

Development Control Committee A

9 November 2022



**Application No:
DC/22/03093**

Address:

Land north-west of Church Lane. BARHAM

Proposal:

Submission of a Design Code as required by the S106 Agreement associated with the outline planning permission reference: 1856/17.

Mid Suffolk
DISTRICT



BARHAM & CLAYDON

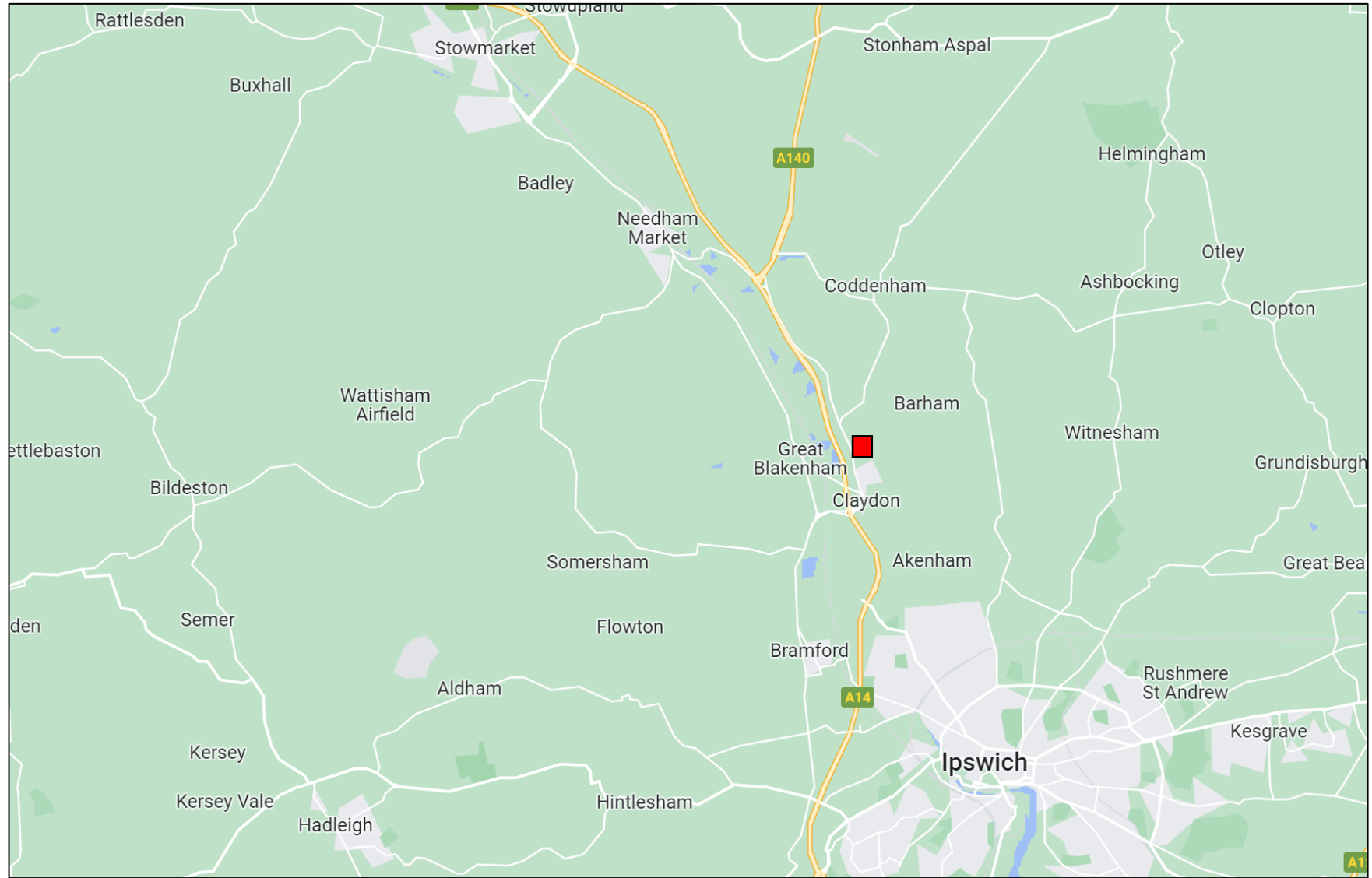


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This presentation provides an introduction and additional illustration of some of the points within the published committee report. It does not supplant the committee report. It acts merely as a springboard for debate.

