/2005.
Vistas	<ul style="list-style-type: none"> • If a site has features or focal points of merit, every effort should be made to retain these elements as an integral part of the landscape design. However, where there is little of merit on the site and the development is visually intrusive, screening using woodland planting, if appropriate, may be the desired solution.
Crime	<ul style="list-style-type: none"> • Crime Prevention Officers can advise on ways of designing out crime in new developments. However, this should always be

	<p>balanced against the need to achieve an attractive environment. Guidance contained within PPS1 seeks to create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. The Home Office document 'Safer Places: The Planning System and Crime Prevention can also provide some useful information on designing safe landscaped areas. Further information can be found in the Crime and Design section of this document.</p> <p>Typical points to consider:</p> <ul style="list-style-type: none"> • Make entrances visible from main roads • Consider the layout of the planting design and the selection of tree and shrub species so that the planting does not compromise the safety of pedestrian routes or prevent surveillance. • Select shrubs with prickles and spines to deter unauthorised access. • Provide lighting along footpaths to and through open spaces.
Landscape Maintenance and Management Plans	<ul style="list-style-type: none"> • Planting near watercourses should consist of native species. Appropriate species should be chosen to provide an acceptable landscaping scheme whilst ensuring minimum maintenance. The use of herbicides near to watercourses will require the permission of the Environment Agency. Please see the link http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx, for further information.

Table 5 Factors to Consider in the Design Process

Landscape Information

Planning Applications and Landscape Statements

9.21 Landscape schemes must be submitted for all major developments. The definition of major development is in accordance with the Town and Country Planning General Development Procedure (England) Order 1995 as amended.

9.22 For all other developments, including minor developments, a landscaping scheme may be requested as the discretion of the Council's Landscape Architecture. A landscaping scheme may be necessary depending on the location of the development. For example those in sensitive areas, including the Green Belt and Conservation Areas.

9.23 In the case of outline planning applications, if landscaping is reserved at outline stage, the outline application does not need to provide any specific landscaping information, but the design and access statement should explain and justify the principles that will inform any future landscaping scheme.

9.24 For full applications and outline applications which do not reserve landscaping, the design and access statement should explain and justify the proposed landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area. It is recommended that where possible a schedule of planting and proposed hard landscaping materials to be used is also included.

9.25 The information below should be included in all landscape schemes submitted for major developments (and other minor developments where applicable) as part of a planning application:

Landscape Statement	<ul style="list-style-type: none"> • Analysis of the landscape character • Design philosophy • Management aims and objectives • Sustainable principles and local distinctiveness • Schematic plans
Site Survey and Analysis	<p>The Site Survey shall include information on:</p> <ul style="list-style-type: none"> • Land form • Geology, soils and drainage • Ecology • Existing vegetation (on development sites with mature trees and hedgerows, a survey is the responsibility of the applicant as advised in DoE Circular 36/78). • Features for retention/removal • Underground and overhead services • Views • Site boundaries • Site constraints <p>The Site Analysis shall consider the following factors:</p> <ul style="list-style-type: none"> • Existing landscape character and its conservation • Surrounding landscape pattern • Views into/out of the site • Links to existing/new developments • Footpath/access potential • Sustainable urban drainage • Existing habitat value, especially semi-natural habitats • Flood Zones • Status and value of farmland, especially on the urban fringe
Master Plan	<p>The Master Plan will utilise the site appraisal information and take account of the opportunities and constraints of the development within its landscape setting whilst achieving the development brief. It will show the general layout of the landscape scheme and use annotated notes to identify and explain the rationale for the hard and soft landscape proposals including boundary treatments.</p>
Design Details	<p>Details are required for each of the following design elements:</p> <ul style="list-style-type: none"> • Proposed finished levels, earthworks and drainage with sections showing areas of excavation, mounding and 'cut & fill'. Details should also include the location and height of retaining walls, topsoil stripping, storage and spreading and any contamination control measures. • Site furniture • Play areas in accordance with design guidance notes • Arboricultural method statement to BS 5837 'Trees in relation to Construction' Developers should also refer to the Council's guidance within this SPD 'The Protection of Trees on Development Sites'. • Outline planting specification including preparatory works, plant species, sizes, provenance, plant handling, planting operations, plant establishment and planting maintenance programme. Construction materials and methods of construction for roads, footpaths, railings, fences, walls, gates and steps.

	<ul style="list-style-type: none"> Planting plan including a schedule of plant material. Phasing Plan showing any advance works, features to be removed/retained, protective fencing, construction phases, planting details and a programme of works
Management Plan	If future maintenance of the landscape remains the responsibility of the developer or is to be transferred to a Trust, the developer will be required to submit a management plan for approval. The management plan should be discussed and agreed in conjunction with the landscape proposals to save time and expense later in the process.

Table 6 Landscape Statements

Maintenance and Adoption

Maintenance

To meet the requirements of planning approval, developers must:

- Complete landscape schemes in accordance with the proposals submitted and approved for implementation.
- Notify the Council in writing when landscape schemes have been completed.
- Maintain the landscape scheme to a satisfactory standard and in accordance with best practice for a period of at least two years after completion of the development, rectifying all losses and defects. The developer is also responsible for any plant failures for up to five years after completion of the landscape scheme.

Adoption

The policy of the Council for adopting landscape for future maintenance requires:

- A pre-handover meeting to determine whether the landscape scheme is at an adoptable standard.
- Ownership of the land to be transferred to the Council.
- Payment for future maintenance of the landscape to be made to the Council by a commuted sum.

9.26 However the adoption of landscape by the Council may not always be necessary and it is acceptable for the developer to set up a management company for the future maintenance requirements

The Importance of Professional Advice

9.27 There are many issues which need to be considered in the design process for a landscape scheme such as landscape character, landform, layout, planting plans, plant establishment and maintenance. Developers are therefore strongly advised to seek professional assistance at the earliest opportunity.

9.28 Information on landscape character assessment and the role it plays in helping to achieve environmentally sensitive and sustainable development is contained in 'Landscape Character Assessment – Guidance for England and Scotland', published by the Countryside Agency and Scottish Natural Heritage in April 2002.

The benefits of professional advice are:

- It will save you time and expense in the production of the most appropriate design solution and cost effective scheme

- It will help you discharge your duties and responsibilities under the Construction (Design and Management) Regulations 1994 (CDM Regulations).
- It will reduce delay in the consideration of your planning application and help to avoid a lengthy exchange of revised plans before the development can proceed.
- It will ensure that the landscape scheme is successfully implemented and correctly maintained with the approved proposals.

10.1 Trees and woodland are of vital importance to people especially in urban areas. They provide a host of benefits including cleaner air, shade and shelter, and an attractive environment, reducing noise and improving people's sense of well-being. Trees may be of important ecological value. It is important not only to maintain a sustainable tree population by planting new trees but also to protect existing trees. With proper consideration from the outset the protection and retention of existing trees can enhance a new development and make it more attractive to a potential purchaser.

The Warrington Unitary Development Plan (UDP) contains a number of policies relating to trees and woodland. The protection of trees and woodland, and the protection and enhancement of other landscape features are dealt with in policies GRN22 and GRN23.

10.2 The purpose of this guidance is to provide guidance and advice to developers on the approach the Borough Council recommends to ensure that existing trees are protected and integrated into new development in accordance with the UDP. The document specifically refers to trees but its advice can equally be applied to large specimen shrubs and hedgerows which also merit retention.

10.3 This guidance is not intended to replace professional advice. Developers are increasingly seeing the commercial benefits of considering trees from the outset and employing appropriate professionals at the earliest stages.

10.4 The national context for these policies is given by the government circular 38/76, Trees & woodlands, and the Town & Country Planning (Trees) (Amendment) Regulations 2008.

How to Successfully Integrate Trees with Development

10.5 To integrate trees into new development there needs to be a commitment from all parties to work together from the outset to achieve a successful outcome. The following approach, as tailored to the circumstances of each case, is advocated by the council.

Pre- application Discussion

10.6 The successful retention of trees on development sites begins when the land is first identified for development or redevelopment. If trees are present, the Council's arboricultural officer should be consulted at the outset to establish their importance, to clarify whether they are already protected, and to advise on their suitability for retention. Advice from the arboricultural officer at an early stage in the process can save time and money. Applications that do not contain sufficient details to enable the council to determine the full effect of the proposals on trees in accordance with this guidance are likely to be delayed.

Tree Survey

10.7 The Council wishes to see as many existing trees as is reasonably practicable retained when sites are developed. Young trees with long life expectancy and the ability to cope with a changes environment can be equally as important to retain as a fully mature tree. Each site and tree will be unique and the key is to ensure that good quality information is available to assist the consideration of a planning application: this will help both the applicant and the Council.

10.8 Subject to the arboricultural officer's initial advice, when the proposed development site has existing trees worthy of retention within its boundary, a tree survey should be commissioned, and carried out by a qualified arboriculturist (to BS 5837). This should plot tree trunks accurately and show actual crown spreads recognising tree crowns are rarely exact circles centred on the trunk.

Example Survey

10.9 The survey should plot all trees over 75mm in diameter at chest height (1.5m), significant groups of shrubs, and hedgerows on the site and those on adjacent sites where roots or branches encroach onto the application site. It should record the species accurately and assess their condition.

Classification into priorities for retention should take account of the characteristics of each species present and be based on the condition and value of the survey regardless of any effect on the desired layout of new development. Details of each tree should be presented on tabular format.

Land Survey

10.10 Depending on the characteristics of the site, the Council may also request a land survey. If required, it should show all existing features in and around the site, plotting accurately all structures, services, access routes, boundaries, and water features. Present ground levels should be shown to enable comparison with finished ground levels. Changes in levels in the critical rooting zones may adversely affect trees will be in the top 600mm of soil. Lowering the level by more than a few centimetres can destroy a significant amount of roots. Raising soil levels by more than a few centimetres can change oxygen and moisture levels in the soil leading to root and subsequently tree death.

Site Layout Plan

10.11 It should preferably be possible to directly compare proposed layout plans with the tree and / or land survey plans, and applicants are requested to submit them to a common scale. These plans will need to show the position of proposed buildings, roads fences walls and underground utility services run. Also proposed finished ground levels will need to be shown to enable the effect of any changes in soil levels on existing trees to be assessed supplemented by cross sections to illustrate levels in any critical areas of the site.

Site Infrastructure

10.12 Existing trees and hedges can be affected not only by the new buildings themselves but also by the provision of access and the installation of the infrastructure needed to service the site. The installation of underground utility services especially drainage has the potential to damage tree roots. At sensitive sites, it may therefore be important to know these early in the planning process as routes will need to avoid critical tree root protection zones. The applicant may need to demonstrate to the LPA that the infrastructure needed to develop the site successfully will not jeopardise the retention of trees within or adjoining the application site before consent can be granted.

10.13 Mature trees can dominate a building leading to concerns about the safety, damage to buildings and loss of light. Site layouts should avoid creating conflict by allowing sufficient space between trees and buildings. Trees can also dominate gardens, interfering with the normal use and enjoyment by residents. Gardens with trees will need to provide sufficient space, unaffected by trees, for normal gardens uses such as lawns, flowerbeds, vegetable plots and patios. Where groups of trees are retained it may be best to exclude them from the curtilage of individual properties by incorporating them into areas of amenity open space, or by integrating them within overall landscaping schemes or as a focal points as a design element of the layout.

Specifications for tree works

10.14 The tree survey should identify any tree surgery work required to the trees to be retained. A schedule of work may be required for approval by the LPA by condition imposed on planning approval. All works must be carried out by competent arboricultural contractor and completed in accordance with good arboricultural practice and BS3990: Recommendations for Tree works. It is logically easier and more effective if pruning work is carried out before any work starts on site and before the erection of the tree protective fencing.

Tree Protection Measures

10.15 Where development in the vicinity of trees is approved measures will be required to ensure the trees are protected from the damaging effects of building operations. These will be specified in conditions attached to the planning consent or, in some cases, may need to be agreed in writing before consent is given. The extent of the tree protection zone will be based on BS 5837 adjusted to allow for the particular nature of the site.

10.16 The main element of protection will consist of temporary fencing erected around the tree/s to form a protection zone. The arboricultural officer will advise on its extent. The normal type of fencing required will be 1.2m high chestnut pale or chain link fencing attached to two rails on sturdy posts as detailed in British Standards 5837 "A Guide to Trees in relation to Construction"

10.17 The location of protective fencing will normally need to be shown on the Approved Plan and must be erected before any works starts on site. No activity, including the storage of materials, will be allowed within the fenced tree protection zone. It is especially important to retain the existing soil levels within the tree protection zone.

