

Committee Report

Item No: 7B

Reference: DC/22/03093

Case Officer: Vincent Pearce

Ward: Claydon & Barham

Ward Members: Cllr Timothy Passmore. Cllr John Whitehead

RECOMMENDATION –

Endorse the submitted design code

Description of Development

Presentation of a draft Design Code for approval by Council, as local planning authority, as required by Schedule 3, Part 7 of the S106 Agreement dated 09.12.2021 that accompanies the hybrid planning permission that contains an outline planning permission element [hybrid] ref: 1856/17, dated 7 January 2022 for development that includes:

'Phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to Church grounds, reserved site for pre-school and primary school and all other works and infrastructure.

For the avoidance of doubt - This is report does not relate to a planning application nor does it relate to a discharge of condition. It relates to confirmation of compliance with a S106 Agreement obligation.

For that reason it does not follow the usual Committee report format.

Location

Land North-West of, Church Lane, Barham, Suffolk

Submission made for: Taylor Wimpey

By Agent: James Bailey Associates

Parish: Barham

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Submission Advice: Yes

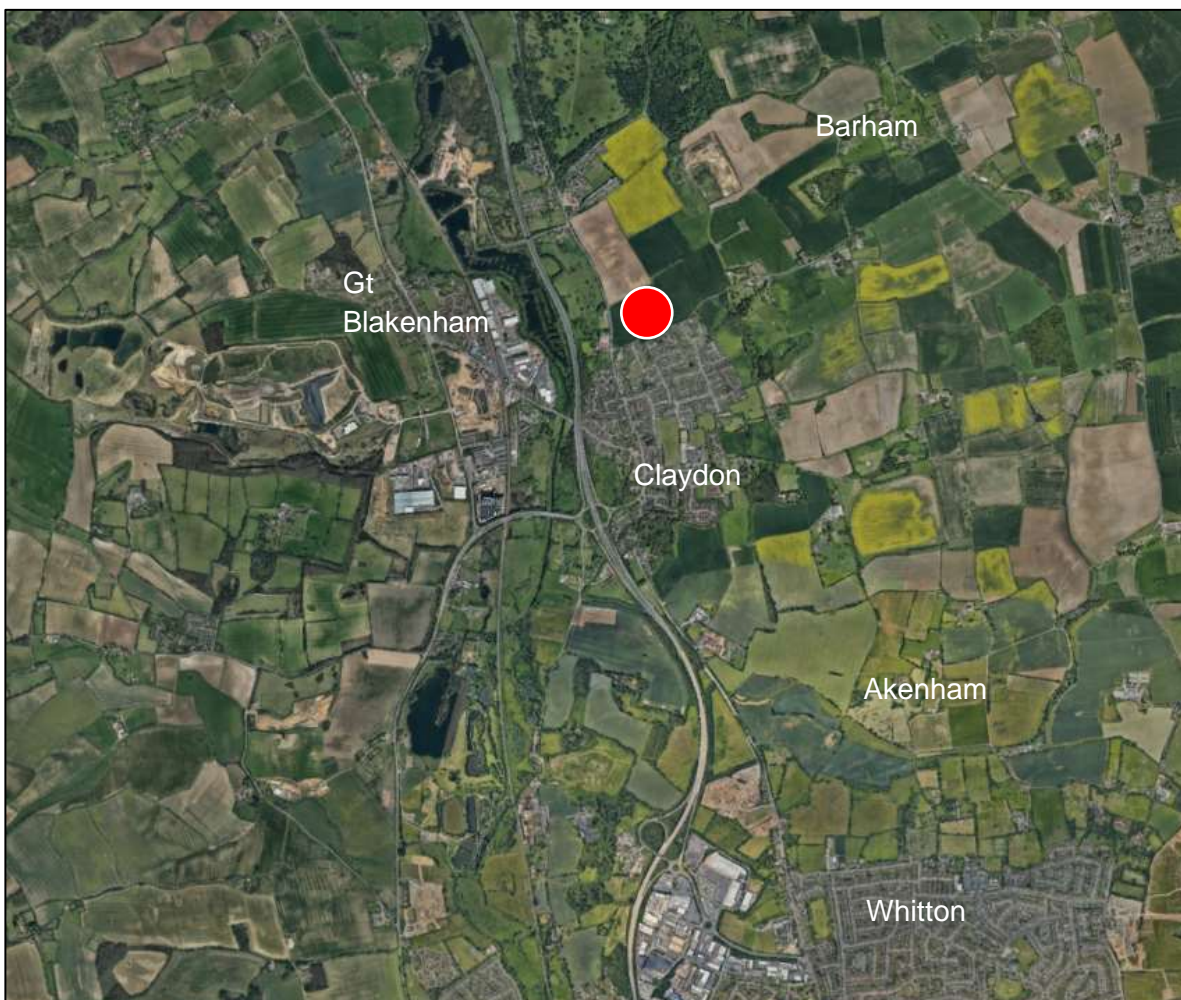
PART ONE – REASON FOR REFERENCE TO COMMITTEE

The submitted Design Code is referred to Committee for the following reason:

- The Chief Planning Officer considers that this submission warrants consideration by the Committee because if acceptable it will form a material planning consideration in the determination of Reserved Matters submissions on this site.

Those Reserved Matters will automatically be a matter for the Committee as the size of development exceeds the threshold described within the Formal Scheme of Delegation under which the Chief Planning Officer is normally able to determine such matters.

In such circumstances, it is important to ensure that any Design Code which underpins those details has been considered and endorsed by Members. A Design Code approved under Delegated Authority by officers might be considered to unduly tie the hands of the Committee when determining Reserved Matters based on the Design Code, if members fundamentally disagree with the key principles in the Design Code.