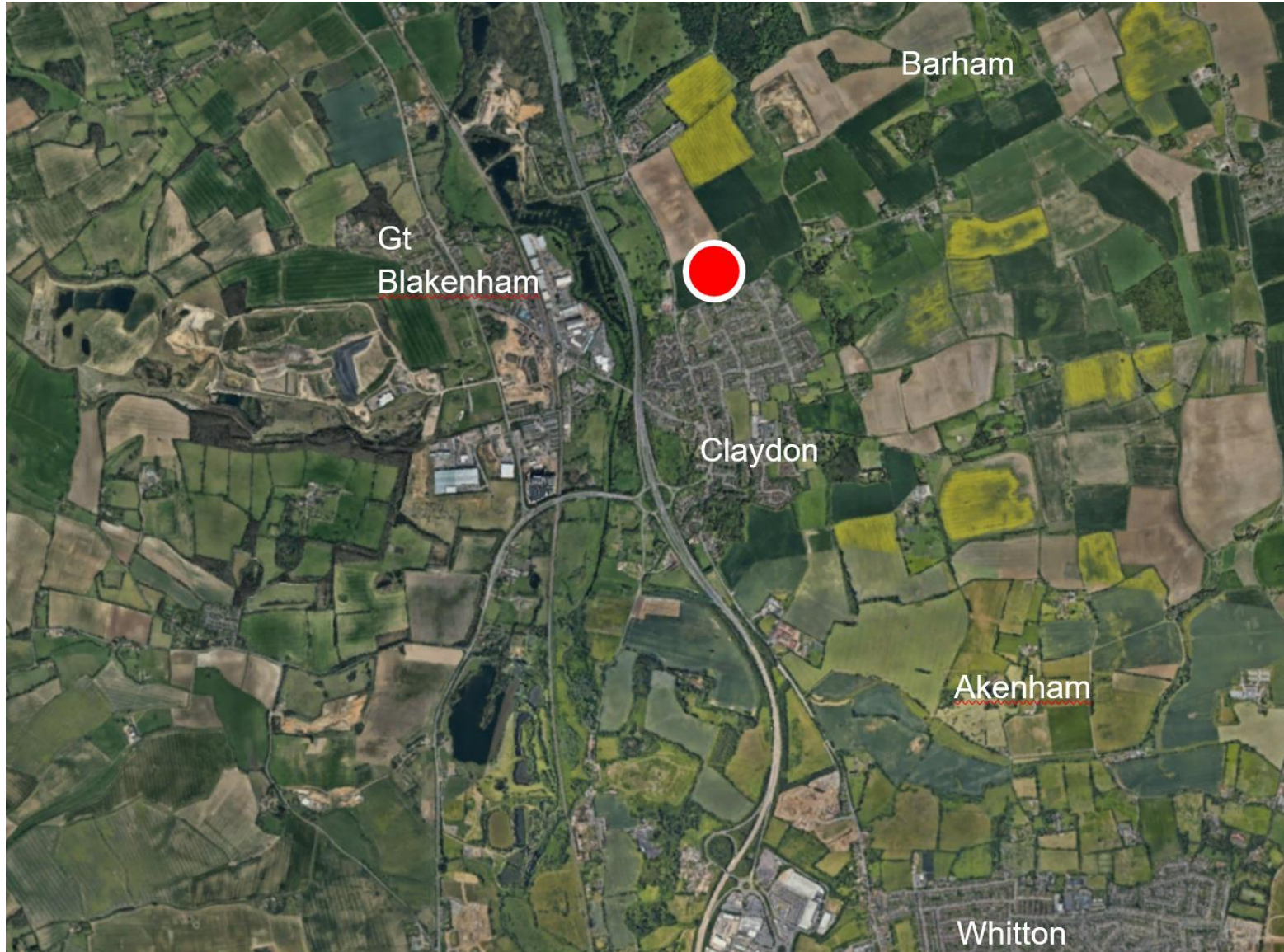
All applications must be assessed on their own individual planning merits after having had regard to all material planning considerations