10.18 The Council will not hesitate to exercise its powers of enforcement to ensure that these measures are effectively put into place and that trees are given due protection for the duration of works on site.

Method Statements

Where work is allowed which has the potential to harm existing trees unless carried out with care, a method statement may be required to show that the proposals are workable. It is best if a qualified arboricultural consultant is involved in the production of a method statement.

A method statement should:

- Specify the exact methods of working to be used including the type of machinery and the timing, sequence and phasing of operations.
- Include a list of people responsible for the process and their contact details.
- Identify clear channels of communications between the project manager, site manager, contractor and local authority.
- Specify monitoring and supervision requirements to ensure compliance by all parties involved on the site with the method statement.
- Detail tree protection measures

The statement should be drawn up in consultation with and agreed by the LPA. In the most sensitive cases it may be necessary to agree the method statement before planning consent can be granted, as this will provide the evidence necessary to satisfy the local authority that adequate protection is achievable.

Special Construction Techniques to Protect Trees

10.19 There are a variety of techniques and systems available which can minimise the damage to tree roots. These include Geotextile material, pile and beam foundations, special growing mediums, hand digging, trenchless underground service installations etc.

10.20 These may have a role to play in protecting trees on some sites. They should not however be used as a way of squeezing more development into a site where there is insufficient space to avoid conflict between future occupiers and trees, leading to pressure for the trees to be pruned or removed. Selective planning of services can avoid unforeseen removal.

10.21 Even if the trees are protected by Tree Preservation Orders there is no guarantee that, in an appeal situation, the interface with reasonable enjoyment of the property would not be considered justification for pruning or removal. The LPA is therefore duty bound to ensure that future conflicts are avoided.

Ancient Woodlands

Ancient Woodland

10.22 Ancient woodlands are irreplaceable remnants of old woodlands that once covered most of the countryside. They cannot be recreated. Where development occurs within 500 metres of ancient woodlands special conditions apply and developers need to consult with the LPA and Natural England

at an early stage in order to ensure that no threat is posed to their integrity. Wherever possible, if development adjoins the woodland, a buffer zone should be designated in order to prevent damage to the woodland and to provide an opportunity to extend it using natural techniques. Good practice suggests that, subject to local circumstances, a buffer zone may need to be at least 50 metres wide and run the full length of the boundary within the wood.

Ensuring Compliance

10.23 The Council is committed to protecting trees on development sites. Failure to comply with any approved method statement, tree protection scheme condition or legal agreement imposed on a planning consent will be treated seriously. Enforcement action, including prosecution under relevant legislation will be taken where appropriate.

Tree preservation Orders and Conservation Areas.

10.24 Trees can be legally protected by a Tree Preservation Order or by virtue of their location within a designated Local Authority Conservation Area.

10.25 Tree Presentation orders can be used by Local Authorities to protect trees of significant amenity value can be enhanced by their scarcity, wildlife value or historical connections.

10.26 All trees in Conservation areas are protected. Six weeks notice must be given to the Local Planning Authority before any work can be carried out on them. The LPA can serve a Tree Preservation Order if it considers the work to be detrimental to the amenity of the area and unjustifiable on good arbicultural grounds.

Felling Licences

10.27 Tree felling may also be controlled by the Felling Licence Regulations administered by the Forestry Commission (FC). Owners are advised to contact the local FC office for details of the legislation.



11.1 The Warrington Town Centre Public Realm Strategy was approved by the Council's Executive Board in September 2009 to develop a framework for consistent public realm improvements to improve legibility and unify the town centre. It provides advice and guidance on the design, materials, implementation, management and maintenance of the public realm elements that define the framework, including best practice quality standards. The document provides a practical guide for the consistent design and implementation of public realm improvement schemes that both the Council and private developers will be expected to follow. A copy of the document can be found at:

http://www.warrington.gov.uk/images/Warrington%20Town%20Centre%20Public%20Realm%20Strategy_tcm15-36180.pdf

11.2 The strategy sets out a vision for the town centre using high quality materials which are durable, affordable and easily maintained.

11.3 A hierarchy of streets is developed, including all highways from major roads that form strategic links to rear alleyways, passageways and lanes. The following section list specification given for each aspect of public realm.

Public Realm Specifications	
Surfacing Materials	<ul style="list-style-type: none"> • The acceptable materials palette for each of the town centre streets • Material sizes, detailing each type of street in the hierarchy as well as for specific features and locations including parking bays, crossing points, vehicle entry points, tree pits and around any street furniture • Footpath and carriageway widths and kerb lines • Surfacing within public spaces should be carefully designed to provide quality areas that have flexibility to accommodate a variety of activities in a safe manner • Acceptable surfacing within areas of greenspace are detailed, including materials and edgings. • Key nodal points within the town centre have specific designs which are set out in the strategy • The requirements for tactile paving and dropped kerbs forming crossing points are specified, including constructional drawings. • Ramps, steps and handrails detailing is included, and the requirements of the Disability Discrimination Act set out • Bedding and jointing, which will contribute to the quality and longevity of the public realm • Special features including manhole covers, cellar access and windows • Recommendations for the cutting of paving slabs and setts.
Drainage	<ul style="list-style-type: none"> • Design around gully pots, catch pits and chutes • Footway gradients and channels • Building downpipes • Cleansing and maintenance recommendations • The use of Sustainable Urban Drainage Systems (SUDS)
Street Furniture	<ul style="list-style-type: none"> • Seating • Bins including recycling units and waste centres • Bollards • Cycle Stands • Railings and Gates • Steps, ramps and handrails • Tree Guards and Grilles • Signage • Lighting

Public Realm Specifications	
	<ul style="list-style-type: none"> • CCTV • Structures design <p>The guidance provides advice about the appropriateness of bespoke street furniture in certain locations, materials, colour and suppliers of acceptable items. Constructional / installation drawings are provided.</p>
Lighting	<p>Detailed information is given about all aspects of lighting the public realm, including specifications for appropriate columns, luminaries and fittings. These include:</p> <ul style="list-style-type: none"> • Lighting columns • Wall mounted lighting • Feature lighting • Lit bollards • LED's and uplighters • Spot lights and floodlights • Lighting art • Sign posts and luminaries • Feeder pillars <p>Lighting information also includes details regarding control mechanisms, lighting levels, materials, colour and opportunities for bespoke lighting features.</p>
Accessibility	<p>Design guidance and responsibilities under the terms of the Disability Discrimination Act (DDA) 1995 are set out and detailed information given about how this relates to:</p> <ul style="list-style-type: none"> • Footpaths and walkways • Street furniture • Seating • Signage
Cycling	<p>Information is given about the safe movement of cycles within the town centre and the design of cycle routes and cycle storage</p>
Water Features	<ul style="list-style-type: none"> • Location • Design and materials • Variety • Public art / water • Siting, management and maintenance
Trees & Planting	<p>To create a strong image trees and planting should define strategic links, the retail core of the town centre and enhance key links and vistas. General principle are highlighted including siting, species choice, planting on private land and the need to carry out investigations regarding underground services.</p> <p>Further, more detailed information is given about the appropriate species:</p> <ul style="list-style-type: none"> • Height • Spread • Character • Colour • Form

Public Realm Specifications	
	<p>The planting and protection of trees through the design of tree pits and use of appropriate tree guards and grilles is detailed. Acceptable designs from a number of manufacturers are shown. Detailed sectional drawings / specifications are shown of planting pits and how they should fit into the streetscape and highway.</p> <p>Information is also given regarding the use of planters in the public realm, both from manufacturers and bespoke. Requirements are set out relating to:</p> <ul style="list-style-type: none"> • Materials • Volume and anchorage • Irrigation • Colour
Street Traders	Some information is given relating to the appropriate siting of outdoor seating / tables, necessary consent and acceptable street furniture.
Management & Maintenance	<p>It is imperative that the public realm is managed and maintained effectively to promote a positive image of the town centre. This will require a resolute commitment by all stakeholders, for high quality materials, good design and management / maintenance regimes put in place from the outset. The Strategy sets out standards for design and maintenance that need to be followed if a lasting high quality public realm is to be achieved:</p> <ul style="list-style-type: none"> • Implementation and contractor selection • Reserve stocks of materials • Management manuals • Regular inspections • Reinstatement • Co-ordination of works • Cleaning

Table 7 Public Realm Specifications

12.1 Planning and development control is increasingly concerned with design quality and the longer-term sustainability of development of places.

12.2 PPS12 says that 'Local authorities have a key role in leading their communities and creating prosperity in our villages, towns and cities, and fostering local identity and civic pride'. Design is now a material consideration in the planning system and planning authorities can reject 'design which fails to take the opportunities available for improving the character and quality of an area'.

12.3 The definition of public art is broad and public art practice changes to reflect the continued development of artists'. Artists working across disciplines and media can open up new contexts for temporary and permanent artwork. As part of the broader design agenda public art can make a significant contribution to creating thriving and vibrant communities. The principles that public art practice is concerned with the specifics of locations and the relationship between people and these places is what informs the delivery of public art in Warrington. Artists establishing dialogues with people and communities, exploring local narratives and histories, celebrating skills and resources all present opportunities that push at boundaries of public art practice.

12.4 The Council encourages all developers seeking planning permission for proposals to consider how public art can be integrated within their developments. The Council is aware of competing demands made upon developers for funding of infrastructure relating to development schemes and will take these considerations into account when negotiating a public art element.

12.5 The strategy should be read in conjunction with 'A Strategy for Public Art Development 2010', the borough's adopted Public Art Strategy.

Vision and Policy Statement

12.6 The Council promotes an expansive view of public art practice that *harnesses the imagination and skills of artists in order to contribute to the development and delivery of better quality places.*

12.7 ***Better quality places means places where local people feel a sense of belonging and connection; where there are opportunities to participate in activities that stimulate well being and interaction with place and where those who visit experience these places as well cared for and maintained and crucially - unique to Warrington.***

12.8 The borough's adopted Public Art Strategy, 'A Strategy for Public Art Development 2010', sets out the borough's intentions and commitment to working with artists.

12.9 The strategy has developed three objectives as a framework to inform future public art projects:

- Creating a sense of occasion - *small and large scale projects that aim to nurture a greater relationship between people and places.*
- Working with Warrington's sources of wonder - *Reinvigorating a sense of pride by making visible Warrington's cultural and economic past.*
- Improving navigation and understanding where you are - *Increasing the intimacy of the relationship between the landscape and people to aid orientation and sense of place.*

12.10 Planning and development control is increasingly concerned with design quality and the longer-term sustainability of new developments. As part of a broader design agenda public art can make a significant contribution to creating thriving and vibrant communities.

Purpose

12.11 The key purpose of this guidance is to assist the delivery of the borough's core policy objectives, specifically the Core Strategy and Sustainable Community Strategy

12.12 Key objectives for this guidance are as follows:

Culture & Public Art

- Encourage all developers seeking planning permission for new proposals to consider integrating public art into their developments at the earliest stage
- Provide guidance to developers for defining public art in planning applications particularly in relation to Design and Access Statements
- Provide advice to developers regarding of the most appropriate level of financial contribution
- Ensure local communities are engaged in the making decisions about the process of working with artists and in temporary activity
- Ensure that where public art is secured proposals include costed decommissioning and maintenance schedules
- Enhance the principals of urban design and architectural quality

Benefits of Public Art Practice

12.13 Public art can:

- Achieve a sense of common purpose and contribute to the quality and long term sustainability of places
- Improve the visual quality of developments by adding identity, distinctiveness, interpretation and relevance
- Foster a sense of ownership and pride
- Encourage collaboration between, artists, design professionals, developers
- Contribute to the local and regional economy
- Improve community health and well being

Key Regeneration Areas and Development Sites

12.14 The Public Art Strategy supports delivery of projects across Council programmes including the strategic ambitions of the Local Development Framework and Transforming Warrington programme.

12.15 Not all sites will offer the same opportunities, prioritising the number of locations that offer the most value will ensure that the inclusion of public art is appropriate and deliverable. The development of a public art statement for each site will establish a stronger rationale for the inclusion of public art as a priority, and will assist when making assessment against other applications.