CLA figure 1: **Site in its general local context**

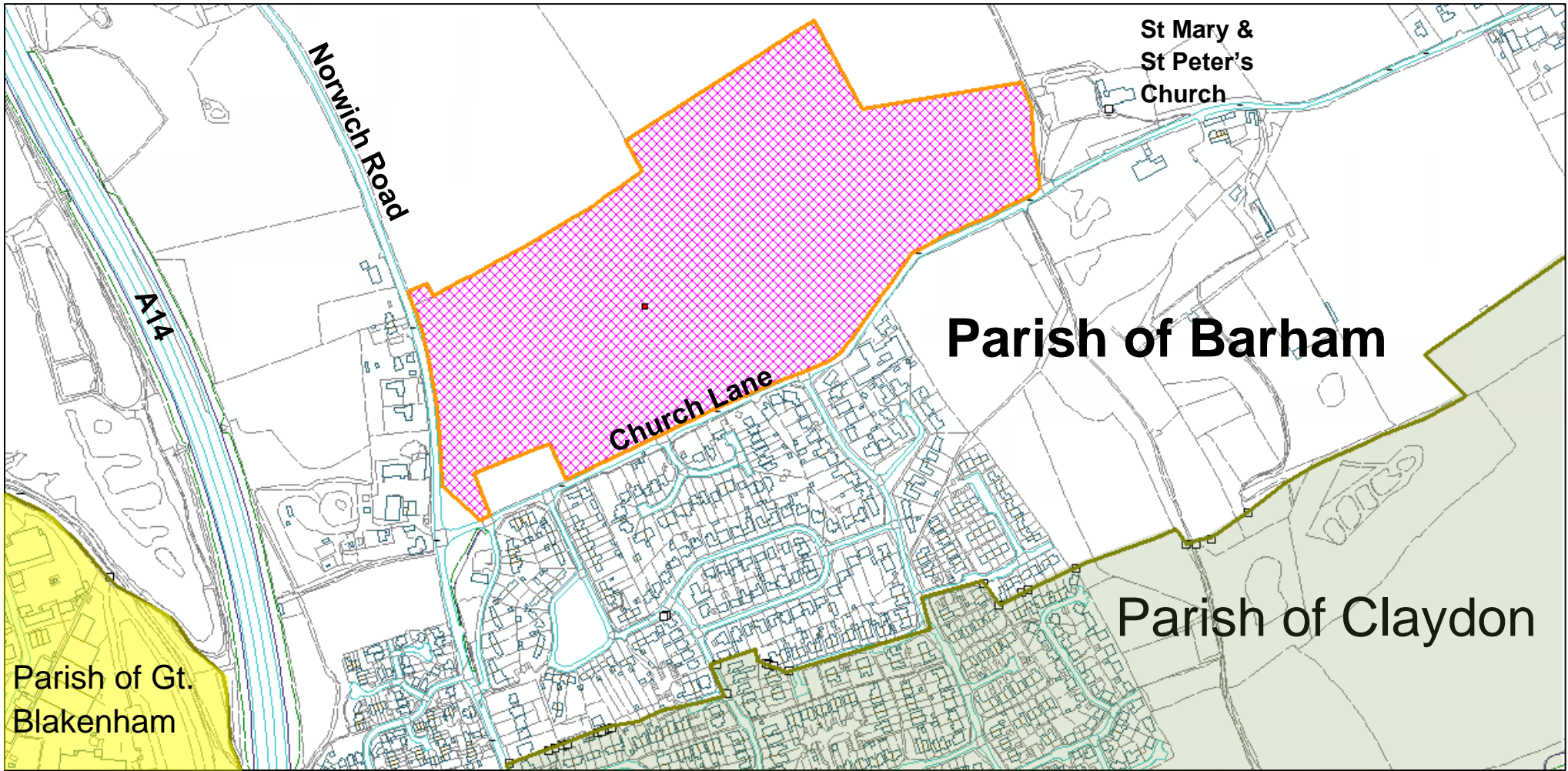


figure 2: The site in its immediate local context



figure 3: **The amended submitted Design Code. [17 October 2022]** front cover

It should be noted that the submitted design code¹ has evolved through:

- [i] local discussion [Taylor Wimpey and the local community] and local suggestions; and,
- [ii] regular pre-submission and post submission meetings with officers of the Council's Development Management Service, its specialist consultants and relevant officers from Suffolk County Council.

Submitted with the Design Code is a Statement of Community Involvement which describes the extent to which Taylor Wimpey actively sought to engage with the Community in respect of working up a development proposal for this site.

In preparing this Design Code, Taylor Wimpey has shown a genuine commitment to pursuing a collaborative approach and this is to be welcomed.

Members attention is also drawn to the fact that a report in respect of DC/22/03231 'Reserved Matters for 104 dwellings' on the same site as that to which the Design Code relates [both Taylor Wimpey] also appears later-on this agenda. Members are also being asked to consider and if appropriate determine that application.

¹ Members are advised that a further amended Design Code is expected reflecting recent amendments to the text required by officers. That version will supersede the 17 October version. Those agreed further amendments will be described in the relevant sections of this report. The amended Design Code are expected to be received in time for the Committee meeting on 9 November 2022.

An agreed Design Code effectively sets a baseline for design quality, against which the Council as local planning authority can assess relevant developments and, in this case, the Reserved Matters submission.

It can provide the Council with a tool to resist future attempts to ‘*value engineer*²’ the scheme by holding a developer’s feet to the flames because it is difficult at that stage for a developer to deny having not appreciated the design quality expectations of the Council if it is set down in an agreed Design Code prepared by the landowner/developer and approved by the local planning authority.

Paragraph 135 of the NPPF2021 reinforces the need to ensure the approved design quality is not diluted in the period after approval of planning permission and completion. It states:

“Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).” Paragraph 135 NPPF 2021

An agreed Design Code is one of the ‘arrows’ in a local planning authority’s ‘quiver’ to resist any attempt to diminish quality and the Council can draw encouragement from paragraph 135 to take a strong line if any such attempt is made.

Why are Members being asked to consider the merits of a submitted Design Code only to find an associated Reserved Matters submission based on the principles in that Design Code appearing on the same agenda. Isn’t that somewhat presumptuous?

Officers had hoped to present the Design Code submission to Members at a meeting ahead of any meeting to consider the merits of a Reserved Matters submission. However:

- [i] In preparing advanced Committee schedules it was clear that the high number of planning applications requiring determination by Members was such that the Design Code needed to be given less priority in terms of urgency. Members of course have been experiencing that pressure first-hand in the form of long agendas and complex cases.
- [ii] In the interim negotiations in respect of the Reserved Matters submission proceeded quickly and the emerging Design Code informed those negotiations - the case officer leading both negotiations for the Council.
- [iii] Members are also reminded that the basic estate layout was established and reinforced as a strong blue-print by the addition of condition 2 to the outline planning permission effectively requiring the layout to accord with the illustrative layout that accompanied the outline planning application as a specifically identified approved drawing.

The Chief Planning Officer considers it expedient and proper that both items are considered on the same agenda and that the Design Code precedes the Reserved Matters report.

² ie: save money on build costs by ‘watering down’ design quality. eg: poorer quality cheaper materials, less architectural detailing, less landscaping]

A Design Code for the Chilton Woods development was agreed at the same meeting as Reserved Matters were considered in Babergh in 2021

Having reports in respect of the Design Code and associated Reserved Matters details on the same agenda does not fetter Members in any way. The Committee is free to determine both applications as it may see fit, subject of course to the consideration of the normal tests of ‘reasonableness’ and having regard to all relevant material planning considerations.

The matrix below identifies the permutations across both agenda items that are open to Members in terms of decision taking:

Please note that the explanation of options below is provided by officers for the sake of clarity and transparency. The reason for both submissions appearing on the same agenda is not of Taylor Wimpey’s doing. Officers’ advice is that the submitted amended Design Code is a good and comprehensive example of its type, is tailored to this site and is one that will prove and has proved instrumental in shaping high quality Reserved Matters details.

	1	2	3	4	5
DC/22/03093 Design Code	APPROVE	APPROVE	APPROVE	DEFER	REFUSE
DC/22/03231 Reserved Matters	APPROVE	DEFER	REFUSE	!	!

figure 4: **Possible decision matrix for the reports in respect of this site that are both on today’s agenda. [DC/22/03093: Design Code submission and DC/22/03231 agenda Reserved Matters submission]**

Explanations for options above:

Scenario 1: Design Code is acceptable and the RM accord with the approved Design Code and there are no other material planning considerations that suggest RM should not be approved.

Scenario 2: Design Code is acceptable but there are elements within the RM submission outside of those addressed by the Design Code that Members require to be clarified or matters upon which they require further information or where they require amendment. In this scenario deferring consideration of RM would allow officers to follow up those matters and return the RM to Committee at a later date with an updated position.

Scenario 3: Design Code is acceptable but:

the RM do not accord with the approved Design Code and result it policy contravening ‘adverse’ impacts [eg poor design quality]; or

the RM do accord with the approved Design Code but there are other material planning considerations outside of those addressed by the Design Code, that warrant the RM not being approved on the basis of significant harm that is contrary to other relevant planning policies.

Scenario 4: If the Committee determines to defer a decision on the Design Code indicating they require an element/s be clarified or they identify matters upon which they require further information or where they require amendment and for the matter to come back to Committee at a later date then, it may be prudent to defer consideration of the merits of the Reserved Matters submission until those Design Code matters have been resolved.

If however, the deferral is conditional with the Chief Planning Officer being instructed to approve the Design Code under delegated Authority if he can secure x, y and/or z then, Members may wish to proceed with the consideration of the merits of the RM submission. In such circumstances they may wish to determine the matter having had regard to the nature of instruction to the Chief Planning Officer in respect of the matters x, y and/or z associated with the preceding Design Code submission

Scenario 5: If the Committee determines to reject the Design Code on grounds that are reasonable, Members may proceed with the consideration of the RM submission as that is likely also to be unacceptable on the basis that it has been developed to accord with the evolving Design Code. It may also be unacceptable for other reasons outside of those related to the Design Code.

Members may feel it appropriate to defer consideration of the RM submission to

[i] afford Taylor Wimpey an opportunity to amend and revise the current RM submission to satisfactorily address the issues that were identified by the Committee as being unacceptable in the Design Code and which have translated across into the RM details.
or,

[ii] afford Taylor Wimpey an opportunity to withdraw it, given the favourable officer recommendation [in both reports] and give them an opportunity to submit fresh alternatives based on an amended Design Code.