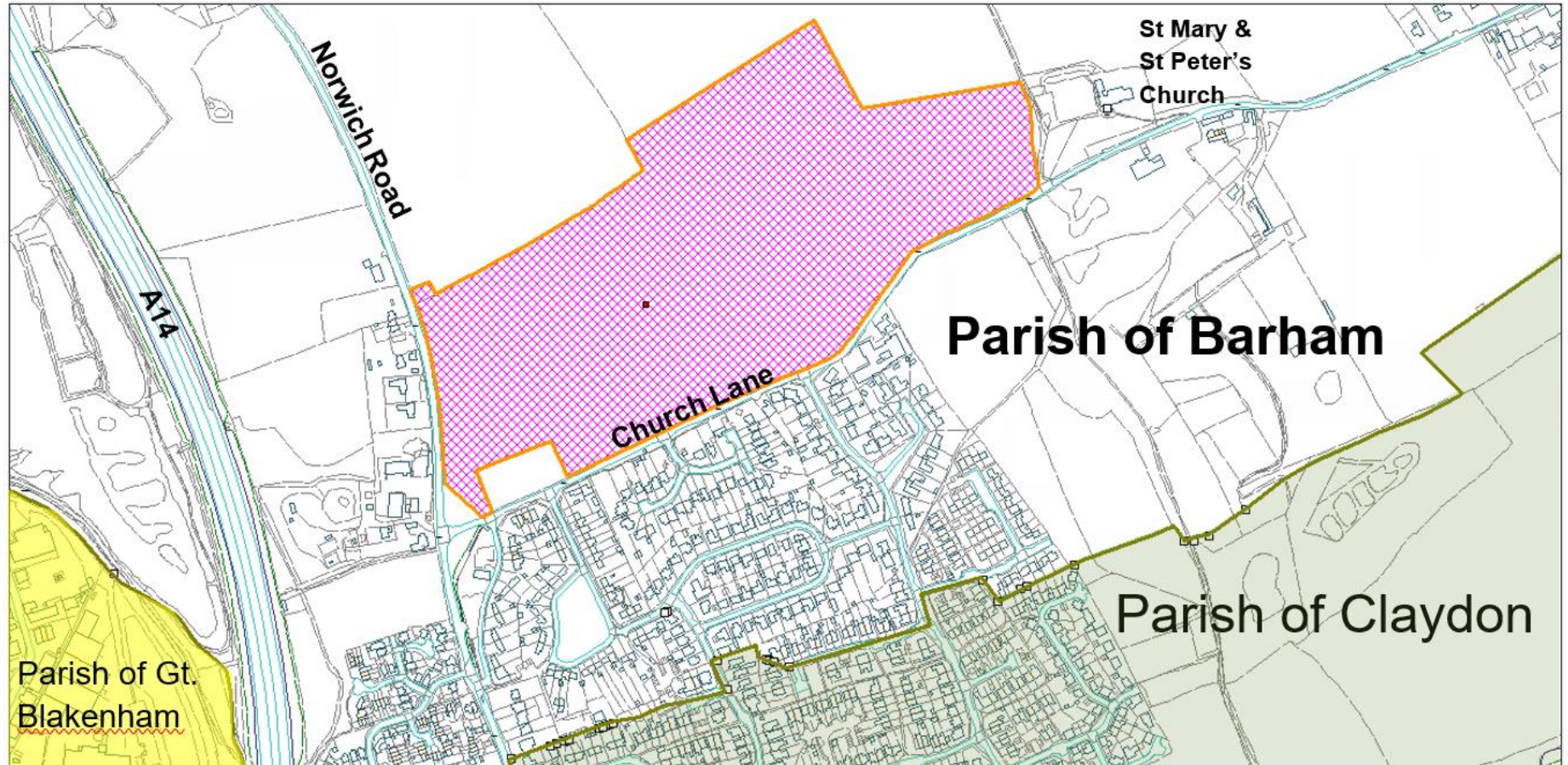
Wider Geographic Context

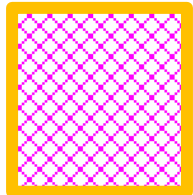


Local Context

slide 2







application site



Grade II listed



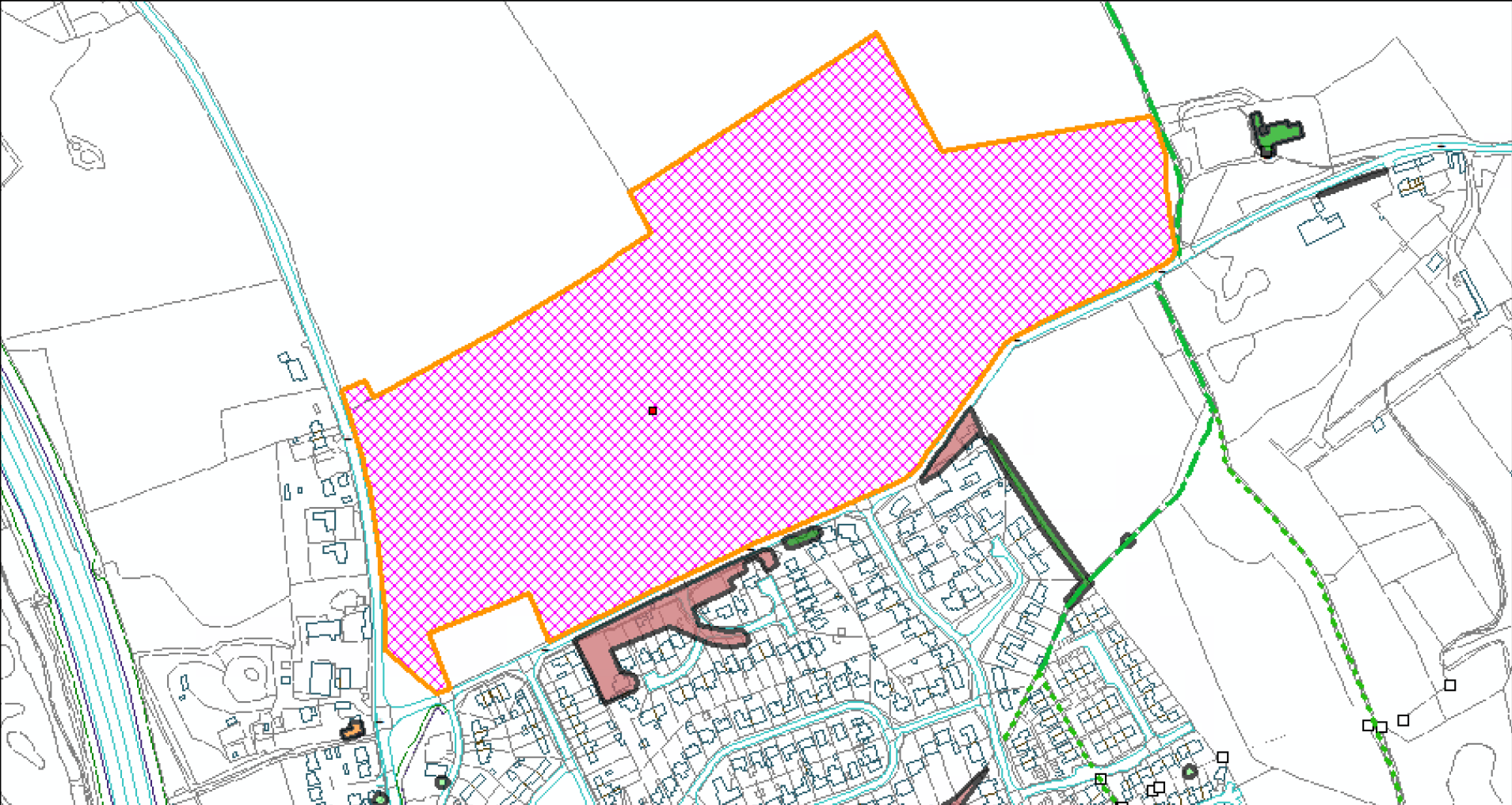
Grade II* listed



Grade I listed

PRoW

TPO



The Design Guide

Taylor Wimpey

LAND AT NORWICH ROAD, BARHAM DESIGN CODE

PREPARED BY PEGASUS DESIGN ON BEHALF OF TRUSTEES OF TAYLOR WIMPEY EAST ANGLIA
OCTOBER 2022 | P21-3253_24

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NOTE: THIS DOCUMENT IS REFERRED TO BY OTHERS AS POSSIBLE BEINGS

PEGASUS GROUP | **Taylor Wimpey**

Expertly Done.

02 CONTEXT

KEY

- RESIDENTIAL DEVELOPMENT
- EXISTING RESIDENTIAL DEVELOPMENT
- EXISTING COMMERCIAL DEVELOPMENT
- EXISTING PUBLIC OPEN SPACE
- EXISTING GREEN INFRASTRUCTURE
- EXISTING TRANSPORT INFRASTRUCTURE
- EXISTING CHARACTER AREAS
- EXISTING HERITAGE ASSETS
- EXISTING LAND USES

21 This section provides a summary of the assessment of the site and its surroundings that has been undertaken as a basis for informing the proposals.

22 An understanding of the context, history and the cultural characteristics of the site and its surroundings influence the siting and the design of new developments. Awareness and understanding of the context also contribute to the perception of the development forming part of a sustainable location in proximity to existing communities. Viewing the development as part of the wider context helps create a positive sense of place, which fosters a sense of belonging and contributes to well-being, inclusion and community cohesion.

CHARACTER TYPES

23 The National Design Guide states that well-designed new development is characterised by:
"An appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents."
(Para. 35, NDG 2021)

24 The Design Code considers the character and settlement form of several of the village's residential areas in more detail, based on the existing character areas also appropriate to inform the design and siting of new developments proposals.

03 MOVEMENT

"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function."
(Para. 76, NDG 2021)

31 An audit of existing levels of accessibility at the site by all modes of transport was carried out as part of the Transport Assessment, submitted as part of the consented outline planning application. The audit has concluded that there is a good level of connection to a range of services and facilities within easy walking or cycling distance from the site.

32 The Transport Assessment has set out the access strategy for the proposals, while placing an emphasis on alternative modes of transport, such as cycling, walking and using public transport, as attractive and non-motorised modes of movement within and out of the site which contribute to the development's sustainability. This provides a route to be carried out forward and maintained as a key element of the development's design and delivery.

