

LDĀDESIGN

Shaping Quality Development & The Mitigation Maze

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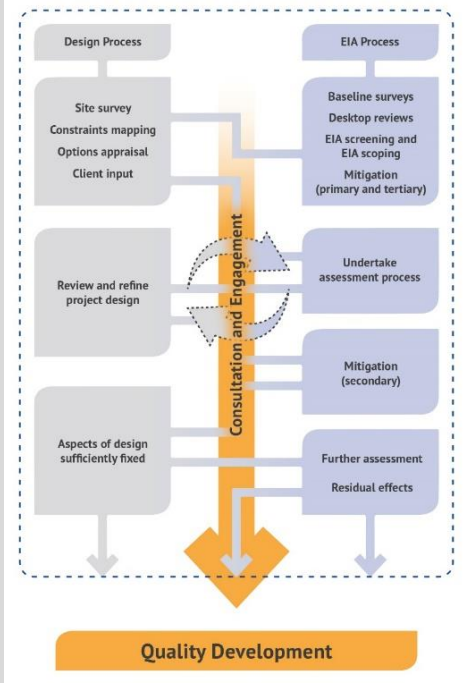
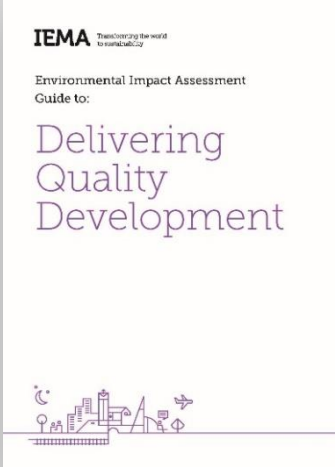


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Shaping Quality Development Guide

“Establishes the principles and framework for maximising the integration between environmental thinking and project design within the decision-making process.”

Shaping Quality Development Guide



What is quality development ?



What is quality development ?

The role of design review – what defines ‘good’ or ‘sufficient’?

Nationally significant infrastructure projects must make design an integral part of their planning process and demonstrate that good design... have been taken on board.

A Design-Led Approach to Infrastructure – CABE

56. The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

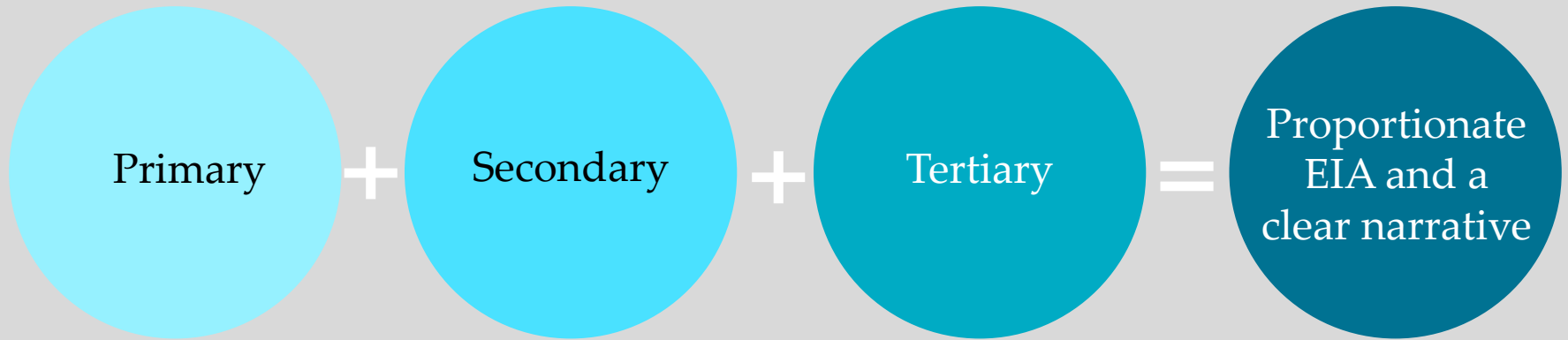
57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para 56&57 NPPF

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Planning Practice Guidance

The Three Types of Mitigation



Practitioners need to be able to understand and classify mitigation into three key types to maximise integration and **deliver a Proportionate ES** which has a **Clear Narrative**.



Primary

- Intrinsic part of the project design.
- Design evolution.
- Best applied early in programme.



Secondary

- Requires further activity to achieve the anticipated outcome.
- Often secured through planning conditions or requirements discharge.



Tertiary

- Required regardless of any EIA Assessment.
- Imposed through legislative requirements and/or standard practice.
- Avoiding theoretical impacts

The Mitigation Maze within an ES

Environmental Statement Chapter	The Type of Mitigation Described
Design Evolution	Describes the design iteration process demonstrating primary mitigation has been embedded within the Scheme
Project Description which includes description of parameters, primary & tertiary mitigation	Describes the project parameters which incorporate primary mitigation. Clearly sets out tertiary mitigation measures
Environmental Chapters	Assesses potential effects of project design (which incorporates primary and tertiary mitigation) and describes secondary mitigation measures only.

EIA Narrative – Scheme Design and Mitigation

What is the ‘project’ – a mitigated operational object or something ‘richer’

Sufficient explanation of design process, design and commitment to permit adequate EIA but also PINS and others to understand what is being applied for

Advice note 6:

DCO vs. EIA definition

- The description of the project should be consistent across different reports and within the DCO.
- Applicants should check carefully before they submit their documents and that the description of the proposed development is the same within the ES and any other relevant reports.

Advice note 13:

- 'The description of the proposed development together with the provisions of the DCO (including requirements) will determine what is authorised to be carried out.

Key

- A properly orchestrated project process with clear direction and communication
- A compelling design that is properly described, illustrated with clear principles and that can be delivered
- A clear project narrative and a masterplan/design response that can be understood, that is not merely mitigating the effects