Public Art Statements

12.16 A public art statement should be prepared for each location to establish the expectations, criteria and delivery mechanism for each site.

12.17 A specific public art statement developed in relation to a major development requiring outline planning permission and the approval of reserved matters should include:

- Terms of reference of the relationship between the public art statement, strategy and SPD
- Explanation of the artist(s) expected contribution to the developments Masterplan
- Potential for artwork to be realised through collaboration with the design team including architects, landscape architects and engineers
- Programme for on site or off site temporary and permanent artwork
- Timeframe for development and implementation of commissions
- Explanation of the commissioning process and selection methods
- Ownership, maintenance and de-commissioning schedule.

12.18 For larger scale projects a detailed site specific public art strategy should be included as part of the planning application.

Rationale for the Use of Public Art Expertise

12.19 The borough's public art officer in relation to project delivery can provide:

- advice to planning officers in relation to the expectations of specific sites and preparation of public art statements
- prepare and manage contracts and budgets
- prepare artist briefs and manage the selection process of artists
- provide ongoing management of projects, between client, design team and artist
- secure relevant approvals from the Council and other partner organisations
- document and promote the project through partner networks, local media and specialist national publications
- carry out evaluation
- identify additional project funding.

12.20 Developers may with prior agreement choose to manage their public art project, through a competitive selection process. This allows developers to dedicate funds to the creation of public art associated with their development, a small portion of the project budget will be used to manage and deliver the project. Projects will be discussed with developers to determine the precise scope of each project.

12.21 Where the project is of significant scale the developer will normally be expected to employ public art expertise to manage the public art project and liaise with the council.

12.22 Where the developer acts as commissioner they will be expected to demonstrate either:

- experience of working with artists in the public realm and delivery of high quality public art projects
- that they have secured professional expertise prior to this option being approved by the council.

12.23 The preferred method for securing public art through the planning system is to engage an artist to work alongside the design team at the concept stage through to planning design, and for a developed public art statement to be an integral part of the scheme.

12.24 As part of major regeneration schemes temporary works should be integrated to engage communities early in the consultation to explore the process of change.

12.25 Areas to which artists can contribute are:

- Artists working in collaboration with design professionals to influence and inform development briefs and design outcomes
- Artists working with people to better understand what is important to communities and influence regeneration delivery and plans for the future
- Artists exploring ways of revealing qualities of Warrington, both past and present in order to promote new thinking about possibilities for the future.

12.26 Public art will be delivered in accordance with good practice guidelines determined by Ixia, the national public art think tank.

Financial Contributions

12.27 Planning agreements or Section 106 Agreements and Unilateral Undertakings can stipulate provision for public art as a means to mitigate the impact of a development. Developers may be expected to make a contribution to the Council's public art fund. This could reasonably be expected to be between 1-5% of construction costs relative to the scale of development.

12.28 Factors which could affect the level of contribution sought include:

- the location type and size of development
- whether the artwork is integrated within the development or located off site
- ongoing maintenance costs and responsibilities.

12.29 The sum will be determined through negotiations with the developer before or during the process of a planning application. Section 106 planning obligations and conditions will be agreed on determination of a planning application.

Public Art Process for Outline and Reserved Matters

12.30 'Ixia', the Public Art Think Tank, has detailed the stages for including public art in the planning process:

Pre-Outline Planning Application Discussion	<ul style="list-style-type: none"> • Developer consults public art expertise to oversee the development and implementation of a public art statement/statement; • Public art expertise/ Artists contribute to the production of the Masterplan and identify opportunities in relation to buildings and public realm; • Public art expertise / artists identifies programme, budget and management for on or off site for temporary / permanent public art and other activity.
Submission of outline planning application	Public art statement submitted with Design and Access Statement, Development Plan and other information.
Consultation	Public art statement included as an integral part of the consultation process
Review of Public art statement by public art expertise	Comments to appropriate planning officer.
Pre Reserved Matters Planning Application Discussion	Artist(s) appointed.
Pre Reserved Matters Planning Submission	Artist(s) conceptual designs included in Architects / Landscape drawings and reports submitted.
Consultation	Artist(s) work included as part of consultation.
Review of public art statement	Recommendations to planning case officer.
Result of Planning Application	Planning conditions agreed; <ul style="list-style-type: none"> • Further conceptual and material details of artist(s) contribution to buildings and the public realm submitted to and approved upon commencement of development; • Conceptual and material details of artist(s) contribution to buildings and the public realm implemented prior to occupation of the development.



13.1 Warrington Borough Council, as Highway Authority will adopt as highways maintainable at public expense, those carriageways, footways, footpaths and cycle routes which are necessary for public access or passage and which are designed and constructed to the current standards and specifications of the Authority. The adoption will also include all signs, lighting, highway drainage and street furniture. Car parking bays, which are defined as being within the highway limits and are for general use, will be adopted. Private parking areas must be located and clearly defined outside the adoptable highway boundary. The ownership of areas that are to become public highway will be transferred to the Council by the developer. Developers must prove ownership of all land to be transferred prior to adoption by the Council. In situations where land is in “unknown ownership” the Council will require developers to provide adequate Defective Title Indemnity Insurance, which must be in place prior to the Section 38 Agreement being signed.

13.2 All road construction submissions are required to be designed to adoptable standards, to ensure that road standards and safety is not compromised by inferior designs. Developers are not obliged to enter into an adoption agreement with the Council but can choose to opt for roads to remain private. Future adoption of developments can take place if requested by the owners of the road infrastructure.

13.3 Alternative provision for maintenance for the lifetime of a development may take many forms ranging from setting up of management companies to dedicating land to the Parish/Town Councils, which have their own powers to accept dedication of non highway land. Most are inclined to do so if the land in question serves a public need for drainage, recreation or communal amenity but may require a commuted sum to be deposited for or towards the cost of its future maintenance.

Eligibility For Adoption As Highway

13.4 With the exception of footpaths, land will only be adopted as public highway if it is contiguous with, and has all-purpose access to, an existing publicly maintained highway, comprising at least a carriageway. The following are eligible for adoption if designed and constructed to the recommendations:

- carriageways, their containing edge restraint and associated footways if any;
- unassigned parking spaces when contiguous with the carriageway surface provided they are not mixed with assigned spaces;
- highway margins in shared surfaces and elsewhere;
- verges between footways and carriageways;
- street furniture (which is not the property of statutory undertakers) including lighting columns, traffic signs, bins, seats, planters etc.;
- footpaths and cyclepaths which link with public highway at both ends which could also be used for vehicular access in an emergency.
- visibility zones at junctions and bends;
- highway structures associated with the support or protection of the highway;
- highway drainage.

13.5 Areas considered to have no general highway utility, developments consisting of five dwellings or less, private developments or layouts that do not conform with the requirements set out in this guidance will not be eligible for adoption. These include:

- entrance roads to garage or parking courts and paved areas within such courts;
- drives to flats and apartments;
- amenity areas designed as such within a development;
- footpaths serving only groups of dwellings and not serving as a through pedestrian route;
- small areas of light industrial units served by an enclosed courtyard type layout or single occupancy developments.

Verges, Service Strips and Visibility Splays

13.6 Verges, service strips, areas required for visibility splays at junctions or on bends and landscape areas which are an integral part of the highway design, will be adopted. Highway verges should not be more extensive than is justified by the overall design. A constant adoption width of 2.0m is generally required for verges adjacent to the carriageway. This is to facilitate repair or maintenance work and to accommodate statutory undertakers mains and plant. The back edge of this verge must be marked where it crosses paved surfaces. For example the adoption boundary may be identified by a row of granite setts or brick paviors across private drives and paths. Developers must ensure that purchasers of properties are informed that no construction or planting can take place within the service strip, as this land will not be in their ownership.

14.1 In any development (residential or commercial), in any location (town centre, the wider urban area, suburbia or on an out of town retail / business park) the number of car parking spaces in a development and how they are arranged and designed can either have a positive or negative impact on not only the development, but also on the quality of the surrounding townscape. Poorly designed car parking can result in:

- streets and highways that are dominated by cars and are devoid of pedestrian activity.
- increased rates of crime and anti-social behaviour.
- the full potential of a site not being realised in social, economic and townscape terms.
- the destruction of urban structure and legibility.

14.2 These issues are most evident in the case of large retail / business parks, in both inner town and out of town locations, where large surface car parks fronting onto the highway destroy both urban structure and legibility. The problem is most acute at night when the car parks are empty, resulting in a sterile illegible townscape that is comprised of nothing more than large swathes of tarmac. The empty car parks can also become magnets for anti-social behaviour.

14.3 Well designed car parking on the other hand can:

- create streets and highways that are attractive and full of activity by striking a balance between car parking requirements, townscape requirements and the need of pedestrians.
- create amenity space (home zones).
- create and reinforce the perception of safety and security.
- realise the full social, economic and townscape potential of a site.
- create legible urban structure.

14.4 The real dilemma in relation to car parking is how to marry an individual's desire to own and park a car, with the collective desire to live in high quality places that are attractive and safe. A meaningful balance between the two requirements can be struck, but only if car parking are conceived and designed as in integral part of the urban design / site planning concept of a development from the outset, and not just simply conceived as a numerical or functional requirement. In English Partnership's publication '*Car Parking: What works Where*', it clearly states:

'...good parking is inseparable from good urban design practice.'

14.5 The English Partnership publication is essentially a toolkit that helps designers analyse which car parking solution works best in any given residential development, by providing rules of thumb for various different locations. The rules of thumbs are as follows:

Rules of thumbs for car parking in new housing developments in all locations:

- Go for the quality of the street above all else. Where you put parking is more significant than how much.
- There isn't a single best solution. A combination of on plot, off plot and on street is the solution, according to location, topography and the market.
- Rediscover the street as a beautiful car park. People understand how it works. It's efficient and it increases the activity and safety of the street
- Do not park in the back of the block until on street and frontage parking permutations have been exhausted. Use of mews or rear courts should support on street provision, not replace it.
- Avoid allocating more than half of parking spaces. Research by Noble and Jenks shows that more you allocate, the more you have to provide.
- There are now three types of on street car parking:
 - uncontrolled
 - controlled parking zones (CPZ) where spaces can be defined by user and / or by time.
 - restricted car parking zones (RPZ) where positive parking controls does not rely on yellow lines.

Rules of thumbs for car parking in new housing developments in all locations:

- Provide cycle parking to all parking solutions that is safe and secure.
- Don't forget Secured by Design principles.

Rules of thumb for car parking in new housing developments in town centre locations:

- From about 70 homes to the hectare it becomes impossible to accommodate all car parking on street unless provision is considerably reduced.
- Combine on street parking types with other frontage access parking types and some mews.
- Special parking types such as multi-storey, underground and undercroft parking are economic in town centre locations due to higher densities. However, when choosing these types of car parking options, careful thought and consideration needs to be given to how they interact with the street at ground level. Do not leave them exposed to the street at ground level as they form blank edges to the street unless wrapped or sleeved by other buildings.
- Off plot parking spaces need to be well lit with a safe route between the space and home that is accessible to all.
- Success in parking design relies on careful detailing, lighting and landscaping. (refer to Public Realm section and Landscaping section).

Rules of thumb for car parking in new housing developments in urban locations:

- Parking provisions should not exceed 100% on plot.
- Allocated parking spaces should not exceed 50% of provisions.
- As first choice, use on street and other frontage access types, on or off plot. Use rear courts only as becomes necessary at higher end of density range.
- If rear courts are necessary, limit them to serving no more than 6 homes.
- Include breaks in lines or rows of on street parking bays every 6 spaces. This can be either for tree planting or to make it easier for pedestrians to cross from one side to the other.
- All cars need to be surveilled from ground and upper floor windows.
- Garages and car ports should not project forward of the building line and should not be more than half the car's length from the highway line.
- Vary street width and length according to the prominence of the route and housing density. This will allow a wider range of parking types to be used and help to vary street character.

Rules of thumb for car parking in new housing developments in suburban locations:

- At lower densities, it should be possible to provide all parking in a combination of on plot, unallocated frontage access types (such as front courts) and on street types.
- All cars need to be surveilled from ground and upper floor windows.
- Garages and car ports should not project forward of the building line and should not be more than half the car's length from the highway line.
- Vary street width and length according to the prominence of the route and housing density. This will allow a wider range of parking types to be used and help to vary street character.