34 Design parameters for the development at Land off Norwich Road are coded for each of these overarching Movement Goals as set out below.

A CONNECTED NETWORK

35 A connected network and hierarchy of routes for all modes of transport, according to the NDG, form the customary basis of any settlement and its design will determine how easy it will be to get around for all and how it links destinations in public transport. In alignment with the Committee's 'Local Government's Design Code' (2021), design parameters following Movement components:

- The Street Network;
- Public Transport and
- Active Mobility.

THE STREET NETWORK

36 The 'Guidance Notes for Design Code' characterisation of a connected street network:
"A connected street network is one of the highest standards of residential development, allowing people to make efficient journeys walking and cycling more and more activity, making the streets feel safer and more attractive. Connected street networks form the backbone of a settlement and are a key element of a well-designed place for all to be enjoyed for all and for all."

04 NATURE

PRINCIPLES OF THE NPPF

COMMUNITY
Through rural, urban and coastal environments, increased walking and cycling, improved air quality and enhanced biodiversity, the use of green infrastructure can help to improve the health and well-being of communities. Green infrastructure can also provide a range of other benefits, including improved air quality, reduced noise, improved water quality, improved flood resilience, improved biodiversity and improved social cohesion and community spirit.

CHARACTER
The natural and built environment of a place and its character are integral to its identity and sense of place. A well-designed place should be designed to enhance and protect its character and to contribute to its overall quality and sense of place. A well-designed place should be designed to enhance and protect its character and to contribute to its overall quality and sense of place.

CLIMATE CHANGE
A well-designed place should be designed to enhance and protect its character and to contribute to its overall quality and sense of place. A well-designed place should be designed to enhance and protect its character and to contribute to its overall quality and sense of place.

05 BUILT FORM

"Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place."
(Para. 61, NDG 2021)

COMPACT FORM OF DEVELOPMENT

51 A compact form of development will help to promote access to local facilities and services, to reduce dependence on the private car and enhance the scheme's sustainability. Different levels of compactness should be offered throughout the development, to respond to the unique local context of each area within the scheme.

52 The degree of compactness within areas of the development is defined by:

- The level of residential density; and
- The building types and forms.

