



Sussex  
Countryside  
Trust

Campaign to  
Protect Rural England  
Sussex Branch c10

# Building Beautiful How to create well designed places

CPRE Sussex



# Building Beautiful – What today is about.....

- Our aim: to increase your confidence that you can add value
- Introduction: context and background
- The components of a well designed site: Will Anderson
- Workshop 1: What makes for a well designed site?
- Design guides – the High Weald
- Workshop 2: Is this site well designed?
- Getting our voice heard by the developer and the planners
- Wrap up: information sources and feedback

# Building Beautiful - Context and background

- Housing targets: quantity must come with quality, not at its expense
- High Volume Developers, with no long term interest in new builds and standardized processes, need to be pressured to deliver quality or individuality

# Building Beautiful - Context and background

- Only 18% of new builds rated of good/very good design\*
- New homes space standards comparatively much smaller: Denmark + 80%, Dutch + 53%, Japan + 21%\*\*
- Government scrapped aim to require new homes to be carbon neutral from 2016
- 2 out of 3 home owners avoid buying a new build\*
- Plenty of opportunity, and much need, to do better.

\* J. Neale: Improving Housing Quality, London RIBA 2009

\*\* R.W. Robert-Hughes: The Case for Space, RIBA 2011

# Building Beautiful – New opportunities

Increasing Government focus on placemaking and design:

- Building Better, Building Beautiful Commission
- new NPPF paras and NPPG guidance:
- chapter 12: Achieving well-designed places
- paras 122-123: Achieving appropriate densities
- environmental net gain principle
- National Design Guide
- Improved PD rights design control promise

LPA good design guide initiatives: e.g. High Weald AONB and Mid Sussex DC consultations; and use of design panels

# Building Beautiful – What makes a well-designed project

- NPPF paras 122 and 123 (appropriate densities) mandate that
  - “Planning policies and decisions should support development that makes efficient use of land”, “developments make optimal use of the potential of each site”
  - local plans should set minimum density targets
- NPPF chapter 12: how developers should achieve well designed places
- At site level, NPPF leaves design/layout decisions to the developer and LPA
- Local Design policies and guides

# Building Beautiful – CPRE initiatives

- CPRE Sussex national award-winning Making Places project (working with Rabble Place)
- Burgess Hill Northern Arc – CPRE Sussex dialogue with Homes England on community engagement and environmental gain
- CPRE Sussex guidance on biodiversity enhancement in new housing developments
- Responses to LPA design guide consultations
- Training and campaigning



# Will Anderson, Rabble Place Architects.....



# Claire Tester, High Weald AONB Unit.....

## Workshop 2

Consider the Burwash planning application before you and decide if it is well designed. Write up comments under the headings:

- Context
- Identity
- built form
- Movement
- Nature
- public spaces
- Uses
- homes and buildings
- Resources
- lifespan

## Building Beautiful – conclusions

- Have we achieved our aim of increasing your confidence that you can help achieve better designed homes and communities?
- The urgent imperative of working towards carbon emission neutrality through more stringent building design standards
- Sources of useful information
- Questions?
- Feedback forms

# “The right development in the right place!”



# Thank you!

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