14.6 Please note that the strong emphasis on on-street car parking in this publication is based upon user requirements gauged by studies carried out by Noble and Jenks and by Young and Jones. These studies suggested that people prefer to park their cars at the front of their properties, where they can see them. The studies further concluded that rear car parking clustered in groups, in mews or in remote places off site, as is the case in many new housing developments, is rarely used and shunned by car owners.

14.7 On street car parking can enliven the street by adding activity to it, provide improved security as a result of overlooking, and improve road safety by providing a buffer between the pedestrians and traffic. However, on-street parking in developments that are not designed to accommodate it can lead to a whole host of problems that include:

- impairment of the designed character of a development. With the proliferation of on-street parking, the development can never be seen or appreciated the way it was intended by the designers.
- road safety problems as a result of there being very few places for pedestrians to cross with adequate visibility.
- footway parking.
- indiscriminate parking.

14.8 Of paramount importance in considering on-street car parking is that the car parking is broken up so to prevent parked cars dominating the street.

14.9 In the case of large commercial car parks, attempts should be made to conceal them from the highway. On single aspect sites, attempts should be made to place parking at the rear of the site, with the building being located at the front of the site fronting onto the highway. In the case of multi aspects sites, a courtyard approach could be adopted with parking being located within the centre of the site, and the buildings being located on the perimeter fronting onto the highway. If neither approach can be adopted, then the solution lies in lessening the visual impact of the car park on the surrounding townscape. This can be achieved by conceiving and designing the car park not as a car park, but as a landscaped park in which cars are parked.

14.10 It is of paramount importance that car parking in all types of developments are conceived and designed as an integral part of the urban design / site planning concept of a development and not just simply conceived and designed as numerical or functional requirements.

The Council's Car Parking Standards can be found in Appendix 5 of the Unitary Development Plan.

Cycle Parking in New Developments

15.1 It is Council policy to encourage cycling as part of a general approach towards reducing the need to travel by car. As well as reducing transport carbon emissions, cycling is also important improving people's physical and mental wellbeing. "Sustainable development" is increasingly important and facilitating sustainable transport options, including cycling, is a significant element of this.

15.2 The purpose of this guidance is to collate information on bicycle parking in order for developers to be able to include appropriate levels and quality of provision in their proposals. It includes:

- Guidance on the approach that the Council will take when assessing planning applications for development.
- Advice on the appropriate form and locations of bicycle stands and storage facilities.
- A summary of the Council's policies on cycle parking.
- Other sources of information about cycle parking.

15.3 This section contains advisory guidance that complements Warrington Borough Council's policies in the Unitary Development Plan and other documents.

Planning Applications - Assessment of Cycle Parking Provision

15.4 The number of bicycle parking spaces that should be provided as part of development is set out in the Unitary Development Plan Appendix 5. Planning applications will be assessed against this. Regional parking standards, including cycle parking provision, are currently being examined as part of the North West Plan Partial Review, a partial revision of the Regional Spatial Strategy (RSS) for the North West, which was published in September 2008.

15.5 The Council does not have specific, detailed policies regarding the siting or form of cycle parking facilities but guidance on this is in a number of other documents particularly the Unitary Development Plan and the Local Transport Plan. Manual for Streets (2007) has been produced as technical guidance by the Department of Communities and Local Government (DCLG) and the Department for Transport (DfT) and has some weight as a material consideration in the assessment of planning applications. The DfT has also produced a "Cycle Infrastructure Design Guide" (Oct 2008) and a separate leaflet on the "Key Elements of Cycle Parking Provision".

15.6 The DCLG "Code for Sustainable Homes" (2006) is a national standard against which the sustainability of the design and construction of homes can be assessed. One of the assessment criteria (page 14) relates to cycle storage. The BREEAM (Building Research Establishment's Environmental Assessment Method) assessment criteria (2008) also includes measures for cycle parking in courts, education, industrial, healthcare, prisons, offices, retail and multi-residential developments (policies Tra 3). Assessment of planning applications will take into account the ratings achieved using these standards.

Design Standards for Cycle Parking

15.7 The adopted Warrington **Local Transport Plan 2** (2006-2011) carries forward the **Warrington Cycling Strategy** from the LTP1. Policy CP14 sets out criteria for design standards for cycle parking. The strategy is considered a material consideration in the assessment of planning applications. The policy is reproduced below;

Design Standards for Cycle Parking

CP14 - The Council will adopt cycle parking design standards to ensure that cycle parking facilities are sufficient in number, secure and accessible, and where possible are well lit, sheltered and served by the cycle network.

Cycle theft or fear of theft is a major problem. People are unlikely to be encouraged to cycle unless there are suitable locations to park bikes at likely destinations. It is vitally important that these locations have a standard of provision that deters theft and reassures the owner.

There are various levels of security that can be provided. The most appropriate will depend on the location, the nature of the journey and the intended duration of stay.

For town or local centre parking for short stay shopping/leisure trips Sheffield type stands will be sufficient. When making detailed decisions on the location of cycle parking facilities consideration will be given to the following criteria:

- Is there adequate space for cycle parking without compromising pedestrian flows?
- Is the location prominent and therefore well observed?
- Is the parking ideally located for cyclists needs/in close proximity to the intended destination?
- Can the location be easily accessed from the cycle network?
- Is the location well lit with street lighting?
- Does the parking provision need to be covered?

To increase security and reassurance cycle parking should, wherever possible, be placed in locations observed by CCTV cameras.

For journey destinations that require longer stay parking, there will be a need to investigate and provide more secure cycle parking with perhaps the facility for the storage of cyclist's equipment and possessions. Such provision is likely to be required at public transport interchanges such as the Rail Stations and Bus Station and also at Leisure Centres and similar.

Short-stay Cycle Parking

15.8 The Council will expect that parking facilities for short-stay use should be available for visitors and customers, although in locations such as town centres provision may be communal to the area rather than specific to each development. The need, location, quantity and form of short-stay cycling parking will be discussed as part of the planning application process.

Long-stay Cycle Parking

15.9 The Council will expect cycle storage to be provided for regular and authorised users for most developments including offices, shops, industry, schools, medical and leisure. Storage should be in a secure location within the curtilage of the sites that is only accessible to legitimate users and not the general public.

- Long-stay cycle parking should be undercover and protected from the weather.

- The storage areas should be easy and convenient to access and use. They should not be in isolated areas of the site and should be close to the main entrance or staff entrances. They should be well lit.
- Changing facilities, lockers, showers and drying areas should be provided for staff.
- Lockers for individual bicycles are one option; the user, management and maintenance arrangements of these need to be set up first if these are to be installed.
- Lockable compounds/sheds for a group of bicycles is another option. Stands to allow for individual locking of bicycles within the compounds provide greatest security, particularly if the compound will be used by a number of people. If large numbers of people will be using cycle parking within the site then a number of small compounds (rather than one large structure) allows for greater security.
- Another solution is for bicycles to be stored inside buildings within a lockable area.

15.10 For residential developments space for secure bicycle parking should be provided within the curtilage of each dwelling. If this is not possible – which may be the case for apartments– then communal parking areas will have to be provided. Some Sheffield hoops for use by visitors could be provided but otherwise the parking areas should comply with the criteria listed above. If compounds are to be installed then it is important that they include stands for individual locking of bicycles. Separate changing facilities, lockers and showers will not be required for residential developments.

Quantity of Provision

15.11 Appendix 5 "Car Parking Standards" of the adopted Warrington Unitary Development Plan (2006) also includes minimum parking provision for bicycle parking in different forms of development and this is reproduced below. These standards will be a material consideration in the assessment of planning applications. Regional parking standards, including cycle parking provision, are currently being examined as part of the North West Plan Partial Review, a partial revision of the Regional Spatial Strategy (RSS) for the North West, which was published in September 2008.

Land Use	Threshold	Minimum Parking Provision
Business B1	Up to 1000 Sq.m GFA Over 1000 Sq.m GFA	3 stands per 500 sq.m. 12 stands
Industry (B2)	Up to 500 Sq.m GFA	3 stands
	500 - 1000 Sq.m	5 stands
	1000-5000 Sq.m	12 stands
Warehouses (B8)	Up to 500 Sq.m GFA	3 stands
	500-1000 Sq.m	5 stands
	1000-5000 Sq.m	12 stands
Shops, Services (A1/A2)	Up to 100 Sq.m	1 stand
	Over 100 Sq.m	3 stands
	Staff	1 stand per 5 staff
Restaurants, Cafes, Public Houses (A3, A4, A5)	(bar area) 50 Sq.m	1 stand per 50 sq.m
	(dining area) 50 Sq.m	1 stand per 50 sq.m

Land Use	Threshold	Minimum Parking Provision
	Staff	1 stand per 4 staff
Hospitals, Nursing Homes (C2)	Staff	1 stand per 4 staff
Clinics, Health Centres (D1)	Treatment/consulting room Staff	2 stands per room 1 stand per 4 staff
Sports, Leisure (D2)	Staff Centres	20 stands 1 stand per 4 staff
Theatres (Sui Generis), Cinemas (D2)	100 seats Staff	3 stands per 100 seats 1 stand per 4 staff
Libraries, Museums	Staff	1 stand per 4 staff
Colleges, Universities	For every student	0.5 stands per student
Secondary Schools	For every student	0.5 stands per student

Minimum Cycle Parking Provision*

* Cycle parking must be convenient and secure and the provision of changing facilities within the development must be identified.

Cycle Parking Examples



A good example of short stay visitor cycle parking. The stands can be used to secure bicycles securely and are generously separated from each other, allowing easy access.



These town centre stands are in a prominent location close to facilities but have been sited too close to the wall.



A poor example of short stay visitor cycle parking. The bicycle stands provided offer limited security and stability. Cyclists have secured their bicycles to other items of street furniture instead.

Cycle Parking in New Developments



A good example of long stay cycle parking. This caged area in the basement of an office is undercover and secure.



A poor example of cycle parking at an apartment block. The area is undercover but accessible to passers-by. The stands do not allow for the frame and wheels to be secured.



Lockers for individual bicycles (here in Nottingham City Centre) can be successful but need to be well maintained.

Table 8

Council Policy

15.12 The adopted Warrington **Local Transport Plan 2** (2006-2011) sets out the Council’s transport strategy. One of the six key delivery tools is “providing alternatives to the car”. It carries forward the **Warrington Cycling Strategy** from the LTP1, with the intention to review and update it (this is explained on page 75, paragraph 5.2.1.4). The Strategy includes a number of objectives, including two on cycle parking, CP13 is reproduced below, whilst CP14 was outlined previously in this guidance.

Cycle Parking

CP13 - Facilities will be provided for cycle parking with priority given to;

- Town Centre, District Centres and other shopping areas
- Public Transport interchanges
- Libraries, Leisure and Community Centres
- Other Public Buildings (including Warrington Borough Council buildings)
- Education Establishments
- Hospitals and Health Centres

Employers will be encouraged to provide cycle parking at workplaces through planning conditions in respect of new development and the promotion of Green Travel Plans in respect of new and establishment businesses.

15.13 The current comprehensive land use plan for the whole borough is the **Unitary Development Plan** (2006).

15.14 Strategic policy **LUT1 Land Use / Transportation Strategy** states that the Council will pursue (through making provision for development and in determining planning applications) development that is designed to “*favour and encourage pedestrians, public transport, cyclists and motorcyclists*”.

15.15 To this end further, more detailed policies are included within the UDP. Of specific relevance to the provision of cycle parking are:

15.16 Policy **LUT5 Cycling** sets out a number of measures to encourage cycling including:

15.17 “...*Requiring the provision of secure cycle parking and appropriate changing facilities within employment, retail, leisure, entertainment, education, health, and community development and at transport interchanges throughout the borough*”.

15.18 The policy continues to say that:

15.19 “*Employers will be required to provide secure and accessible parking at workplaces through planning conditions in respect of new development in accord with Policies LUT20 and LUT21*”

15.20 Policy **LUT20 Parking** states that

15.21 “*All new developments will be required to make provision for safe, secure and accessible off-street ... cycle parking...*” and refers to Appendix 5 “Car Parking Standards” that also includes minimum standards for cycle parking.

15.22 Policy **LUT10 Travel Plans** confirms that planning applications for major developments need to be accompanied by a Travel Plan.