53 In addition, the Design and Access Statement of the consented outline planning application sets out the gross density as 10 dwellings per hectare. This level of gross density includes the site reserved for the school and includes the significant green buffer to the church, which provides open space in excess of permitted policy requirements.

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55 A varied level of density, therefore, is expected within the development, to respond to and reinforce the different areas within the development, to reflect the surrounding context – existing and proposed.

56 Based on the consented outline planning application, "development density will take into account the topography of the site, which rises to the east, as well as the potential impact upon existing residential properties on Church Lane."

57 In addition, the Design and Access Statement of the consented outline planning application sets out the gross density as 10 dwellings per hectare. This level of gross density includes the site reserved for the school and includes the significant green buffer to the church, which provides open space in excess of permitted policy requirements.

58 Based on the above, it is expected that the density of the proposals for Land at Norwich Road will meet the following principles:

- Low density should be incorporated along the eastern edge of the development, at the interface with the proposed informal public open space and the St Mary & St Peter's Church grounds further to the east. The low density will contribute to a softer edge to the development in transition to the informal open space and the open countryside further beyond. It will also assist in protecting the setting of the existing Grade I listed Church of St Mary and St Peter.

06 IDENTITY

LOCAL CHARACTER
IDENTITY, ATTRACTIVE AND DISTINCTIVE
(NEW CHAPTERS 5.1 & 5.2)

"The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses."
(Para. 50, NDG 2021)

61 Character areas are a useful way of helping to maintain the design proposals within its surroundings, whilst providing a continuity of themes across the development.

62 The site has been split into 4 no. character areas, each with a clearly defined character relating to the site's context and surroundings. The following pages describe how the character areas should be designed in such a way to help create a varied and diverse landscape.

63 The character areas are detailed below as follows:

- C1: General Character Area
- C2: Lanes & Private Drives Character Area
- C3: Church Grounds Character Area
- C4: Church Lane Character Area

KEY

- SITE LOCATION (P21-3253)
- THE GREEN
- GREEN FRAME
- THE GREEN FRAME
- NEIGHBOURHOOD CORE

07 PUBLIC SPACE

EXTENSION TO CHURCH GROUND

83 Part of the open space at the eastern end of the site will be allocated for uses associated with the Church, including an additional accessibility to enhance safety and the creation of new active parking provision for peak events such as weddings and christenings. It is intended that this will be a low level construction with a new single-type drive providing an attractive entrance and the car park in a grassed style form to reduce any potential visual impact.

AMENITY AREAS

84 Part of a network of public open spaces designed to create a sense of place. These areas will have a more 'leisurely' appearance.

SUSTAINABLE DRAINAGE FEATURES (SUDS)

85 To accommodate the provision of drainage basins to manage excess surface water from all existing premises of heavy or permanent traffic, the sustainable drainage (SUDS) features will also be designed to create new habitats for wildlife and contribute to the setting of the new homes.

PUBLIC OPEN SPACE

86 The proposed development will consist of a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents.

87 Children's play areas are to be provided as part of the landscape proposals, in line with the principles set out within the outline planning application and in accordance with relevant legislation with the local authority. At the detailed design stage, the play areas will be designed to complement their attractive setting by incorporating natural materials and play equipment and new landscaping. The play areas will also be designed to offer disabled children the same opportunities as other children.

88 The areas of open space accommodated on the Land Use Plan will provide a substantial new asset for informal recreational activities, including walking, jogging and informal play.

VARIETY AND ACTIVITY

89 The site covers a total area of 15.7 hectares. The proposals encompass the following uses:

RESIDENTIAL

90 The proposals incorporate a residential development area, providing up to 300 dwellings at a gross density of 10/dw/ha (excluding the school/colleges surgery site and including the extension to the church grounds), in line with the approved outline planning application.

91 The housing mix will include a range of house types, sizes and tenures. 35% of the homes will be affordable and there will be fully integrated access to the market housing and/or of a type and size that meets local needs.

GREEN INFRASTRUCTURE

92 The proposals will include green infrastructure in line with the approved outline planning application and in accordance with the following principles:

09 HOMES & BUILDINGS

NEW CHAPTERS 5.1 & 5.2

"Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them."
(Para. 103, NDG 2021)

93 Ensuring the delivery of well-designed homes and buildings will depend on providing dwellings that:

- Meet a specific level of Housing Quality, with specific reference to:
 - space standards and
 - accessibility;
- Promote Health and Well-Being, with reference to:
 - Lighting, sound and privacy; and
 - Security; and the design of gardens and balconies.

THE PRIMARY ROUTE FOR ACCESS TO THE SITE

94 The primary route for access to the site is along Church Lane and the site access along this route is defined as a 'Village Green' as a key design element achieved in these 10 detached houses – which would retain an arrangement of detached front of dwellings, which will also offer opportunities for dwellings, which will assist in providing a sense of place and identity to the site.

95 Medium-High Density development which is such as a 'Village Green' as a key design element achieved in these 10 detached houses, with a combination of front of dwellings, which will assist in providing a sense of place and identity to the site.

96 Higher density will be development, both vehicular routes and to spaces. A larger foot will assist in providing a sense of place and identity to the site.

