

West St Leonards Design Guidance and Codes Contents

Scope of Work

Aims

- a) Develop design guidance and codes to enhance and preserve the character of West St. Leonards and guide future development.
- b) Develop a brief document favouring illustrated content over analytical text. The document is to be drafted with reference to the emerging Neighbourhood Plans and associated documents.

Project stages

1. **Site visit and analysis.** A meeting with the Neighbourhood Plan Steering Group and site visit was undertaken by AECOM on 5th December 2024. The meeting and site visit resulted in a better understanding of the characteristics of West St. Leonards, including current concerns of the residents to be addressed in the Design Guidance and Codes. An initial library of images for use in the document has also been established.
2. **Structure Design Codes Contents.** Based on the site visit and initial analysis, a scope of work document will be issued to the neighbourhood plan group for a review.
3. **Develop Design Code draft document.** A draft Design Guidance and Code document will be issued to each of the Neighbourhood Forum showing the desired design principles. The document is primarily based on photos and diagrams with explanatory text where necessary showing the preferred approach to the chosen design guidance and codes (*see Design Guidance and Codes Content below*).
4. **Feedback period.** Once the Design Code draft document is issued, West St. Leonards NPSG will review it and provide feedback within 2-3 weeks. During this period, we are open to convene an online session to clarify questions and make revisions.
5. **Address feedback.** With the feedback received, we will address necessary changes and will prepare the final Design Code.
6. **Submission.** After addressing Locality's comments, the final report will be re-issued to the Neighbourhood Plan Steering Group and Locality.

Design Guidance and Codes Content

1.0 Introduction

- 1.1. Purpose of the report
- 1.2. Area of study
- 1.3. Policy context
- 1.4. Process
- 1.5. Public engagement
- 1.6. How to use this document

2.0 Parish-wide analysis

2.1. Settlement Pattern and Evolution

- 2.1.1. Brief overview of the historic evolution of West St. Leonards
- 2.1.2. Heritage assets *(including listed buildings, any buildings of local importance, key views and conservation area)*

2.2. Green and blue infrastructure

- 2.2.1. Landscape designations, water features and hierarchy of open spaces
- 2.2.2. Flood risk and topography

2.3. Access and movement *(highlighting hierarchy of roads, PRowS, cycle network and public transport across West St. Leonards)*

3.0 Parish-wide design codes *(overarching placemaking and design principles that are applicable to any scale of development – infill or new, across the parish)*

Theme	Forum-wide code
Built Form (BF)	BF.01 Development on sloping topography and ridgelines
	BF.02 Local vernacular and use of material
	BF.03 Infill and retaining gaps between buildings
Landscape setting and Streetscape (LS)	LS.01 Open spaces, green gaps and biodiversity
	LS.02 Public realm enhancement
	LS.03 Water Management
Sustainability (S)	S.01 Active travel and interconnected neighbourhoods <i>(e.g. prioritising walking/cycling, traffic calming measures)</i>
	S.02 Eco-design and sustainability

4.0 West St. Leonards Area Types Appraisal and Area Types specific design codes

- 4.1. Distinctive characteristics & Issues and Challenges of West St. Leonards
- 4.2. Defining the Area Types in West St. Leonards *(please see attached area types map on p.4, descriptions for the area types specific to each Neighbourhood Forum will be provided)*

- AT1 Marina Promenade
- AT2 Bulverhythe

AT3 Filsham
AT4 Harley Shute
AT5 Ridge Estates
AT6 Porters Grove
AT7 Rural Fringe

NB. Please note that these area types are determined based on the predominating type of development within each area, there might be small amounts of cross-over to different area types within one area – these will be mentioned in the analysis.

4.3. Area types appraisal (*detailed character appraisal for each area type accompanied by site photos*)

Themes covered by appraisal:

- Street typologies
- Urban form
- Block and plot sizes
- Boundary treatments and setbacks
- Building size, scale and type
- Green and blue assets
- Public realm and open space

4.4. Area types specific design codes (*specific design guidance and codes will be provided for individual character types informed by the above analysis*)

Where applicable, area type-specific design codes would cover:

- Public green spaces
- Material and architectural details
- Boundary treatments
- Scale, massing and height
- Plot layout
- Parking
- Employment/Enterprise site principles (if applicable)

5.0 Delivery

5.1. Checklist