15.23 “*Measures to promote and facilitate cycling and powered two wheelers:*

- *Secure, convenient, accessible, prominent and covered cycle parking;*
- *Safe cycle routes onto and through the site;*

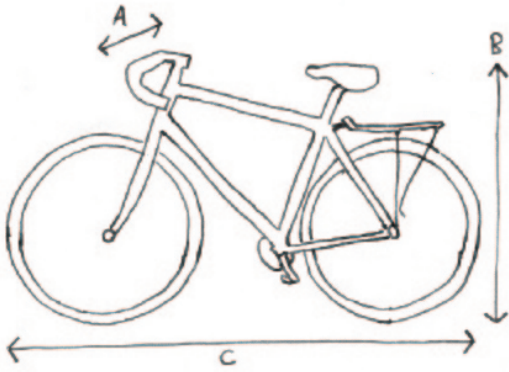
Cycle Parking in New Developments

- *Bicycle user groups (BUGs);*
- *Pool bikes/powerd two wheelers;*
- *Changing facilities/showers and drying area;*
- *Financial incentive (e.g. mileage allowance).*

National Policy and Guidance & Information Documents

Details of national policy, guidance and information documents is provided in the 'Cycle Parking in New Developments' section of the appendices to this SPD.

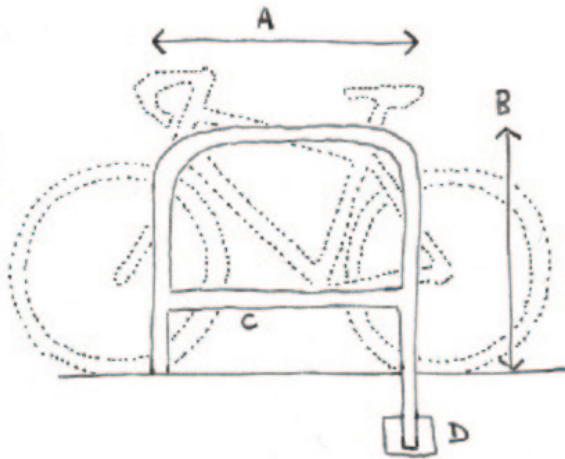
Recommended Cycle Stand Design



A - Handlebars - can be up to 650mm

B - Height - can be up to 1100mm

C - Length - usually about 1700mm

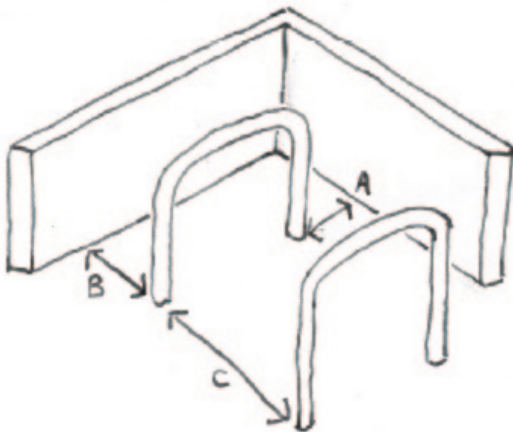


A - Length - between 700 - 1000mm

B - Height - between 700 - 800mm

C - Optional crossrail - to support smaller bicycles

D - Installation - preferred option is for stand to be embedded in the ground



A - Distance to wall - minimum 550mm

B - Distance to wall - minimum 550mm

C - Distance between stands - minimum 1000mm

Recommended Cycle Stand Design



Waste Recycling, Storage and Collection Facilities

16.1 This section has been prepared to assist developers on the provision of appropriate waste management facilities within development projects. It provides advice on various policy issues relating to waste management in terms of local, national and European legislation and guidance.

16.2 It is also intended to act as a practical guide in the provision of minimum standards for planners, architects, developers and property managers to assist in planning and designing modern systems for the storage, recycling and collection of recyclable, compostible and residual wastes in domestic and commercial developments. This will ensure that facilities conform to the Council's waste management strategies and collection arrangements.

16.3 Throughout this section development includes any new or altered building, any redevelopment, and any change of use or conversion of existing buildings. Where a building is erected, rebuilt, altered, adapted or undergoes a change of use which renders the waste storage accommodation, and access to it, insufficient or unsuitable, then revised waste storage facilities must be approved by the Council.

16.4 All refuse should be separated at source and stored off the highway in purpose built refuse stores or in a bulk containerised system held within the boundary of the property, accessed with the minimum of travel from the roadway thus reducing opportunity for spillage.

16.5 The guidance provides the opportunity to promote sustainable waste management practices throughout the Borough and to design out operational waste related difficulties. It is hoped that by working with the Local Authority mutual advantages can be gained in ensuring a clean and therefore safer environment for all stakeholders.

16.6 The Council is keen to work in partnership with developers to implement guidance on waste collection and storage facilities. However, where refuse storage accommodation is not provided to the satisfaction of the Council, or with any agreed alternative arrangements, the Council may decline to accept adoption of waste collection proposals from developers. Waste management is a material planning consideration to be taken into account in the determination of development projects. Waste management proposals which fail to meet modern storage, collection or disposal standards, or result in additional costs to the Waste Collection Authority, may require developers to fund such costs or provide and maintain appropriate facilities. Alternatively, if waste cannot be collected directly from individual properties developers may have to determine suitable collection points near to the public highway. Where developers offer roads and infrastructure for adoption, proposals which depart from this guidance may not be acceptable.

Why Prepare the Guidance

16.7 The Government, driven by EU Waste Directives, has prepared the National Waste Strategy 2007 which sets out the Governments' vision for sustainable waste management emphasising waste minimisation, recovery, recycling, composting targets and substantial reductions to the amounts of biodegradable wastes deposited in landfill sites. The Landfill Allowance Trading Scheme (LATS) requires WBC to divert 85% of its municipal biodegradable waste from landfill (from 90,000 tonnes pa to 20,000 tonnes pa) from 2005. These targets will not be met without the co-operation of all stakeholders to separate wastes at source. The Council will incur financial penalties if recycling targets are not met. In the Borough the proportion of municipal waste either recycled or composted was 43% in 2009/10 and the Municipal Waste Management Strategy sets out the measures to increase recycling in the Borough.

16.8 In 2009 WBC adopted the Municipal Waste Management Strategy with a key aim to reduce waste arisings and increase the amount of waste by re-use, recycling and composting over the next 20 years. Development proposals will be expected to reflect the principles within this Strategy and the Council will adopt a proactive approach to upgrade standards of waste management.

16.9 All new development must meet the requirements of Part H6 of the Building Regulations 2000 (Solid Waste Storage) which states:

- Adequate means of storing solid waste shall be provided
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point by the waste collection authority.

16.10 The Environmental Protection Act 1990 also places various waste management duties on Local Authorities. Under Section 46 (Receptacles for Household Waste) a Local Authority may require:

- waste of certain types to be stored separately so that they can be recycled;
- occupiers of dwellings to provide containers of a specified type for the storage of waste;
- additional containers to be provided for the separate storage of recyclable waste;
- locations where containers should be placed for emptying.

16.11 Planning Policy Statement 10 - "Planning for Sustainable Waste Management" states that "good design and layout in new development can help secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger facilities. Planning Authorities should ensure that new development makes sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene, or in less developed areas, the local landscape".

The WBC Unitary Development Plan policy MWA6 states that:

- *Development proposals should take into account the need to:*
- *maximise the use of recycled materials in the overall project;*
- *minimise the amount of wastes produced, including hazardous waste both during the construction stage and throughout operation of the development;*
- *establish procedures to reduce, re-use or recover wastes generated to minimise the amount of waste disposal to landfill to prevent detrimental impact to the environment or amenity;*
and
- *provide, within the overall design and layout of the development, facilities to encourage and facilitate the recycling and recovery of waste generated during the occupation and use of the development".*

16.12 The above UDP policy reflects the increasing emphasis being given to the issue of waste management within new developments. Accordingly the Council will expect all new developments to make provision for modern and appropriate storage, recycling and collection facilities when planning permission is sought. The exact location, nature and type of facilities required will be matters for discussion with the Waste Management Service of the Council.

16.13 The general requirements for all developments, including conversions and changes of use, are to provide:

- On site waste collection, separation and storage facilities
- Communal waste collection, separation, recycling and storage facilities for larger developments, and
- Access arrangements for collection vehicles and personnel.

16.14 For further guidance, developers and their agents are advised to consult the document "Making Space for Waste - Designing Waste Management in New Developments, a Practical Guide for Developers and Local Authorities (ADEPT 2010)". A link to the document is provided in the Further Information and Contact section.

16.15 The following sections of this guidance set out the detailed requirements for specific types of development.

Residential Development

16.16 It is WBC policy that developers have responsibility to ensure that all properties are provided with the appropriate refuse storage receptacles compatible with those used by the Council. Under normal circumstances the minimum bin provision will be 2 x 240 litres [1 grey residual and 1 blue recycling wheeled bins]. Properties with gardens are also provided with an additional 240 litre green wheeled bin for recycling of green garden waste [eg. mowings, clippings, etc...].

16.17 New residential development should include adequate and appropriate means of storing refuse and recyclable materials. This should provide sufficient storage to allow for the total amount of waste produced over a 15 day period, to be contained on the premises.

16.18 Adequate storage of refuse and recyclable materials is an increasingly important factor in promoting sustainable waste strategies and to raise public awareness of the need to recycle. This guidance cannot address all the problems associated with existing development but it is important to ensure that the situation is not worsened as a result of permitting new developments and change of use of properties which would result in significant waste generation.

16.19 This guide applies to all new developments, but is especially relevant for proposals involving flats (including new build, changes of use, sub-divisions or conversions) and commercial development (including retail, leisure or business) adjoining or near to residential areas. However there may be exceptional cases where difficulties arise and the Council is prepared to negotiate with developers in such cases. Conversion in this context refers to changes of use of buildings into a residential use.

External Bin Storage

16.20 All new housing developments, including conversions, should incorporate adequate provision for the external storage of waste and recyclable materials, including composting. Detailed information on the precise size of storage areas and specific types of storage units cannot be prescribed as this will depend upon the particular characteristics of the development and uncertainty over the preferred options for future waste recycling. For further clarification on the likely composition of future waste streams and size of storage areas developers are advised to contact the Council's Waste Management Service.

16.21 Developers are advised that all bins should be contained on the premises, in a suitably screened, dedicated position. It is strongly recommended that contact be made with the Council at the earliest opportunity to discuss any issues involving the recycling of domestic materials.

Communal Refuse and Recycling Storage Facilities

16.22 In multi-occupancy developments (including phased developments where more than one developer may be involved) the development should include suitable shared storage and provision for both general refuse containers and recycling containers.

16.23 For example, part of the site may comprise high density development which may be better suited to shared facilities. Storage for waste and recycling should also be provided for individual properties within the design. Developers are encouraged to discuss the provision of refuse and recycling containers and their storage with the Council at an early stage in the design process. This is particularly important for high-rise and terraced properties where individual dwellings may be provided with inadequate storage space.

16.24 The location and design of such facilities should have regard to the amenity of nearby residents and ensure potential nuisance from noise, traffic, litter and odour is minimised.

Storage Requirements and Containers

16.25 All new communal or multi-occupancy developments (including flats and conversions) and any mid-terrace dwellings should provide two separate bin storage areas:

Waste Recycling, Storage and Collection Facilities

- one area for the storage of bins for dry mixed recyclable materials
- one area for the storage of bins for general non-recyclable waste

16.26 All bins should be in a dedicated, suitably screened bin storage area (not to be used for any purpose other than storing the bins) within the curtilage of the development. These storage areas must be clearly signed and identified and should be located in close proximity to each other.

16.27 Developers are required to purchase the bins for both recyclable and non-recyclable materials from the Council for their development. In the case of apartments and multi-occupancy developments a ratio of six residential units would require a non-recyclable bin capacity of 1100 litres and the same for recyclable materials.

Commercial Development

16.28 By law (Environmental Protection Act, sections 46 & 47) all commercial premises are required to enter into a commercial waste agreement with a registered waste carrier for the disposal of their waste.

Refuse Requirements

- All refuse should be stored within the confines of the premises in suitably designed and enclosed facilities to avoid storage on the public highway.
- All refuse should be contained in containers or sacks as specified in the chosen registered waste carrier's contract.
- Where special wastes are involved separate storage facilities must be provided to isolate such waste from wastes to be collected by the Council. For further detailed guidance see the contact numbers in para 1.7.
- For large or complex commercial developments, advice should be sought from either the Council or the Environment Agency.
- Developers are advised to consider the environmental advantages and business benefits in providing modern 'environment friendly' solutions to the storage and segregation of materials for re-use and recycling

Recycling Facilities

16.29 Premises visited by large numbers of the public, especially retail developments, will be expected to provide community recycling facilities (for example glass or paper banks) and other waste collection facilities for re-usable items in suitable locations.