SHARED SURFACE ROAD

3.35 The final adoptable street-type provided within the development are shared surfaces. The shared surface streets will be informed by the following design principles:

- 5.5m wide shared surface street (which may be reduced to 4.1m where no frontage development is present);
- Streets designed to encourage low vehicle movement and speeds, with a priority for pedestrians and cyclists;
- Predominant use of block paving to further emphasise the change in priority and informal feel;
- Varying building setback depending on the parking arrangement;
- Predominantly 2 storey-built form with bungalows proposed at the eastern part of development overlooking the eastern public open space;
- Wide range of dwelling types, from bungalows, short terraces to large, detached houses; and
- Parking provided to the side of the dwelling, in a tandem arrangement, or to the front.



NOTE: THE RECREATIONAL ROUTE FORMS PART OF THE GREEN PUBLIC OPEN SPACE.



DEVELOPMENT FRAMEWORK KEY PLAN



SECTION KEY PLAN

SHARED SURFACE ROAD – ILLUSTRATIVE SECTION

The Design Guide: typical content

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

COMMUNITY

OPPORTUNITY FOR COMMUNITY ORCHARD

- FORMAL AND INFORMAL PLAY LOCATIONS
- INCIDENTAL MEETING SPACES WITH SEATING
- PATH NETWORK CONNECTING THE SITE TO WIDER AREA



CHARACTER

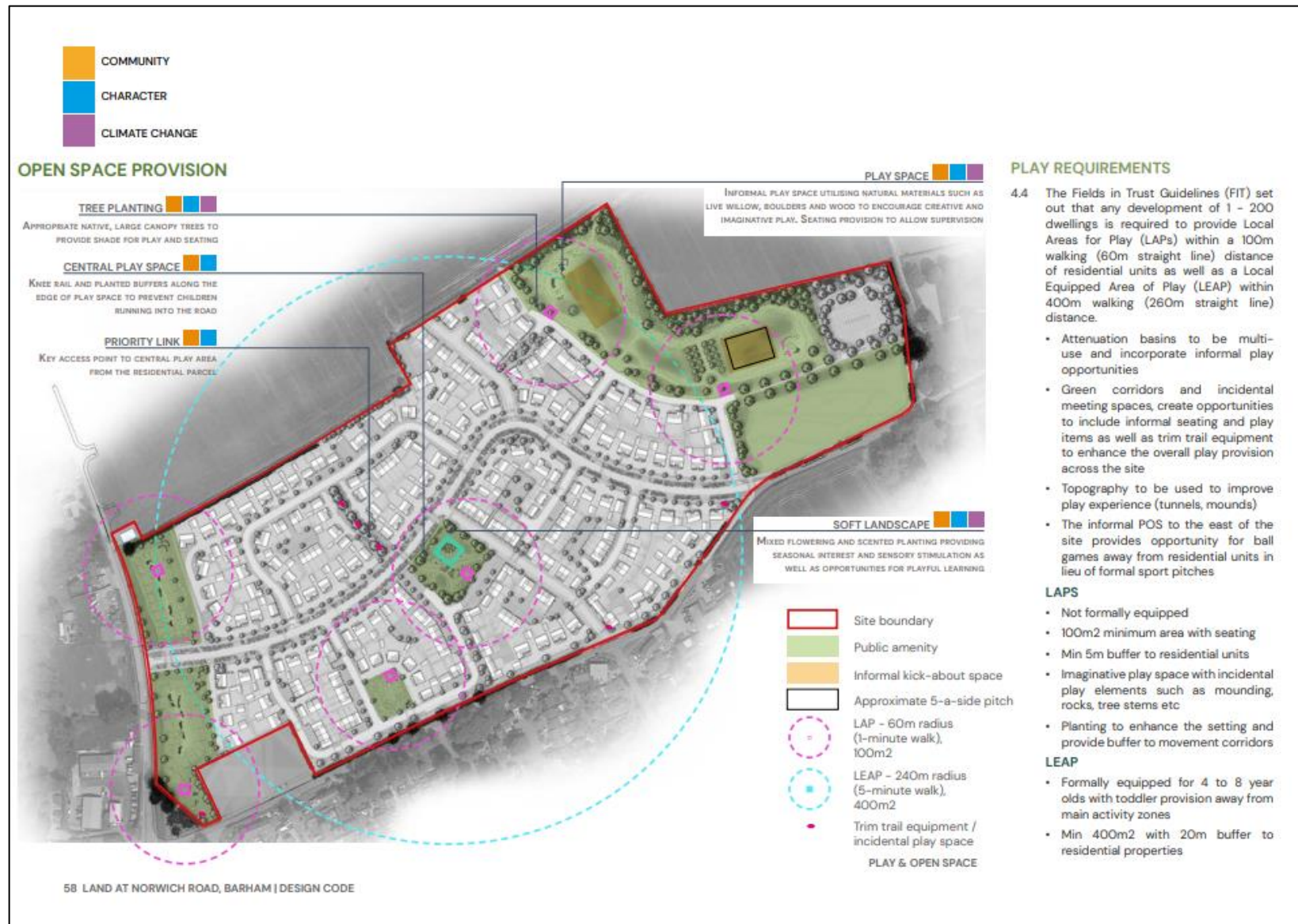
- ORCHARD TREES
- LINEAR LANDSCAPE FEATURES WITHIN THE GREEN INFRASTRUCTURE TO REFLECT FEN-TYPE ELEMENTS (DRAINAGE DITCHES, HEDGEROWS)