PART TWO: POLICY AND CONSULTATION SUMMARY follows....

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of relevant guidance and policies

National Model Design Code 2021

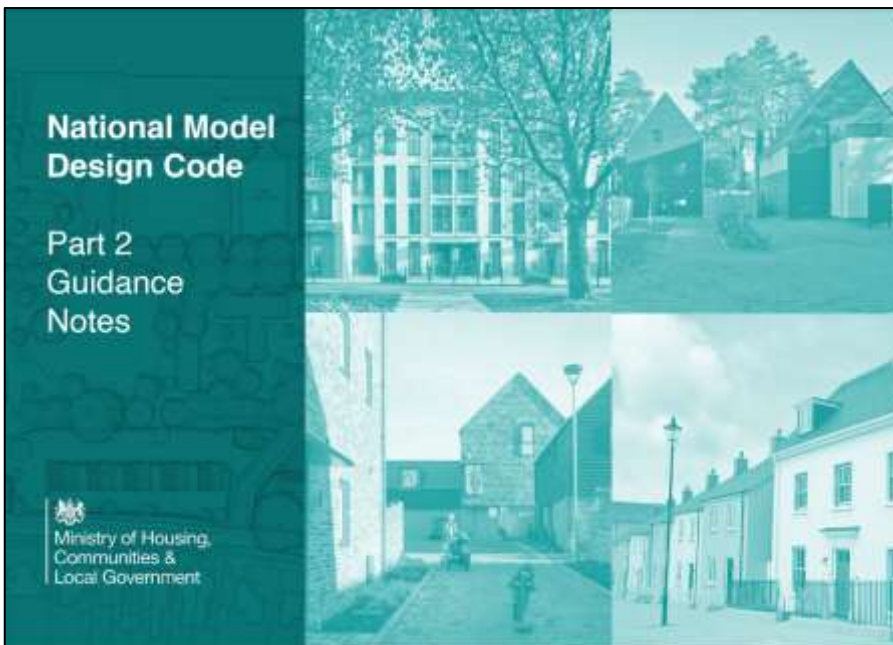


figure 5:
National Model Design Code – front covers of Parts 1 and 2

The Key Elements of the Design Code.

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.

Design Codes should be organised to explore the following:

If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
Context				
C.1.i	Character Types	*	*	*
C.1.ii	Site Context	*	*	*
C.1.iii	Site Assessment	*	*	*
C.2.i	Historic Assessment	*	*	*
C.2.ii	Heritage Assets	*	*	*
Movement				
M.1.i	Street Network	*	*	*
M.1.ii	Public Transport	*	*	*
M.1.iii	Street Hierarchy	*	*	*
M.2.i	Walking + Cycling	*	*	*
M.2.ii	Junction+Crossings	*	*	*
M.2.iii	Inclusive Streets	*	*	*
M.3.i	Car Parking	*	*	*
M.3.ii	Cycle Parking	*	*	*
M.3.iii	Services + Utilities	*	*	*
Nature				
N.1.i	Network of Spaces	*	*	*
N.1.ii	OS Provision	*	*	*
N.1.iii	Design	*	*	*
N.2.i	Working with Water	*	*	*
N.2.ii	SUDS	*	*	*
N.2.iii	Flood Risk	*	*	*
N.3.i	Net Gain	*	*	*
N.3.ii	Biodiversity	*	*	*
N.3.iii	Street Trees	*	*	*

If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
Built Form				
B.1.i	Density	*	*	*
B.1.ii	Whether Buildings Join	*	*	*
B.1.iii	Types and Forms	*	*	*
B.2.i	Blocks	*	*	*
B.2.ii	Building Line	*	*	*
B.2.iii	Height	*	*	*
Identity				
I.1.i	Local Character	*	*	*
I.1.ii	Legibility	*	*	*
I.1.iii	Masterplanning	*	*	*
I.2.i	Design of buildings	*	*	*
Public Space				
P.1.i	Primary	*	*	*
P.1.ii	Local+Secondary	*	*	*
P.1.iii	Tertiary	*	*	*
P.2.i	Meeting Places	*	*	*
P.2.ii	Multi-functional	*	*	*
P.2.iii	Home Zones	*	*	*
P.3.i	Secured by Design	*	*	*
P.3.ii	Counter Terrorism	*	*	*
Uses				
U.1.i	Efficient Land Use	+	+	+
U.1.ii	Mix	*	*	*
U.1.iii	Active Frontage	*	*	*
U.2.i	Housing for All	+	+	+

If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
U.2.ii	Type	+	+	+
U.3.i	Schools	*	+	+
U.3.ii	Community Facilities	*	+	+
U.3.iii	Local Services	*	+	+
Homes and Buildings				
H.1.i	Space Standards	+	+	+
H.1.ii	Accessibility	+	+	+
H.2.i	Light, Aspect, Priv.	+	+	+
H.2.ii	Security	+	+	+
H.2.iii	Gardens+Balconies	+	+	+
Resources				
R.1.i	Energy Hierarchy	+	+	+
R.1.ii	Energy Efficiency	+	+	+
R.1.iii	Nhood Energy	+	+	+
R.2.i	Embodied Energy	+	+	+
R.2.ii	Construction	+	+	+
R.2.iii	MMC	+	+	+
R.2.iv	Water	+	+	+
Lifespan				
L.1.i	Management Plan	+	+	+
L.1.ii	Participation	+	+	+
L.1.iii	Community	+	+	+

* Issues that you would expect to be covered in a code

+ Issues that may be covered elsewhere and so not included in the code

figure 6: Extract from The National Design Code referencing the ten key themes within the National Design Guide

The coloured sub-sections reflect the ten key themes within the National Design Guide.

National Design Guide 2021

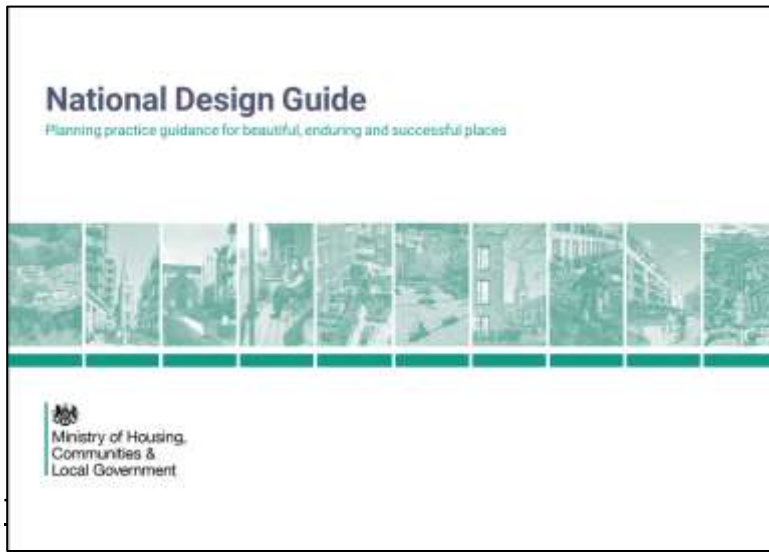


figure 7:
National Design Guide – front cover

The Key Elements of the Design Guide.

At the heart of the National Design Guide is the idea that well designed places address and bring together three key elements:

CHARACTER
COMMUNITY
CLIMATE

The National Design Guide advocates that achieving the goal of a well-designed place requires attention being given to ten key characteristics that together, if secured on the ground, go to creating what can be recognised as a well-designed place.

These are:

CONTEXT: enhances the surroundings
IDENTITY: attractive and distinctive
BUILT-FORM: a coherent pattern of development
MOVEMENT: accessible and easy to move around
NATURE: enhanced and optimised
PUBLIC SPACES: safe, social and inclusive
USES: mixed and integrated
HOMES and BUILDINGS: functional, healthy and sustainable
RESOURCES: efficient and resilient
LIFESPAN: made to last

CLASSIFICATION: Official

together in one diagram



figure 8: **The three C's wheel in the National Design Code**

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the various themes for securing good design.”