Mixed Development

16.30 In a mixed development such as a commercial/ leisure/residential scheme there should be a strict separation of waste to ensure that commercial waste does not enter the domestic waste stream. Additional advice can be given by the Council on this matter.

16.31 In developments where other types of waste are likely to be produced, for instance healthcare waste, it is imperative that no cross contamination can occur, that waste is separated at source and that defined waste streams are both manageable and obvious to users. Additional advice can be given on this matter by either the Council or the Environment Agency. The previously mentioned storage arrangements will remain applicable.

Access

Access for Vehicles

The construction of all access roads for refuse collection vehicles should be in accordance with the Department of Transport's Design Manual for Road and Bridge Works and also the Council's own Design Guide for Residential Streets and Industrial Estate Roads. In particular, they should have suitable foundations and surfaces to withstand the maximum payload of the vehicle (currently 40 tonnes). Covers over manholes, gully gratings etc. should also be of the type to withstand such weight.

- Roads and parking areas should be laid out to ensure reasonable convenience for the collection vehicles. Roads with inadequate width or turning facilities would be inaccessible to collection vehicles, and collection points on a nearby public highway would have to be arranged.
- Any structure under which the refuse vehicle has to operate should provide a minimum clearance of 4 metres, with a minimum working area of 3.5 metres width by 4 metres length where the emptying of the containers will take place.
- Refuse collection vehicles should not be expected to reverse over a distance in excess of 12 metres to or from the collection point. Attention is drawn to the Health and Safety Executive publication Workplace Transport Safety Guidance for Employers.
- The length of a refuse collection vehicle plus container is generally 9.0 metres; the working length should take account of the size of the container, making the length of the vehicle with the container in emptying position 11 metres. A further 2 metres is required for operatives to stand clear of the bin whilst being lifted.
- The emptying position that the vehicle manoeuvres to and operates from should be relatively level and flat for the entire length of vehicle and container. Any slopes or gradients (other than those necessary for surface water drainage) should be avoided.
- Ideally the vehicle should pull into a dedicated off road bay, without the necessity of reversing into or out of the bay.

Access for Refuse Operatives

16.32 Refuse is not collected from private drives. Where public access paths are to be used from the refuse storage location to the collection vehicle, they should be relatively level (apart from gradients necessary for surface water drainage). A longitudinal gradient falling away from the storage location at an incline of no more than 1:12 is acceptable.

16.33 Access paths should be not less than 1.5 metres wide and completely free from kerbs and steps. They should be of durable construction with a relatively smooth non-slip surface. Where necessary an appropriate drainage system should be incorporated into the design of the access path to prevent surface water discharging from the path to the public highway. In some cases it will be necessary to provide illumination of the access path.

16.34 Drop kerbs (maximum 6 mm) should be provided where access paths meet the roadway, and appropriate arrangements should be made to keep resulting gradients to a minimum.

16.35 Where foundations have eroded and trip hazards have formed, the landowner will be responsible for any and all appropriate repairs. Failure to maintain foundations and surfaces to a satisfactory standard may result in collections being halted due to health and safety requirements.

Bulky/Commercial Containers.

16.36 Collection operatives should not be required to pull/push a bulky container bin more than 5 metres from the agreed waste collection point to the collection vehicle. Any paths should be free from obstructions.

Wheeled Bins.

16.37 Collection operatives should not be required to pull/push a wheelie bin more than 15 metres from the presentation point to the collection vehicle. The presentation point should be to the front of the premises where practically possible. The access-way should not pass through any part of the dwelling and should be free of obstructions and steps over 25 cm in height.

Bagged Refuse and Recycled Kerbside Collections.

16.38 Operatives should not normally be required to carry bagged refuse more than 10 metres from the presentation point to the collection vehicle. The access-way should not pass through any part of the building and should be free of obstructions.

Refuse Hard Standings and Container Chambers

16.39 All storage chambers/housings should be constructed to BS 5906 (1980) and conform to Building Regulations 2000, Part H6:

- Public footpaths, roadways or any other public highways should not be impeded or used as a storage area for containers or bags.
- Ideally chambers/housings/hard-standings should be accessed direct from the roadway.
- All approaches for pedestrians should have minimum headroom of 2m and 2.1m for approaches on adopted highway.
- The chamber/housing should be of adequate height to allow the lid of the bin (if fitted) to be opened to its full height.
- The design of the chamber/housing should allow the container to be withdrawn horizontally.
- Where it is proposed to install a refuse chute system the advice of the local authority should be sought on Health and Safety issues and the requirements of the Building Regulations.
- Doors should be fitted with stays or catches to lock back into the open position to allow the refuse collector to manoeuvre the container safely with both hands.

Mobile Containers for Domestic Development

16.40 All refuse containers should be manufactured to BS EN 840 standards. Wheeled bins with a capacity of 240 litres are advised for individual residential properties. Storage bins with a capacity of 1100 litres are advisable for communal storage. The smaller 660 litre container should only be used in cases where restricted access and doorways mean that use of the larger container is impractical. There should be a minimum clearance of 500mm through any doorway over and above the width of the bin. For reference, table 9 below sets out standard container sizes (mm).

Model	Height	Depth	Width
240	1080	730	580
360	1100	860	620
660	1296	740	1253
1100	1382	945	1253

Table 9 Mobile Containers for Domestic Development

Charging Policy for the Provision of Bins

16.41 All containers for waste and recycling are subject to a charge to cover their provision and delivery. Advice on the provision, sizes and costs of suitable storage containers as well as general advice is available from the Council's Waste Services Team, who can be contacted on: Tel: 01925 443048 or email: nsdwasteteam@warrington.gov.uk.

16.42 The recycling and waste is collected in separate dedicated vehicles ranging from 12 to 26 tonnes gross vehicle weight. Developers should purchase containers directly from the authority as they must meet exact specifications related to the size of collection vehicle. The Waste Services Team will arrange delivery of the bins to an agreed location upon payment.

16.43 All types of domestic waste are generally collected in the same size (240 litre) bins as specified in the table below. However, this may vary for developments that require communal storage or in circumstances where properties have restricted access, as indicated in paragraph 16.40 above.

Type of waste	Size of collection vehicle (tonnes)	Bin size (litres)
Dry recycling	26 gross weight	240
Garden waste	26 gross weight	240
Residual waste	26 gross weight	240

Table 9a: Bin Sizes for different types of waste

16.44 Bin sizes for commercial and mixed use developments will vary dependant up on the nature and scale of the development. Advice on the provision, size and cost of suitable waste containers for these types of development is also available from the Council's Waste Services Team on, Tel: 01925 443034.



17.1 Crime, the fear of crime and anti-social behaviour all have the potential to impose negative impacts upon community well-being and quality of life. The promotion of good design and layout in new development and their associated surroundings in one of the most important ways in which to address the issue of crime. A well designed scheme can make crime more difficult to commit, increase the likelihood of detection and improve public perceptions of safety. Attractive and well designed environments can also help to encourage a sense of pride and ownership amongst a local community therefore helping to create sustainable communities.

17.2 A key component of preventing crime in the future development is to use the planning system. National policy on delivering sustainable development contained in Planning Policy Statement 1 (PPS 1) emphasises the need to plan for safe and sustainable communities. Additionally, the Crime and Disorder Act 1998 Section 17 makes it a requirement for local authorities to exercise their function with having due consideration for their effect of crime and disorder, and do all that they reasonably can do to prevent crime and disorder.

17.3 It is widely accepted that a large proportion of crime is opportunistic, so early consideration of crime and anti-social behaviour issues at the earliest stage of scheme design can play a role in eliminating avoidable opportunities.

17.4 This section provides a brief summary of the key principles that underpin how crime should be tackled in development proposals submitted to the Council. It also includes a series of checklists to be used by developers. Development Control officers will apply these checklists in appraising applications for planning permission for compliance with the above policies and in formulating their recommendations for approval or refusal.

17.5 Reducing crime and the fear of crime in Warrington is a corporate priority as identified in the Sustainable Community Strategy.

17.6 The following Unitary Development Plan Policies are directly relevant to how development proposals respond to the issues of crime and the fear of crime.

DCS1 DEVELOPMENT CONTROL STRATEGY

Development proposals should be designed to a high standard and should:

Aim to deter crime;

SOC1 SOCIAL PROGRESS

The Council will aim to ensure that:

New development does not increase the risk of crime or prejudice public health or safety;

HOU3 HOUSING DEVELOPMENT – DEVELOPMENT CONTROL

All housing developments in the borough should be well designed and well planned so as to enhance the local community and the character and quality of the local environment. In considering development proposals, the Council will take into account:

- the need to promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations, including road safety and safe play provision;

DCS6 THE DESIGN OF OPEN SPACE AND PLAY AREAS

In applying development control standards for open space in areas of new development, the Council will have particular regard to the quality of design in catering for the outdoor activities of residents and in providing a focal point in the design of the scheme as a whole. Open space and play areas should be:

- sited in open, accessible locations;
- designed to deter crime and the fear of crime;
- accessible directly from pedestrian routes;
- overlooked by houses or well-used pedestrian routes;

General Principles

17.7 Crime prevention is a legitimate concern of the planning system, and local authorities have specific responsibilities to address issues. Crime and the fear of crime can be managed and reduced in several ways which involve the built environment. The minimum objective of designing out crime is to incorporate suitable design features in environmental and building design which will help to deter criminal and anti-social behaviour, whilst encouraging an effective level of natural supervision, control and ownership. These principles are outlined in more detail below:

Local Ownership

The quality of the urban environment has a major influence on crime, fear of crime and levels of anti-social behaviour. The Government's Sustainable Communities Plan stresses the importance of achieving crime prevention and community safety objectives in creating attractive and sustainable environments in which people want to live. High quality architecture and landscape design helps to improve public perceptions of safety and promote a greater sense of 'local ownership', and community identity by encouraging residents to feel local pride in their neighbourhood. This is often enhanced where there is a good level of social behaviour when people are more likely to challenge and report suspicious activities and anti-social behaviour.

Natural Surveillance

Criminal activity is less likely to occur if there is a high risk of it being observed. Crime and anti-social behaviour can be deterred by ensuring that all publicly accessible areas are subject to casual supervision during all hours of the day. Promoting the active use of streets and public spaces throughout the daytime and evening is one of the most effective means of restricting opportunities for crime. Designs and layouts that ensure that there are always 'eyes on the street' can help to deter criminal and antisocial activity by giving potential offenders the message that any criminal or antisocial activities are likely to be observed and reported.

Defensible Space

Clear perception of ownership of spaces encourages householders and other users to feel responsibility for them, and thus reduces the likelihood of crime and anti social behaviour occurring. Crime and anti-social behaviour is more likely to occur in 'no man's land' where users are unclear whether space is public or private, and whether anyone is likely to be bothered by what happens there. It is vitally important to establish clear distinctions between public, semipublic/communal and private areas.

Accessibility and Integration

Good design and layout can play an important role in tackling social exclusion by providing a well connected and accessible environment. A framework of well used, well lit, overlooked and direct routes linking the community to local services and amenities is vital. Layouts with unnecessary, under used, poorly lit and unsafe footpaths, cycle ways or short cuts are more vulnerable to crime and anti social behaviour.

Mixed Use

New mixed use developments should attempt to create busy, lively environments through a mix of uses and activities and their relationship to each other on active frontages; thus increasing opportunities for any criminal activity or anti-social behaviour to be witnessed.

Materials

Materials should be good quality, robust and not vulnerable to vandalism.

'Secured By Design'

Developers are encouraged to seek Secured By Design Awards for new residential schemes, car parks and play areas. Details can be found at www.securedbydesign.com

Early Consultation

Discussions between developers and development control officers should take place at an early stage, prior to the submission of a planning application, so that any potential pitfalls of a scheme can be identified and eliminated. For major development proposals, applicants should consult with the Police Architectural Liaison Officer (Mark Antrobus, tel: 01244 614567), prior to submitting a scheme.

