

**Inspector's Note on design observations for comments by
Participants and the Hastings Council, and which are required by
12 Noon - 15 January 2015**

The number of dwellings set out in the Proposed Allocations Policies is purely indicative, showing what might be achieved on each site. Of greater consequence for every scheme, however, will be matters which include design, height, mass, appearance, layout, trees and relationship with the surroundings including nearby buildings and views of the Borough's natural and historic assets. These considerations, rather than indicative numbers, will provide the guidelines to ensure a development worthy of the site and its surroundings. For development within Conservation Areas, the Council will insist on schemes of distinctive design, quality and character consistent with the statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area. A similar approach will be taken with regard to any scheme which would affect the setting of the Conservation Area.

Richard E. Hollox
Inspector

22 December 2014

Observations by the Burtons' St Leonards Society – Rep2215

We find the Inspector's suggested text very helpful indeed. We would like to suggest it could be built on by reference to the following:

- We have some reservations about the inclusion of indicative densities on sites where there is not a clearly worked up design as this tends to put a market value on them which then influences developers' profit projections.
- We feel that any detailed design should be able to demonstrate a clear progression from client brief and site analysis to a working concept leading to detailed design development. An applicant should be able to show, step by step, how the design has been arrived at through a series of logical and creative stages. Every application should have a statement of design intent and the planning authority should have the expertise to interpret these.
- Supplementary Planning Guidance could perhaps include a guide on Design Methodology.