The National Design Guide takes a holistic view beyond the narrow approach found in some traditional local government development management environments of simply caring about what buildings look like. Embracing the wider criteria taken into account by the Urban Design discipline; namely- creating environments where people, buildings, spaces, activity and opportunities can interact positively to create a better place.

The following policies are considered the most important to the consideration of this Design Code submission. Members are reminded that this is not a planning application. The Design Code is not required to deal with the principle of residential use as a land use as that has been established by the grant of outline planning permission.

The policies are all contained within the adopted Development Plan for Mid Suffolk District which comprises:

Mid Suffolk Core Strategy Focused Review 2012

Mid Suffolk Core Strategy 2008

Mid Suffolk Local Plan 1998

Mid Suffolk Core Strategy Focused Review 2012

Policy FC1: Presumption in favour of Sustainable Development

FC1.1 Mid Suffolk approach to delivering Sustainable Development

Mid Suffolk Core Strategy 2008

Policy CS3 Reduce contributions to Climate Change

Policy CS4 Adapting to Climate Change

Policy CS5 Mid Suffolk's Environment

Policy CS9 Density and mix

Mid Suffolk Local Plan 1998

GP1 Design and Layout of development

“ POOR DESIGN AND LAYOUT WILL NORMALLY BE REFUSED IN NEW DEVELOPMENT. THE DISTRICT PLANNING AUTHORITY WILL NORMALLY GRANT PERMISSION FOR PROPOSALS WHICH MEET THE FOLLOWING DESIGN CRITERIA:-

- PROPOSALS SHOULD MAINTAIN OR ENHANCE THE CHARACTER AND APPEARANCE OF THEIR SURROUNDINGS, AND RESPECT THE SCALE AND DENSITY OF SURROUNDING DEVELOPMENT;

- MATERIALS AND FINISHES SHOULD BE TRADITIONAL, OR COMPATIBLE WITH TRADITIONAL MATERIALS AND FINISHES AND SHOULD RESPECT LOCAL ARCHITECTURAL STYLES WHERE APPROPRIATE;

- THE SITING OF BUILDINGS AND THE CREATION OF OPEN SPACES BETWEEN EXISTING AND PROPOSED BUILDINGS SHOULD MAINTAIN OR ENHANCE THE CHARACTER OF THE

SITE, WITH ATTENTION TO THE TREATMENT OF BOUNDARIES PARTICULARLY ON THE EDGE OF SETTLEMENTS;

- LAYOUTS SHOULD INCORPORATE AND PROTECT IMPORTANT NATURAL LANDSCAPE FEATURES, INCLUDING EXISTING TREES, SHRUBS AND HEDGEROWS;

- PROPOSALS SHOULD MAKE PROPER PROVISION FOR THE GARAGING, PARKING AND TURNING OF MOTOR VEHICLES AND FOR FOOTWAYS AND ACCESS IN A MANNER THAT DOES NOT DOMINATE THE APPEARANCE AND DESIGN OF THE LAYOUT;

- LANDSCAPING SHOULD BE REGARDED AS AN INTEGRAL PART OF DESIGN PROPOSALS;

- THE INTERRELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACES IN ANY LAYOUT SHOULD ACT TO MINIMISE OPPORTUNITIES FOR CRIMINAL ACTIVITY, CONSISTENT WITH GOOD LAYOUT AND ARCHITECTURAL DESIGN.”

H13 Design and layout of housing development

“ NEW HOUSING DEVELOPMENT WILL BE EXPECTED TO ACHIEVE A HIGH STANDARD OF DESIGN AND LAYOUT AND BE OF A SCALE AND DENSITY APPROPRIATE TO THE SITE AND ITS SURROUNDINGS. PROPOSALS FOR RESIDENTIAL DEVELOPMENT SHOULD TAKE ACCOUNT OF THE FOLLOWING:-

- DESIGN AND LAYOUT SHOULD RESPECT THE CHARACTER OF THE PROPOSAL SITE AND THE RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO ITS SURROUNDINGS;

- DESIGN SHOULD COMPLEMENT THE SCALE, FORM AND MATERIALS OF TRADITIONAL BUILDING IN THE AREA;

- AMENITIES OF NEIGHBOURING RESIDENTS SHOULD NOT BE UNDULY AFFECTED BY REASON OF OVERLOOKING OR LOSS OF DAYLIGHT;

- DWELLINGS SHOULD HAVE ADEQUATE PRIVACY, SUFFICIENT DAYLIGHTING AND SUNLIGHTING AND BE PROVIDED WITH PRIVATE AMENITY SPACE OR GARDENS;

- LANDSCAPE FEATURES, INCLUDING HEDGES AND TREES, SHOULD BE RETAINED UNLESS THIS IS IMPRACTICABLE OR UNNECESSARY;

- HISTORICAL, ECOLOGICAL OR ARCHITECTURAL FEATURES OF A SITE SHOULD BE RETAINED UNLESS THIS IS IMPRACTICAL OR UNNECESSARY, AND WHERE POSSIBLE ENHANCED;

- ROAD LAYOUTS SHOULD BE DESIGNED TO THE STANDARDS AND REQUIREMENTS OF THE COUNTY HIGHWAYS AUTHORITY;

- ROAD LAYOUTS SHOULD REDUCE TRAFFIC SPEEDS IN RESIDENTIAL AREAS AND PROVIDE FOR THE SAFETY OF PEDESTRIANS AND CYCLISTS;

- DWELLINGS SHOULD HAVE SATISFACTORY ACCESS TO THE ADJACENT HIGHWAY AND CAR PARKING PROVISION IN ACCORDANCE WITH THE APPROVED PARKING STANDARDS OF THE DISTRICT PLANNING AUTHORITY.

WHEN GRANTING PLANNING PERMISSION THE DISTRICT PLANNING AUTHORITY MAY INCLUDE CONDITIONS TO SECURE THE SATISFACTORY PROVISION OF A LANDSCAPING SCHEMES AND ITS SUBSEQUENT MAINTENANCE FOR A PERIOD OF NOT LESS THAN 5 YEARS.”

H14 A range of house types to meet different accommodation needs

H15 Development to reflect local characteristics

The National Planning Policy Framework 2021

The National Planning Policy Framework (NPPF) 2021 contains the Government’s planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

- Chapter 2: Achieving Sustainable Development
- Chapter 4: Decision Making
- Chapter 5: Delivering a Sufficient Supply of Homes
- Chapter 9: Promoting Sustainable Transport
- Chapter 11: Making Effective Use of Land
- Chapter 12: Achieving Well-Designed Places
- Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15: Conserving and Enhancing the Natural Environment

Members attention is drawn in particular to Chapter 12 and the emphasis within this latest update to national policy on matters of design, which stresses the importance of design coding for new developments.

Other Considerations

- Building for a Healthy Life (2020)
- Suffolk County Council- Suffolk’s Guidance for Parking (2014 most recently updated in 2019)
- Joint Babergh and Mid Suffolk Landscape Character Assessment (2015)

The national Planning Practice Guidance (PPG) provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application. The National Model Design Code forms part of the PPG.