Attributes of Safer Places

17.8 Research conducted regarding crime prevention from an urban design perspective is outlined by the Home Office in their manual "Safer Places", advocates seven attributed of sustainable communities that are particularly relevant to crime prevention. These attributes should be considered as guidance for analysing and tackling the threat of crime in a local context. These attributes include:

Access and Movement - Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

Structure - Places that are structures so that different uses do not conflict.

Surveillance - Places where all publicly accessible spaces are overlooked.

Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection: Places that include necessary, well designed security features.

Activity: Places where the level of human activity is appropriate to the location and creates reduced risk of crime and a sense of safety at all times.

Management and Maintenance: Places that are designed with management and maintenance in mind, to discourage crime in the present and future.

Development Checklists

Residential Development Checklist

Building Layout and Design	<ul style="list-style-type: none"> • Main entrances are visually prominent and face the street • Habitable rooms with windows are located at the front of dwellings • Entrances to dwellings are visible from windows within the dwelling so callers can be seen • Public access through developments are channeled and controlled • Pedestrian links are open and well observed from neighbouring properties • Rear gardens abut each other • Preventative measures are taken to restrict public access to rear gardens at potentially vulnerable locations • Blank gable facades are avoided particularly on corner plots. Where gables abut, they have windows. • Flats are directly accessed from a main street or parking area • Dwellings are arranged to encourage neighbour contact and social interaction • A variety of house types and sizes are provided to promote daytime occupation • Well connected streets provide the opportunity for natural surveillance from passing traffic • The development provides active streets rather than an endless series of cul-de-sacs • Such cul-de-sacs as are provided should avoid narrow pedestrian links between them • Arrangements for secure wheelie bin storage are made within curtilage of individual dwellings • House numbers are clearly visible • The principles of the Police 'Secured by Design' scheme have preferably been followed and approval sought
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Residential Development Checklist	
Ownership	<ul style="list-style-type: none"> Physical and psychological barriers (such as changes in the type, texture or colour of paving) are used to define 'defensible space'
Footpaths and Cycleways	<ul style="list-style-type: none"> Footpaths and cycleways are as open as practically possible, provide some landscaping, and are preferably at least 4.7 metres wide Planting allows a clear field of vision though the pathway, vertically and horizontally There are no sharp bends or other forms of concealment Footpaths and cycleways avoid the rear of dwellings Existing, well used rights of way are integrated into the development Suitable measures are in place for the maintenance of any landscaping bordering footpaths/ cycleways
Boundary Treatment	<ul style="list-style-type: none"> Boundaries should be permeable to allow natural surveillance, and not provide opportunities for concealment Arrangements are made to restrict public access to the rear of properties Robust materials should be used
Landscaping	<ul style="list-style-type: none"> Planting should not provide opportunities for concealment or assist access to upper floors of properties Section 106 opportunities should be utilised to front load landscaping maintenance costs
Lighting	<ul style="list-style-type: none"> Lighting is compliant with British Standard 5489 part 3
Parking	<ul style="list-style-type: none"> Car parking is located within clear view of residents Parking bays clearly relate to the dwellings they serve Garages or car barns do not serve as climbing aids to upper floors of properties Secure cycle storage is provided within dwelling curtilages

Table 10 Residential Development Checklist

Open Space Development Checklist	
Layout & Overall Design	<ul style="list-style-type: none"> The proposal is compliant with standards required for a Secured By Design Award
Natural surveillance	<ul style="list-style-type: none"> Public open spaces are well integrated into residential developments, with a number of dwellings in close proximity, overlooking them They are well lit and as open as is practically possible Open spaces are not located in isolated corners of the proposal, or backed onto by dwellings
Pedestrian routes	<ul style="list-style-type: none"> Pedestrian and cycle routes are open and well lit A minimal number (but more than 1) of entrance / exit points is provided Routes are well sign posted They are reasonably close, but not directly adjacent to facilities where youths may congregate (e.g. skate ramps, shelters etc)
Landscaping	<ul style="list-style-type: none"> Landscaping is not so dense to preclude observation from passing traffic or adjacent properties Areas vulnerable to vandalism/ graffiti etc are protected by thorny shrubs
Play Equipment/ Furniture	<ul style="list-style-type: none"> Furniture and equipment is incorporated into open space so the site serves a clear purpose A suitable buffer of open land is provided between play equipment and residential properties Seating is clearly visible and conveniently located The borough council's Outdoor Recreation Officer has been consulted, and agrees that furniture and equipment is safe, robust and vandal resistant Children's play areas are secure and easily visible Play areas are enclosed by standards bow-top railings and 2 self closing gates
Provision for Young People	<ul style="list-style-type: none"> Within major developments, facilities are provided for all age groups, not just young children Sites specifically for young people are located reasonably close to other land uses, but no closer than 20 metres from the curtilage of the nearest dwelling
Boundary Treatment	<ul style="list-style-type: none"> Boundaries between public and private areas are clearly defined Permeable border treatment is used to prevent unauthorised vehicular access Boundary treatment is not likely to cause injury to children
Maintenance	<ul style="list-style-type: none"> Section 106 opportunities are utilised to secure the long term maintenance of the site – including landscaping, so this does not grow too dense to preclude opportunities for natural surveillance

Table 11 Open Space Development Checklist

Industrial Estates and Business Parks Development Checklist	
Natural surveillance	<ul style="list-style-type: none"> • The proposed layout allows clear views in and out of the site • There are no potential hiding places between and behind buildings • Parking areas are overlooked by the buildings they serve • Service yards are located back to back • A compatible land use with longer opening hours is incorporated into the scheme • Offices are given prominent locations
Building design/layout	<ul style="list-style-type: none"> • Main entrances are prominent and face the street • Access routes are well lit • Rear access is either avoided or easily observed • Physical barriers at entrances and exits can be easily secured after hours • Service yards and car parks are enclosed and overlooked by surrounding buildings • Measures to deter ram-raiding (bollards, barriers, stall risers, boulders, etc) are installed • Blank gable walls that face the street are avoided • Perimeter gates are the same height as boundary fences and incorporate anti-lift hinges • Illegal access from the roof is defended by overhanging eaves, internal pipe work, and secured roof lights if necessary • Where possible, large areas of transparent materials are used in building design
Boundary Treatment	<ul style="list-style-type: none"> • Physical and psychological barriers are utilised at site boundaries • A minimal number of access points are provided • Landscaping and boundary treatment does not reduce surveillance or provide climbing aids • Appropriate measures are taken to secure boundaries, without creating a fortress • 'Orphan' parcels of land that might be prone to fly tipping or other abuse are not created
Footpaths	<ul style="list-style-type: none"> • Footpaths through the site are kept to a minimum and serve a specific purpose • Where provided, they are direct, avoid blind corners, and are well lit, and easily visible • They do not provide unobserved access to the rear of buildings
Storage	<ul style="list-style-type: none"> • Secure enclosures for storage, recycling and waste are provided
Lighting	<ul style="list-style-type: none"> • Lighting is directed towards entrance and exit points, car parks and service yards • Proposed lighting is compliant with British Standard 5489 part 2 • There are no blind spots
On site security	<ul style="list-style-type: none"> • Where appropriate, a commitment to providing comprehensive security measures (i.e. CCTV/ manned gatehouse) is secured through the developer entering a s106 agreement • Robust materials are used for such structures

Table 12 Industrial Estates and Business Parks Development Checklist

Town Centres Development Checklist	
Natural Surveillance	<ul style="list-style-type: none"> • A successfully integrated and compatible mix of uses is provided • Habitable rooms of any flats overlook shop frontages and rear service yards • Public services (cash points, phone boxes etc) are in highly visible locations and well lit
CCTV	<ul style="list-style-type: none"> • Section 106 agreements are used to secure CCTV installation as part of any major developments
Building layout	<ul style="list-style-type: none"> • Rear service yards and private communal areas are secure and have lockable gates • Storage and bin areas are located so as not to provide climbing aids to upper floor windows • Service yards are well lit and overlooked by adjoining properties • Separate entrances to upper floor dwellings/ offices are provided on the public street • Blank gable walls that face the street are avoided
Shop Fronts	<ul style="list-style-type: none"> • Internal lattice grilles should be used instead of external steel shutters. They should be as transparent as possible to optimise visibility both ways (e.g. mesh or open grill). • Strengthened glass is used on all new shop window frontages • Where it doesn't unduly detract from the character of the street scene, entrances are wide, prominent and well lit • Door recesses do not provide opportunities for concealment • Vulnerable frontages are protected by measures to deter ram-raiding (bollards, barriers, stall risers, boulders, etc) • Measures for collecting litter and maintaining a clean street scene are provided particularly near hot food takeaways
Street furniture	<ul style="list-style-type: none"> • Street furniture is sited by shop frontages, whilst not causing a nuisance to genuine shoppers • Vandal resistant materials are used
Lighting	<ul style="list-style-type: none"> • Is directed at shop entrance and exit points, car parks footpaths and service yards • Lighting complies with British Standard 5489 part 10 • 24hour internal (preferably energy efficient) lighting is used in new developments
Licensing and the night time economy	<ul style="list-style-type: none"> • A strong mix of family friendly evening uses are given favourable consideration in the town centre

Table 13 Town Centre Development Checklist

Car Parks Development Checklist	
Layout/ surveillance	<ul style="list-style-type: none"> • Avoid dead ends, blind corners or large solid walls that restrict visibility • Car park should have direct access to a street or main entrance of building served • Disabled and family spaces should be located close to the street/ building entrance • Adjoining uses face car park to provide natural surveillance • Signage should be clearly visible and visual markers should be used to aid ease of movement. • Entrance and exit points are kept to a minimal number of well used and defined routes
Footpaths	<ul style="list-style-type: none"> • Footpaths provide direct links between parking bays and the buildings they serve • Footpaths are clearly defined, well sign-posted and well illuminated
Landscaping / boundaries	<ul style="list-style-type: none"> • Boundaries of car park are clearly defined, but do not preclude opportunities for casual observation from passers by • Clear stemmed trees, low level and thorny shrubs are used rather than dense landscaping • Landscaping is not located where it may reduce the effectiveness of CCTV and lighting
Lighting	<ul style="list-style-type: none"> • Parking bays, footpaths, circulation routes and entrance/ exit points are all well lit • Lighting is in accordance with British Standard 5489 part 9
Materials and Signage	<ul style="list-style-type: none"> • Directions to disabled spaces, exit points and ticket machines are clearly sign-posted • Information is provided on opening hours • Vandal resistant materials are used
Security Measures	<ul style="list-style-type: none"> • New car parks meet police security standards • Where necessary, pay barriers are erected at exit points • Small privately owned car parks are secured outside work hours
Multi-storey and underground / undercroft car parks	<ul style="list-style-type: none"> • Vehicular access points are electronically controlled (the use of simple pole barriers is not acceptable as they do not restrict pedestrian access); • External pedestrian entrances should be separate from vehicular access points and access controlled.. • Arrange parking spaces in straight rows to avoid blind spots and avoid recesses; • Ensure that support pillars are as slim as possible within structural requirements; • Ensure that external pedestrian entrances and routes to them have good natural surveillance and that any adjacent landscape planting is low level; • Maximise natural surveillance into and out of lifts, preferably with a vision panel; and

Car Parks Development Checklist	
	<ul style="list-style-type: none"> • Incorporate open balustrades on stairways to enable good visibility on approach to landing areas. • Make good use of natural daylight wherever possible. Light coloured ceilings and walls should be used throughout.

Table 14 Car Park Development Checklist

Further Information and Contacts





Further Information and Contacts

Further Information & Contacts

Design & Access Statements

DCLG Guidance on Information Requirements and Validation - (March 2010)

Urban Design Guidance

By Design (CABE); Better Places to Live: A Companion Guide to PPG3 (CABE/DTLR 2001)

Urban Design Compendium 2: Delivering Quality Places (English Partnerships /The Housing Corporation, 2007)

Tall Buildings

Further Information

National Government guidance

www.communities.gov.uk

www.planningportal.gov.uk

DCLG Circular 01/2006: Guidance on Changes to the Development Control System (2006)

Code for Sustainable Homes (2007)

By Design: Urban design in the planning system (2000)

CABE and English Heritage

www.cabe.org.uk

www.english-heritage.org.uk

www.helm.org.uk

Guidance on Tall Buildings (2007)

Design & Access Statements: How to write, read and use them (2006) (CABE)

Conservation Principles, policies and guidance (2007) (English Heritage)

Landscape Institute / Institute of Environmental Management & Assessment

Guidelines for Landscape & Visual Impact Assessment (2002)

North West Regional Assembly

www.nwra.gov.uk

North West of England Plan: Regional Spatial Strategy to 2021 (2008)

Warrington Borough Council

www.warrington.gov.uk

Unitary Development Plan (2006)



Sustainable Design & Construction

Further Information

- www.communities.gov.uk

The Department of Communities & Local Government's website: Includes National Policies, Building Regulations, and the Code for Sustainable Homes.