VIEWS ALONG INTERNAL ROADS TERMINATE IN FOCAL TREE OR GROUP AND LEAD THE EYE TOWARDS THE GREEN EDGES AND INTERNAL GREEN SPACES

CLIMATE CHANGE

- TREES TO PROVIDE SHADE AND PASSIVE COOLING EFFECT TO THE NEIGHBOURHOOD
- RAINWATER SWALES AND BASINS AIDING RAINWATER ATTENUATION

FRUIT TREE ORCHARDS AND MEADOW GRASS AREAS PROVIDING FOOD AND HABITATS FOR WILDLIFE



- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

SUDS

- Two main attenuation basins within Entrance Green Edge - slopes to be shallow for access in key locations to allow use for recreation
- Terraces (benches) along slopes to improve access and break up long slopes
- Narrow, undulating swale within bottom of basins to permanently contain water to allow different habitat and visual enhancement
- Dense native thickets around headwalls of in- and outlets to limit access for health and safety reasons
- Opportunity for multi-functional space by creating access and providing low-key, natural, playable features within the dry, raised areas of the SUDs
- Smaller SUDs basin within central Pocket Green
- Rainwater swales along the main access road providing habitat connection and separation of footpath from road



WILLOW SCULPTURE & PLAYABLE FEATURE



PERMANENT SWALE
NARROW AND PERMANENTLY WET SWALE MEANDERING ALONG THE BOTTOM OF ATTENUATION BASIN TO PROVIDE HABITAT AND VISUAL FEATURE



ATTENUATION BASIN (DAVENTRY) - AT CONSTRUCTION



ATTENUATION BASIN (DAVENTRY) - AFTER ESTABLISHMENT OF LANDSCAPE

NOTE: THE COLOUR-CODING / GROUPING OF THE IMAGES REFERS TO THE RESPECTIVE HATCHED AREAS AND ASSOCIATED LEGEND IN THE PLAN ON PAGE 64 (BIODIVERSITY AND PLANTING STRATEGY PLAN)



NATIVE HEDGE AND BUFFER MIXES



NATIVE WETLAND MIXES - SWALES AND RAINGARDENS

TYPES AND FORMS – CA3: GREEN FRINGE

CHARACTER AREA	CHARACTER AREA 3 - THE GREEN FRINGE	
BUILDING TYPOLOGY	Dwellings are predominantly detached or semi-detached.	
ROOFSCAPE	Pitched roofs with prominent gables to animate public realm frontages.	
MATERIALS	<p>Proposed</p> <p>Facing materials: Predominantly multi-red brick; black weather-boarding and black window and roofing components.</p> <p>Roofs: A combination of traditional pantile and clay plain tiles, with the latter predominantly at buildings in key locations.</p>	<p>Reference to Local Character Area</p> <p>CA3 Predominantly Bungalow Dwellings with Varying Styles - Phillips Road (Predominantly Plain Red and Red Multi Brick Works).</p>
BUILDING DETAIL	<p>Flat entrance canopies. Mono pitch canopies. Dwellings to be designed to ensure no blank walls front onto the public realm. Occasional use of projecting plinths. Cottage casement windows and cottage styled entrance doors.</p> <p>Occasional appearance of dormers, and typically positioned at the rear elevation of the dwelling.</p>	CA7 Recent Development along Hereford Drive to the south of the site.