Neighbourhood Plan Status

This application site is not within an area with a made Neighbourhood Development Plan and nor is one being prepared

Consultations and Representations

This submission was not subject to the usual consultation but Taylor Wimpey did undertake public consultation as described in their supporting Statement of Community Involvement

A: Summary of Consultations

Parish Council

Claydon and Whitton Parish Council in a response uploaded on 17 June 2022 stated:

“Councillors noted the application, but offered no comment”

PLANNING HISTORY

REF: 1856/17	Outline planning application (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to the Church grounds, reserved site for Pre-School and Primary School and all other works and infrastructure (amended description).	DECISION: GTD 07.01.2022
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PART THREE – EVALUATION of the DESIGN CODE follows

PART THREE – EVALUATION OF SUBMITTED DESIGN CODE

1.0 The Site and Surroundings

- 1.1 The site is within the Parish of Barham.
- 1.2. Claydon contains a number of services and facilities including a local convenience shop, primary school, secondary school and community/village hall, and is identified as a Key Service Centre in the Core Strategy.
- 1.3. The site is surrounded by open fields, bounded by Norwich Road to the west and Church Lane to the south of the site. The site is well related to the village and located immediately to the north of the existing settlement boundary.
- 1.4. Opposite the junction with Church Lane and Norwich Road to the west is the Grade II listed Henry VIII Farmhouse. Adjacent to the farmhouse, to the west of Norwich Road, are single storey commercial units accessed off Norwich Road. Beyond to the north and west is agricultural land and the A14.
- 1.5. Within the site is one hedgerow (running east to west to the western side of the site). The site is bounded by hedges on all boundaries, with high hedgerows interspersed with trees along the field boundary of the site to Church Lane. Immediately adjacent to the east boundary of the site is St Mary and St Peter's Church (Grade I listed building), with the churchyard boundary delineated by mature trees and hedgerows. Around 200m to the north east of the site is Barham Quarry, which is allocated to be extended bringing the quarry within 175m of the application site.
- 1.6. To the south of Church Lane is the existing settlement boundary for Claydon and a number of residential dwellings. To the south of Church Lane there is a mix of residential properties, of which mainly the rear gardens back onto the lane. At the north and southern ends, the properties front the lane. There are a broad mix of housing types dating from the later C20 including bungalows, terraced, semi-detached and detached properties. The predominant height of residential buildings in the area are two storeys. There are intermittent trees along either side of Church Lane to the south of the site, some of which are subject to Tree Preservation Orders. All protected trees are separated from the development site by Church Lane Barham however.

- 1.7. To the south of the site, on the corner of Church Lane and Norwich Road is the existing Claydon and Barham GP Surgery. This is a single storey temporary structure set within a hard-surfaced car park, bounded by mature hedgerow and trees.
- 1.8. The site topography is such that the site is sloping with the highest level to the north and east sections of the site where the Church is located, and the lowest to the south west of the site. To the west of the site is Norwich Road, the A14 and the River Gipping. The site is visible to the surrounding area. The site is not in an area of special character designation such as an Area of Outstanding Natural Beauty, but is within the vicinity of a Special Landscape Area, with land around the River Gipping to the west of the application site being covered by this designation. It also is within the Site of Special Scientific Interest (SSSI) Impact Risk Zone. The site is within the Mineral Consultation Area set by Suffolk County Council's Minerals Core Strategy 2008. The site is also within a Groundwater Source Protection Zone relating to groundwater as the site is located over a Principal Aquifer.
- 1.9. The site is not in, adjoining or near any Conservation Area. The significant listed buildings near this site are St Mary and St Peter's Church referred to above, Shrubland Hall (Grade II* with historic park), Barham Manor including listed garden wall and gateway (Grade II) and King Henry VIII Farmhouse (Grade II).
- 1.10. Barham Hall is a large, detached property set in substantial grounds. Shrubland Hall is a historic complex containing a number of designated heritage assets set within the Grade I registered park and garden, which is located approximately 800m from the northern site boundary. The top of the built form of Shrubland Hall is visible from the eastern end of the application site.
- 1.11. The Historic Environment Record identifies a number of archaeological finds within the vicinity of the site.
- 1.12. The site is located entirely in Flood Zone 1.
- 1.13. There are public rights of way along the east boundary of the site (Bridleway 17 and 18), and the site is adjacent to National Cycle Route 51 which runs along Norwich Road. Claydon is on a regular bus route with services running Mondays to Saturdays between Ipswich and Stowmarket.

2.0 The Proposal

- 2.1. The matter before the Committee is the consideration of a Design Code to inform Reserved Matters details on this site, where outline planning permission has been granted for up to 269 dwellings. The residential component of the scheme is but one part of the wider outline planning permission.
- 2.2. Included in the S106 also are:
 - Provision of a school site
 - Provision of a community centre site

- Provision of extension land for St Mary and St Peter's Church [to include a car park]
- Additional Public Open Space [only this element from this list above is part of the Design Code -along with the residential element]

2.3 Much of the above appears sits with Pigeon Developments *[the development promoter]* to provide under the terms of the associated S106 Agreement.

3.0 The Principle of Development

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

3.2. The principle of residential development being acceptable on this site has already been established by the grant of Outline planning permission. Under 1856/17 the access points were approved.

3.3 Condition 2, attached to that outline permission requires the development to be carried out in accordance with specific approved drawings and documents which include an indicative masterplan the details of which are reproduced below:



figure 9: **The indicative masterplan** *[to be given significant weight as a material planning consideration as a result of the imposition of condition 2 attached to the outline planning permission to which the Design Code relates]*

4.0 The vital S106 requirements that have prompted the submission of the Design Code

[please note that there are four requirements and this report describes them one at a time but provides an officer comment after each, rather than at the end. To avoid any confusion the four requirements are shown in *blue text*]

4.1 Schedule 2, Part 7 of the S106 Agreement requires the following of a prospective developer of the site:

- “1. Prior to the submission of the first reserved matters application relating to a Phase the Owner covenants to prepare the Design Code to be submitted to the District Council for its written approval.*

Officer comment is respect of submission of the Design Code [Requirement 1]

The required Design Code, dated 10 June 2022, was submitted to the Council. It was subsequently assigned the reference DC/22/03093 upon ‘validation’ by the Council.

A Reserved Matters submission for 104 dwellings, dated 22 June 2022, was submitted to the Council. It was subsequently assigned the reference DC/22/03231 upon ‘validation’ by the Council on 17 June 2022.

Members are advised that Taylor Wimpey has complied satisfactorily with requirement 1 of Part 7 [Schedule 2] of the S106 Agreement associated with the outline planning permission.



- 2. Prior to the submission of the Design Code to the District Council in accordance with paragraph 1 above, the Owner covenants that it will have engaged with the local community of Barham and Claydon and Whitton and consulted with the Parish Councils of Batham and Claydon and Whitton on the content of the Design Code and made any necessary reasonable amendments to the Design Code as a result of the consultation.*

Officer comment is respect of pre-submission community involvement by Taylor Wimpey [Requirement 2]

As part of their Design Code submission Taylor Wimpey has provided a 45-page Statement of Community Involvement. The executive summary within that Statement sets out:

- The pre-submission consultation undertaken with communities in Barham, Claydon and Whitton; and,
- The days and times of community workshops that were held; and,
- The level of participation [described as 50 people]; and,
- The nature of changes made following feedback from the community.

The full text of the Executive Statement is reproduced below. The full Statement is available on-line.

“Executive Summary

Taylor Wimpey (TW) is making a reserved matters application and submitting a design code for Land East of Norwich Road, Barham, which was granted outline planning permission in January 2022. TW is fully committed to consulting the local community and stakeholders about its proposals to bring forward a cohesive and sustainable scheme that delivers attractive housing and complements the villages of Barham and Claydon.

TW commissioned Grasshopper Communications to consult the community on the project that meets the requirements of Mid Suffolk District Council's Statement of Community Involvement, the National Planning Policy Framework, and the Localism Act.

The consultation process was undertaken during the months of April and May 2022. Alongside engagement with local political stakeholders, including Barham Parish Council and Claydon & Whitton Parish Council, TW ran two community workshops, using a range of tools to ensure local residents were notified of the consultation and encouraged to participate. The main consultation event was the face-to-face workshop held in Claydon on Wednesday 4th May, where 38 people attended.

Over 50 people participated in the consultation, providing a wide variety of comments over a range of topics, although these were not necessarily pertinent to TW's application. Many comments focused on details of the already consented outline scheme and TW was careful to always clarify which elements had already been consented. These topics included the positioning of open spaces within the layout, transport issues such as access points and parking along Church Lane, housing mix, drainage issues, road closures during construction, and the community use site.

The feedback received from the local community and stakeholders has informed the development of the proposals and resulted in the following changes to the plans:

- *The proposed village green has been moved further north into the centre of the site. In the plans shown at consultation, the green was situated on the northern edge of Barham Church Lane. Residents suggested it was unsafe to place an open*

space designated for play next to one of the busier roads in the area, regardless of mitigation. Following additional further feedback from the MSDC officers preferring a more central village green, TW incorporated this into the plan.