- www.planningportal.gov.uk

The government's online resource for planning and building regulations includes information on the planning system and policies. Copies of Planning Policy Statements and good practice guides can be accessed from here.

- www.buildingforlife.org/

Building for Life is the national standard for well-designed homes and neighbourhoods. The initiative is led by CABE and the Home Builders Federation.

- www.cabe.org.uk

CABE is the government's commission for Architecture and the Built Environment and has published a number of research, advice and best practise documents that are relevant to the design of the built environment.

- www.placesmatter.co.uk/design-review

North West Design Review Panel

- www.lifetimehomes.org.uk/

The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

- www.berr.gov.uk/

Department for Business, Innovation & Skills (BIS): Contains Government information on renewable energy including policy and funding sources.

- www.berr.gov.uk/whatwedo/sectors/ccpo/

The climate change project office: Jointly funded by the Department for Business, Innovation & Skills (BIS) and the Department of Energy and Climate Change (DECC). Provides advice and support for projects which reduce greenhouse gas emissions.

- www.defra.gov.uk/sustainable/government/

The Department for Environment, Food & Rural Affairs (DEFRA): The Governments' sustainable development website.

- www.4nw.org.uk/

4NW is the Regional Leaders Board for the northwest of England.

- www.nwda.co.uk/pdf/AfSProgramme.pdf

Action for Sustainability: The programme for integrating sustainable development across the North West.

- www.breeam.org/ & <http://www.bre.co.uk/>



Further Information and Contacts

The Building Research Establishment: Provides consultancy, testing and research on the built environment including BREEAM certification.

- <http://www.onewarrington.org.uk/>

The Warrington Partnership is the Local Strategic Partnership (LSP) for Warrington. The website contains the Sustainable Community Strategy for Warrington - 'One Warrington: One Future - where everyone matters'.

- www.est.org.uk/

The Energy Savings Trust: Government funded company that helps reduce carbon emissions in residential developments. Additionally, their database contains details energy saving grants and discounts from a range of providers including government, energy suppliers, retailers and installers.

- www.carbontrust.co.uk

The Carbon Trust is an independent not for profit company set up by the Government to provide specialist support to business and the public sector to help cut carbon emissions, save energy and commercialise low carbon technologies.

- www.wrap.org.uk

The Waste and Resources Action Programme: Government organisation set up to encourage recycling and waste minimisation.

- www.cat.org.uk

Centre for Alternative Technology: Organisation concerned with globally sustainable and ecologically sound technologies and ways of life.

- www.sustainablehomes.co.uk/

Organisation set up to encourage housing associations to implement sustainable development.

- www.ciria.org/

Organisation set up to improve the performance of the construction industry.

- www.livingroofs.org/

An independent UK resource for green roof information.

- www.newbuilder.co.uk/

A sustainable construction information website containing independent information and publications on green buildings.

- www.envirolinknorthwest.co.uk

Envirolink Northwest is a not-for-profit organisation that aids the development and growth of the energy and environmental technologies and service sector in the northwest of England.

- Liverpool City Region Renewable Energy Capacity Study - Stages 1 and 2 (ARUP, 2010)

Design in the Historic Environment

English Heritage

www.english-heritage.org.uk/your-property/energy-efficiency



www.english-heritage.org.uk/publications/microgeneration-in-the-historic-environment

Shop Fronts

Conversion and Re-use of Buildings in Rural Areas

'The Conversion of Traditional Farm Buildings : A Guide to Good Practice'. English Heritage.

- <http://www.helm.org.uk/upload/pdf/Traditional-Farm1.Pdf>

'Living Buildings in a Living Landscape'. English Heritage and the Countryside Agency [now Natural England].

- <http://www.english-heritage.org.uk/upload/pdf/Living-Buildings-Long-Version.pdf>

'Understanding Historic Buildings : A Guide to Good Recording Practice'. English Heritage.

- http://www.english-heritage.org.uk/upload/pdf/Understanding_Historic_Buildings_1.pdf

'Understanding Historic Buildings : Policy and Guidance for Local Authorities'. English Heritage.

- <http://www.helm.org.uk/upload/pdf/Understanding-historic.pdf>

Landscape Design for New Developments

Further Information

.1 Information on Landscape Architects and the services they can offer and on registered landscape practices in the North West is available from:

The Landscape Institute

6-8 Barnard Mews

London SW11 1QU

Tel: 020 7350 5200

.2 Information on Ecological Consultants and the services they can offer is available from:

The Institute of Ecology and Environmental Management

45 Southgate Street

Winchester

Hampshire SO23 9EH

Tel: 01962 868626

Advice and information of Landscape Contractors and the services they can offer and on registered landscape practices in the North West is available from:

British Association of Landscape Industries (BALI)

Landscape House

9 Henry Street

Keighley



Further Information and Contacts

West Yorkshire BD21 3DZ

Tel: 01535 606139

Advice and information on a number of issues including planting schemes near water courses can be obtained from the Environment Agency and is available from:

The Environment Agency Regional Office

P O Box 12

Richard Fairclough House

Knutsford Road

Warrington WA4 1HG

Tel: 01925 653999

.3 Advice and information on the Cheshire Historic Landscape Characterisation Project can also provide useful information to guide new design. This is available from:

Cheshire West & Chester

County Hall

Cheshire CH1 1SF

Tel: 0300 123 8123

Play England

www.playengland.org.uk

Play England provides advice and support to promote good practice, and works to ensure that the importance of play is recognised by policy makers, planners and the public.

PLAYLINK

www.playlink.org

PLAYLINK is a multi-faceted independent play and informal leisure consultancy working in the areas of design, planning, policy, strategy, local engagement, fundraising and organisational development. It aims both to create '*playable spaces*' with its Designs for Play service; and to address the policy and practise issues that affect the planning and delivery of best possible play opportunities for children and young people.

Landscape and Protection of Trees on Development Sites

Further Information

- The Mersey Forest Plan
- The England Forestry Strategy: The Forestry Commission
- Tree Preservation Orders: A Guide to Law and Good Practice (Addendum) 2009

Contacts

Arborcultural Officer

WBC Environment and Regeneration Department



New Town House
Buttermarket Street
Warrington
WA1 2NH
Tel: 01925 443014
Fax: 01925 442823
Devcontrol@warrington.gov.uk

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Forestry Commission

Great Eastern House
Tenison Road
Cambridge
CB1 2DU
Tel: 01223 314546
Fax: 01223 460699
Fcengland@forestry.gsi.gov.uk

The Mersey Forest Offices

Risley Moss
Ordinance Anevue
Birchwood
Warrington
WA3 8QX
Tel: 01925 816217
Website: www.merseyforest.org.uk

Institute of Chartered Foresters

7A St. Colme Street
Edinburgh
WEN3 6AA
Tel: 0131 225 2705
Fax: 0131 2206128
Website: www.charteredforesters.org

Agricultural Association

Ampfield house
Romsey



Further Information and Contacts

Hants

SO51 9PA

Tel: 01794 368717

Fax: 01794 368978

Website www.trees.org.uk

International Society of Arboriculture UK and Ireland

Chapter 148

Hydes Road

Wednesbury

West Midlands

WS10 0DR

Tel: 0121 556 8302

Website: www.isa-uki.org

.4 Arboricultural Advisory & Information Service

Alice Holt

Wrecclesham

Farnham

Surrey

GU10 4LH

Tel: 09065 161147

Fax: 01420 22000

Website: www.treecouncil.org.uk

Public Realm

The Warrington Town Centre Public Realm Strategy

http://www.warrington.gov.uk/images/Warrington%20Town%20Centre%20Public%20Realm%20Strategy_tcm15-36180.pdf

Culture & Public Art

- **A Strategy for Public Arts Development 2010**

http://www.warrington.gov.uk/Environmentandplanning/Regeneration/Telling_the_Story_of_Warrington.aspx

Highways Design - Setting Adoptable Standards

Contact Details

Further information can be provided from:



- **Contact Warrington**

Tel no. 01925 443322

And ask for the Highways department.

- Chris Bluck
Principal Engineer
Tel - 01925 442688
Email - cbluck@warrington.gov.uk
- Neil Jones
Network Development and Control Manager
Tel - 01925 442551
Email - nzjones@warrington.gov.uk

Cycle Parking in New Developments

Planning Policy Guidance 13 **Transport** (2001) sets out the Government's policy on land use planning with regard to transport and states that local planning authorities should

- *“seek the provision of convenient, safe and secure cycle parking and changing facilities in developments and the provision of cycle storage facilities at transport interchanges, including park and ride sites”*
- <http://www.communities.gov.uk/publications/planningandbuilding/ppg13>

The Department for Transport's (DfT) **Manual for Streets** (2007) includes a section on cycle parking in Chapter 8 (starting on page 99). The document is a technical companion to PPS3 “Housing” that focuses on lightly-trafficked residential streets.

- <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

The DfT have also produced a separate leaflet on the **Key Elements of Cycle Parking Provision** (traffic advisory leaflet 05/02) together with other advice on cycling.

Additionally, the DfT have produced a **Cycle Infrastructure Design** Guide which was published in October 2008.

- <http://www.dft.gov.uk/pgr/roads/tpm/ltnotes/ltn208.pdf>

In addition, a number of other organisations have also developed guidance and useful advice on cycle parking including:

Sustrans have produced a number of guidance documents on cycling, including one on **Cycle Parking** (leaflet FF37, 2004).

- <http://www.sustrans.org.uk/assets/files/Info%20sheets/cycle%20parking%20info%20sheet.pdf>

The Bike Parking and Security Association has also produced a guide: **Quality Cycle Parking Standard** (2003)

- www.bpsa.info/intro.htm

Cycling England have produced a document on **Cycle Parking** which contains useful advice:

- http://www.dft.gov.uk/cyclingengland/site/wp-content/uploads/2009/03/c04_cycle_parking.pdf



Further Information and Contacts

Waste Recycling, Storage and Collection Facilities

Contact Details

Further technical assistance can be provided from:

Contact Warrington

Tel no. 01925 443322

And ask for the Waste Collection Team.

Email: nsdwasteteam@warrington.gov.uk

For general planning enquiries please contact:

Contact Warrington

Tel No. 01925 443322

And ask for Development Control.

Email devcontrol@warrington.gov.uk

Crime & Design

Further Information

<http://www.communities.gov.uk/publications/planningandbuilding/saferplaces>

Safer Places: The Planning System and Crime Prevention focuses on seven attributes of sustainability that are particularly relevant to crime prevention. They should be considered as prompts to thinking about crime prevention and promoting community safety through the planning system.

www.securedbydesign.com

Secured by Design is the official Police initiative supporting the principles of '**designing out crime**' by promoting of effective crime prevention and security standards. The website has full information on Secured by Design principles and guidance in relation to a range of types of development.

www.crimereduction.gov.uk

Launched by the Home Office and managed by a partnership with various crime reduction organisations and government departments, this website is aimed at practitioners to help them achieve and sustain reductions in crime and disorder. It includes guidance on good practice, practical toolkits and other resources.

www.cabe.org.uk

CABE is the government's commission for Architecture and the Built Environment and has published a number of research, advice and best practice documents that are relevant to the design of the built environment, of which secured by design considerations are one aspect.

www.planningportal.gov.uk

The government's online resource for planning and building regulations includes information on the planning system and policies. Copies of Planning Policy Statements and good practice guides such as "By Design" can be accessed from here.

www.communities.gov.uk

Further Information and Contacts

The Department of Communities & Local Government's website: another source of government information on planning.

Contacts

www.cheshire.police.uk

Applicants are encouraged to consult with Cheshire Police when developing their proposals. Principal contacts include:

Architectural liaison officer – Mark Antrobus telephone: 01244 614567;
mark.antrobus@cheshire.pnn.police.uk



Further Information and Contacts



Warrington Borough Council

New Town House
Butermarket Street
Warrington
WA1 1BN

Tel: 01925 442799
www.warrington.gov.uk