MATERIALS PALETTE



MULTI-RED BRICK



PLAIN RED BRICK

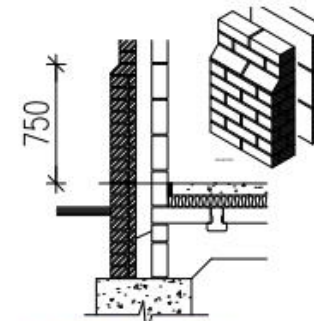
ROOF TILES



ROSEMARY CLAY PLAIN TILES



FARMHOUSE RED PANTILE



PROJECTING PLINTH

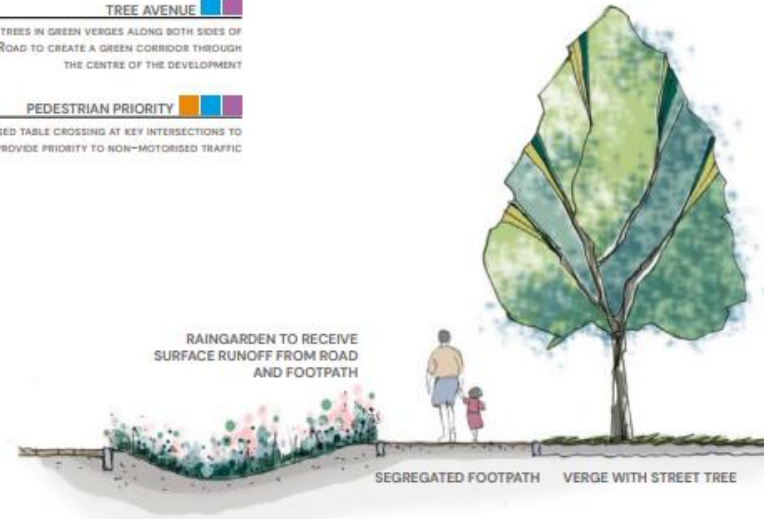
STREETS PRIMARY ROAD



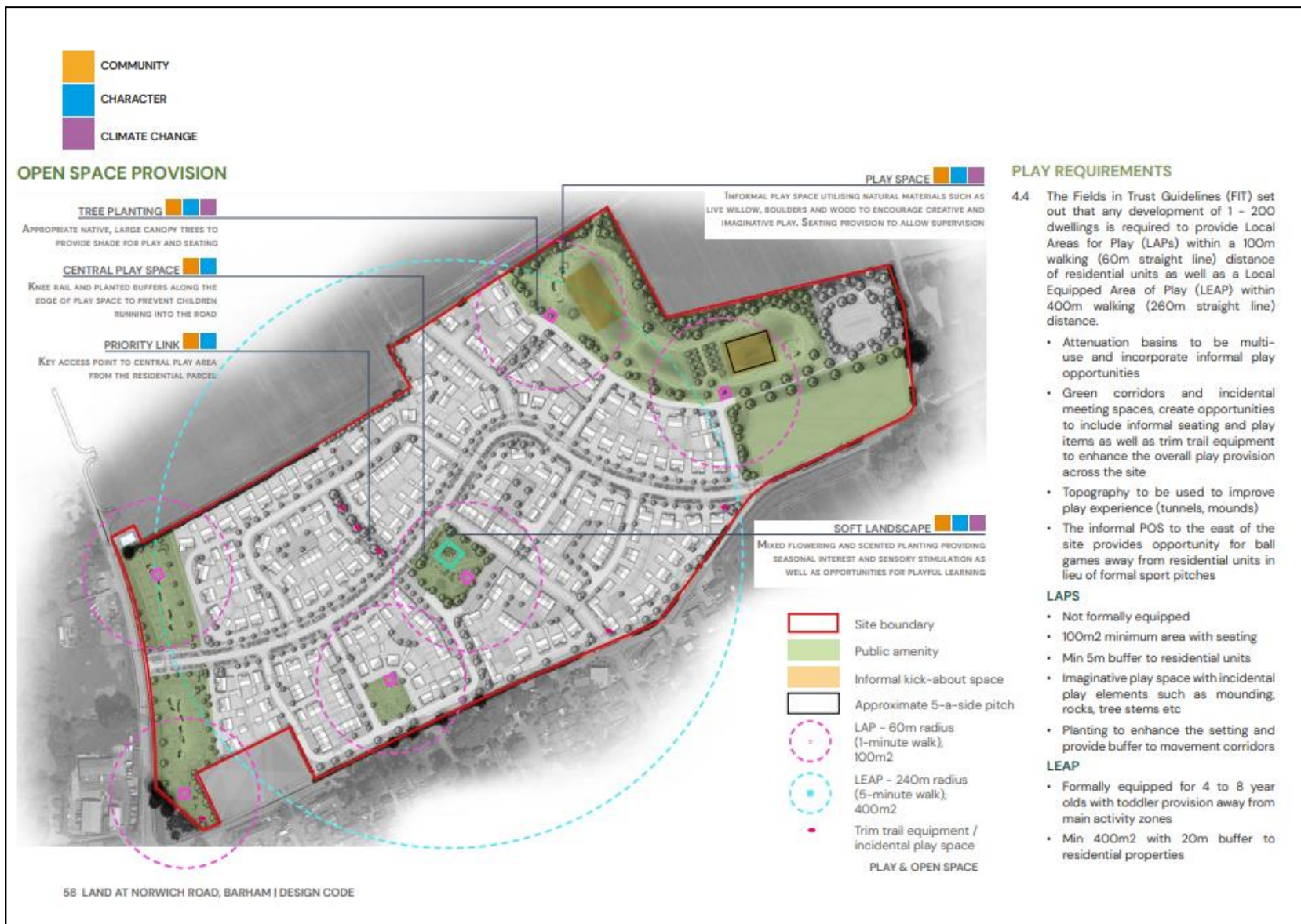
- ■
RAINGARDEN SWALES
 BOTH SIDES OF SPINE ROAD TO FEATURE PLANTED RAINGARDEN SWALES TO ENHANCE HABITAT CONNECTION AND BIODIVERSITY
- ■
TREE AVENUE
 AVENUE TREES IN GREEN VERGES ALONG BOTH SIDES OF THE SPINE ROAD TO CREATE A GREEN CORRIDOR THROUGH THE CENTRE OF THE DEVELOPMENT
- ■ ■
PEDESTRIAN PRIORITY
 RAISED TABLE CROSSING AT KEY INTERSECTIONS TO PROVIDE PRIORITY TO NON-MOTORISED TRAFFIC

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

- Main access from Norwich Road and Church Lane via Major Access Road – CA: The Avenue)
- Double-sided arrangement of raingardens and separate verge with avenue trees, segregating foot/cycle path from road
- Private frontages to be formed by open lawns where depth allows with defensible strip of planting up against the buildings
- Residential dwellings served by Minor Access Roads and via smaller shared surface streets and drives off The Avenue



INDICATIVE SECTION THROUGH SPINE ROAD



The Design Guide: typical content



Development Control Committee 'A'
9 November 2022



Application No:
DC/22/03093

Address:

Land north-west of Church Lane. BARHAM

RECOMMENDATION

Endorse the Design Code