- *Existing hedgerow along northern edge of Church Lane to be fully retained and 'gapped-up' where necessary (with the exception of agreed locations where new roads are to be cut through).*
- *2m wide landscape strip on northern edge of proposed Cycle Path running parallel with Church Lane retained to offer further Landscape Buffering.*
- *Southern village green & central pair of Local Areas for Play now combined in to one meaningful central open space to accommodate a broader range of users due to its size.*
- *New, enlarged central village green now provides opportunities for suitable landscape buffering between play spaces and adjacent roads.*
- *New 'Green Footpath Link' added to northern section of development providing attractive link to new central village green.*
- *Some lower density housing accommodated on the southern boundary.*
- *More organic approach to housing facing Norwich Road proposed.*
- *Generous visitor parking proposed to housing facing Norwich Road to prevent un-controlled parking on existing carriageway*
- *Affordable housing units partially redistributed in southern section of development [note: maximum 15 no. clusters]*
- *[Natural]³ speed restraints added to central spine road [ie speed tables]"*

Reproduced verbatim from Section 1, pages 4-5, of Taylor Wimpey's submitted Statement of Community Involvement.

Members are advised that Taylor Wimpey has complied satisfactorily with requirement 2 of Part 7 [Schedule 2] of the S106 Agreement associated with the outline planning permission.

³ The original text does not place the word natural in brackets but the case officer has done so as a 'natural' speed restraint is one that relies on road alignment/geometry [eg incorporation of bends to slow traffic]. The inclusion of speed tables is a perfectly legitimate and effective method of traffic management [in this case to encourage slow speeds] but cannot be said to be natural.

3. *The Owner covenants not to Commence Development on a Phase until the written approval of the District Council has been given for the Design Code PROVIDED THAT if the District Council fails within forty (40) working days to respond or provide substantive comments on the Design Code or issue its final decision the Owner shall be entitled to engage Clause 15 and seek approval of the Design Code through Dispute Resolution.*

Officer comment is respect of ‘Dispute Resolution’ [Requirement 3]

Dispute Resolution was not triggered as officers worked closely with Taylor Wimpey to provide regular constructive feedback as part of a positive and constructive approach to negotiation. Necessary deadlines were met.

Members are advised that The Council has complied satisfactorily with requirement 3 of Part 7 [Schedule 2] of the S106 Agreement associated with the outline planning permission and that Taylor Wimpey has made further changes to the Design Code in the light of comments made by officers. In particular the section on sustainability has been extensively expanded and detail added



4. *The Owner covenants to construct each Phase in accordance with the approved Design Code”*

Officer comment is respect of construction being in accordance with the approved Design Code [Requirement 4]

This requirement will not be triggered until such time as the commencement of the first phase of development occurs. Before construction can begin, Taylor Wimpey must first secure the Council’s approval of a Design Code.

Next Steps

If Members agree the Design Code now before the Committee, then Taylor Wimpey must proceed to the second stage and secure approval of Reserved Matters.

The Reserved Matters submission [DC/22/03231] is on the same Agenda for consideration by Members as the Design Code submission.

[1] If Members agree the Design Code at the meeting ; and.[1a] Members find that the Reserved Matters details accord with the Approved Design Code; and,

[2] If Members subsequently find the Reserved Matters details to be acceptable and agree to approve them:

THEN,

[3] Subject to successfully discharging any pre-commencement conditions and undertaking any pre-commencement S106 requirements that may apply, Taylor Wimpey can commence.

At that point, requirement 4 of Part 7 [Schedule 2] of the S106 Agreement applies

The Submitted Design Code

The format of the submitted Design Code closely follows the Government's advice as set out in its National Model Design Code and the National Design Guide.

The content is organised around the ten key characteristics of a well-designed place that underpin both the national Model Design Code and the National Design Guide.

As can be seen from the contents page extract of the submitted Design Code, each characteristic has its own section within the Design Code.

	Section 1: Introduction. Outlines the purpose of this document;
	Section 2: Context. Considers the site and its surroundings in terms of the local physical, and social setting, as well as the technical and physical context;
	Section 3: Movement. Sets out site-wide codes related to multiple modes of movement, based on principles of sustainable places;
	Section 4: Nature. Establishes the principles for the design of landscaped areas and public open spaces, as well as the criteria for ecological bio-diversity and water and flood management, which are essential for a sustainable environment;
	Section 5: Built Form. Sets out codes related to the density, buildings and blocks typology, streetscenes and scale of the built form;
	Section 6: Identity. Sets out codes related to configuration of building and spaces which will respond to and consider local character, as well as meet established urban design principles aimed at increasing legibility and way-finding;
	Section 7: Public Space. Sets out codes relating to the streets typology and to the characteristics of the public open space as safe, multi-functional areas for socialising;
	Section 8: Uses. Sets out the principles for an efficient land use, outlining the extent of provision for each land use;
	Section 9: Homes and Buildings. Sets out the expected level of space standards provision and good design principles for the proposed dwellings and their private amenity spaces;
	Section 10: Resources. Sets out the requirements for energy efficient design of homes;
	Section 11: Lifespan. Sets out requirements to ensure the longevity and adaptability of the development, focusing on a management plan and the participation of the local community in place-shaping; and
	Section 12: Summary.

figure 10: The submitted Design Code sections

The aim of the submitted Design Code is described within the document as:

“To provide a balance between open greenspace and built-space. To create a neighbourhood with a strong sense of place that responds to the existing character of Barham. In this context, the development will create a townscape that is varied and sympathetic to its environment whilst moving the community towards a more sustainable future, through an increase in housing choice.”







Section 3 of the Design Code: Movement

Opportunities and constraints are identified as follows. These are reasonable



opportunities

-  POTENTIAL AREA FOR RESIDENTIAL DEVELOPMENT
-  POTENTIAL AREA OF GREEN INFRASTRUCTURE (SUDS) WILL INCLUDE SUSTAINABLE DRAINAGE FEATURES & CHILDREN'S PLAY AREAS
-  POTENTIAL PRIMARY ACCESS POINT
-  POTENTIAL SECONDARY ACCESS POINT
-  POTENTIAL FUTURE LINK TO PRIMARY SCHOOL SITE
-  POTENTIAL PRIVATE DRIVE ACCESS POINT
-  POTENTIAL PEDESTRIAN/CYCLE ACCESS POINTS
-  EXISTING PUBLIC RIGHTS OF WAY (PROW)
-  POTENTIAL LOCATIONS OF SUSTAINABLE DRAINAGE (SUDS) FEATURES (SWALES)
-  POTENTIAL LOCATIONS OF ATTENUATION BASINS

-  OPPORTUNITY FOR DWELLINGS TO FRONT ONTO EXISTING ROADS
-  OPPORTUNITY FOR DWELLINGS TO OVERLOOK AREAS OF PUBLIC OPEN SPACE
-  OPPORTUNITY FOR CHILDREN'S PLAY AREAS
-  OPPORTUNITY FOR STRENGTHENED PLANTING ALONG BORDER WITH THE PRIMARY SCHOOL SITE
-  OPPORTUNITY FOR STRENGTHENED BOUNDARY PLANTING
-  SENSITIVE EDGE - OPPORTUNITY FOR STRENGTHENED PLANTING ALONG BORDER WITH THE CHURCH

constraints

-  EXISTING GRADE I LISTED CHURCH OF ST MARY & PETER'S
-  NEW DWELLINGS SHOULD RESPECT THE PRIVACY AND AMENITY OF THE CHURCH
-  EXISTING TREES & VEGETATION (SUBJECT TO TREE SURVEY)
-  SITE TOPOGRAPHY CONTOURS DEVELOPABLE AREA OF THE SITE SLOPES AT APPROXIMATELY 20 M

figure 11: The Opportunities plan from the Design Code

In this section the Design Code looks at:

- Delivering a connected network
- The street network and street hierarchy
- Providing bus connectivity
- Creating pedestrian/cycle routes and linkages



figure 12: **Extract from the Design Code illustrating one of the suggested enhanced connectivity measures that should be employed**

- Active travel
- Parking and servicing [commits to meeting SCC Parking standards]
- E.V. charging and cycle parking
- Accessibility for service and emergency vehicles
- Location of utilities

All of these chime with Committee expectations and set a valuable base line.

Within the Movement section the Design Code describes how movement and the associated corridors will be linked to the three key themes within the National Model Design Code and National Design Guide:

Climate Change

- Trees to provide shade and passive cooling effect
- Rainwater swales along both sides of the spine road
- Fruit trees, orchards and meadow grass to provide habitats and food for wildlife

Character

- Linear landscape features
- Landscape focal points

Community

Community orchard

Formal and informal play locations

Incidental meeting spaces with seating

Path network within site and connecting it to the wider area

Again these are all welcomed expressions of adapting new development for the challenges ahead both from climate change and post covid behaviour changes.

The diagram taken from Section 3 Movement of the Design Code illustrates these principles within the context of the overall residential layout.



figure 13: **An example from the Design Code of how the Three c's are to be made real within the development.**

Section 4: Nature

This section looks at:

Network of spaces
Open space provision

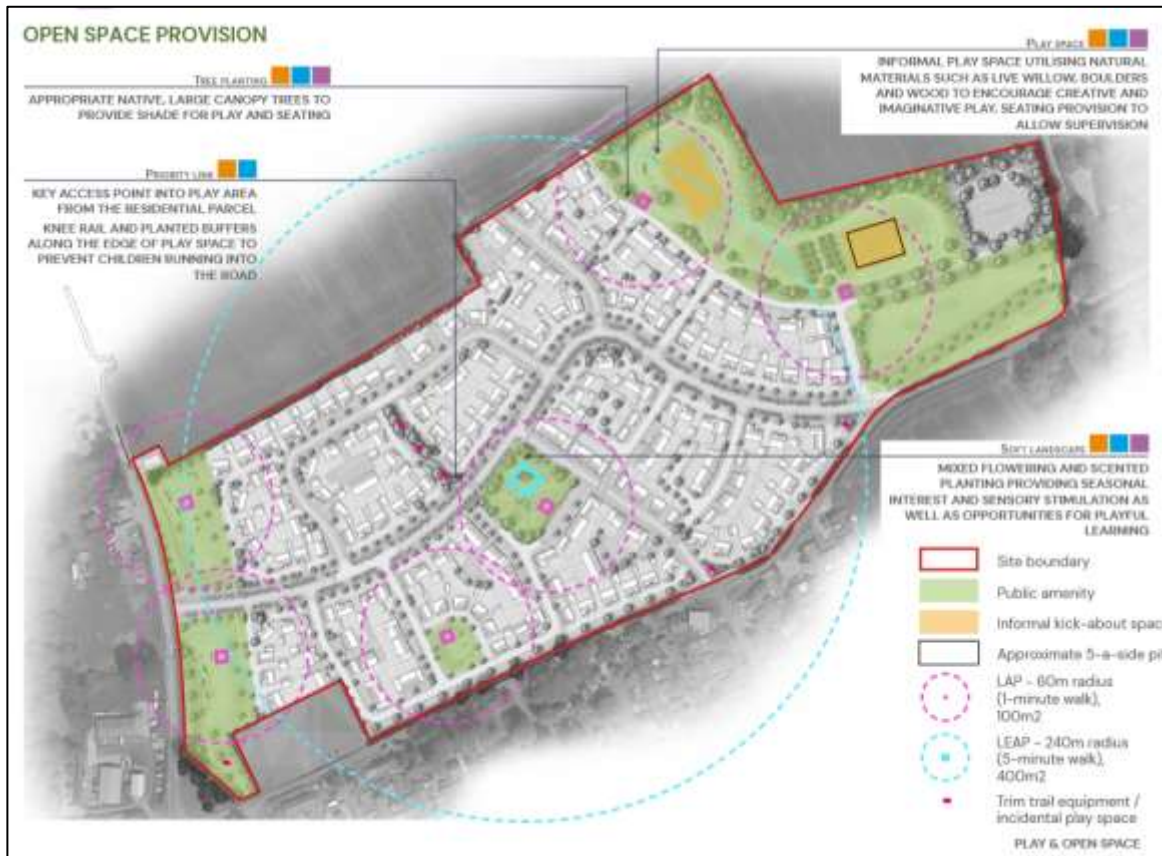


figure 14: Delivering extensive areas of useable open space for the community

Play requirements



figure 15: Promoting and delivering active adventurous play areas, including natural play

CLASSIFICATION: Official

Green edges



figure 16: **Example from the Design Code showing the extent to which the impact of the development will be softened by landscaping and open space**

Village Green
Pocket green
SuDS



figure 17: **An illustration from the Design Code showing how natural drainage basins are to be created that offer opportunities for enhanced biodiversity**

Biodiversity
Trees

Section 5: Built Form: This looks at

Density



figure 18: **Suggested Density Map from the Design Code**

Building Types and forms
Height

Section 6: Identity

This section looks at

Defining Character Areas within the development

These are described as follows:

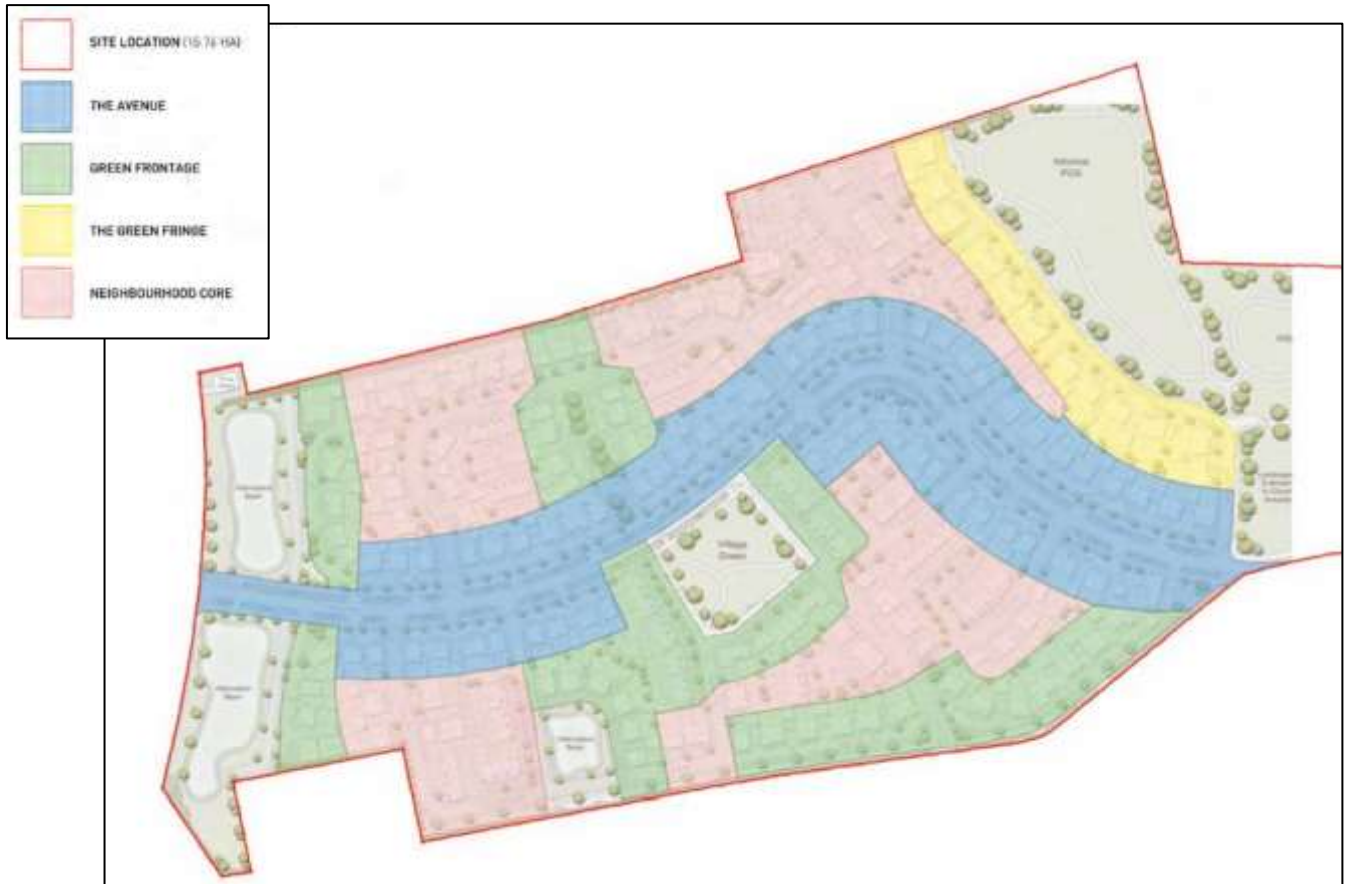


figure 19: **Suggested Character Areas**

Legibility
Building typology
Materials
Facing details
Green frontage



figure 20: **Advocacy for green screens taken from the Design Code**

Section 6: Public Space

This addresses the following

- Quality
- Principles for streets - facilitating place making, in addition to enabling movement, with specific reference to the street hierarchy and typology
- Principles for social interaction - outlining the design principles for streets and other public spaces, such as public squares, enabling them to fulfil a social function to bring people together and act as a focus for community life



figure 21: **Example from the Design Code showing how the three C's will be translated into play and meeting areas**

- Multi-functional streets

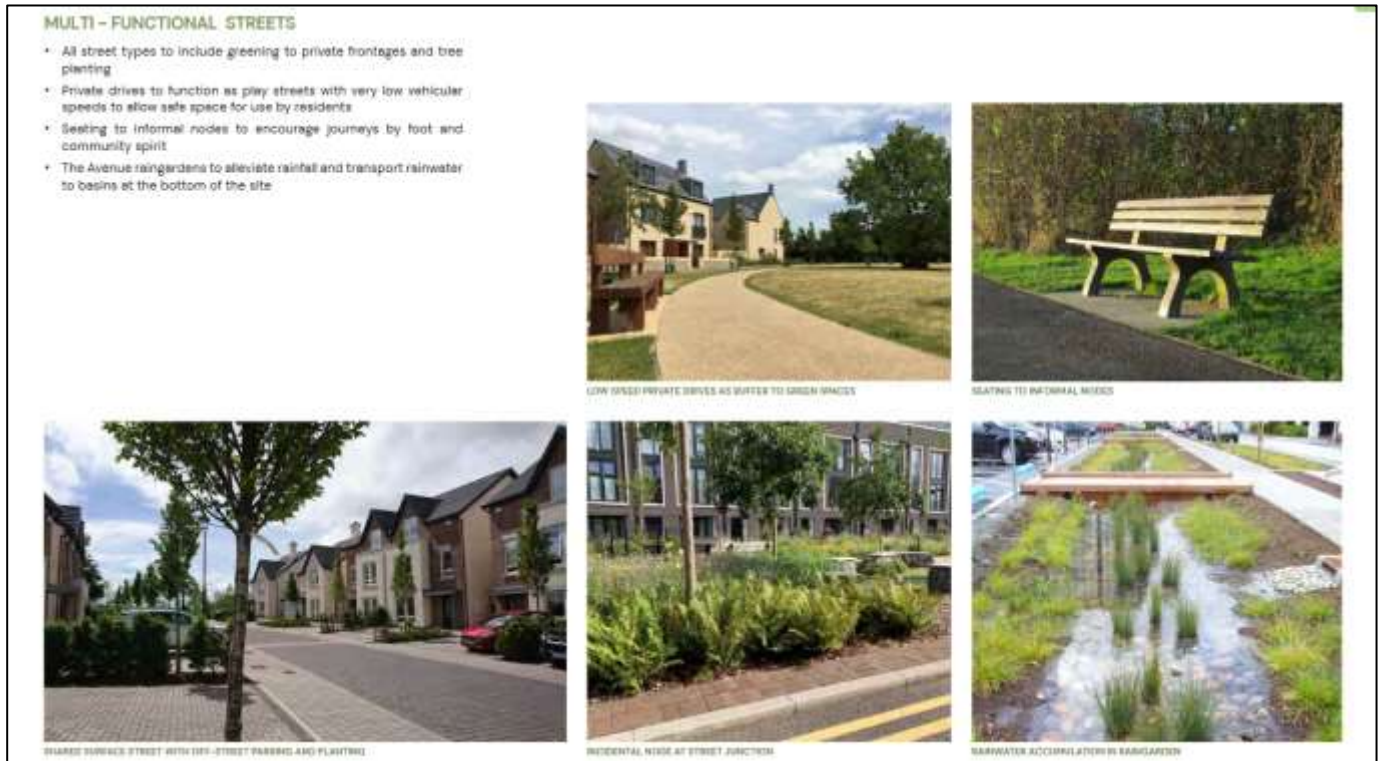


figure 22: **Example from the Design Code illustrating how streets will be more than conduits for movement**

Section 8: Uses

This section looks to bring together how the various uses within the overall initial hybrid proposal will be brought together to create an active dynamic place with a real sense of place. These uses include:

- Residential
- Green infrastructure
- Public open space
- Extension to church ground
- Amenity areas
- SuDS
- Housing mix
- Housing for all
- Type
- Community
- School
- Community facilities
- Local service

Section 9: Homes and buildings :This looks at

Delivering Quality

[by reference to space standards, accessibility, security, health & wellbeing]

[lighting aspect and privacy]

[gardens and balconies]

Green fringe

Neighbourhood core

- Schemes that are well connected and integrated into their surroundings
- Layouts that are responsive to the context of the site, including topography, landscape, and existing buildings
- Distinctive character and good architectural quality
- Well defined streets and spaces with plenty of visual markers
- Good walkable neighbourhoods that prioritise pedestrians and cyclists
- Attractive public and green spaces
- An interconnected network of green spaces and parks
- Easy access to community facilities, such as shops, schools and workplaces
- Well-designed homes and a mix of housing to suit local requirements
- Good provision for cycle and bin storage

Section 10: Resources: looks at

Place-making, design and wellbeing [TW bringing together urban design and healthy environments]

Enhancing ecological value

Green Travel [TW developing a walkable and cycleable neighbourhood]

Community networks [TW exploring how social networks can be accelerated]

Energy efficiency

Waste water heat recovery [WWHR]

EV charging

Use of air source heat pumps

Improved insulation and fabric efficiency

100% low energy light fittings

LED recessed downlights

Sustainable materials

Off-site construction techniques

Low flow taps and showers, dual flush toilets

Section 11: Lifespan: looks at

Developing a Management Plan for common areas
Integrating Participation
Community Management

The Code describes Community Management as follows:

- “ 11.7 Community management is the management of a common resource by the people who use it through the collective action of volunteers and stakeholders. The community management of neighbourhoods is a valuable way of engendering a sense of ownership and responsibility as well as building social cohesion.
- 11.8 Community management could be facilitated in a number of ways, for example:
- Encouraging, or setting informal community management groups, which would oversee and look after community projects, such as tree planting;
 - Neighbourhood Planning Groups;
 - Community management of public spaces;
 - Community management of buildings and facilities; and
 - Community management of local energy networks.”

Paragraph 129 of the NPPF provides specific guidance on deciding applications relating to design codes, stating, *“Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”*

Whilst the Development Plan provides the starting point for determination, the NPPF (2021) is an important material consideration which makes specific reference to three key documents which provide key guidance that is used to assess design codes. These documents include the National Model Design Code (2021), National Design Guide (2021) and Building for a Healthy Life (2020).



figure 23: **Cover of Building for a Healthy Life document [2020]**

The Building for a Healthy Life guide is built around 3 main themes:

- Integrated Neighbourhoods
- Distinctive Places
- Streets for All

with 14 contributory elements. The chart below shows how it is interrelated to the National Design Guide and the National Design Code.

Integrated Neighbourhoods	National Planning Policy Framework	National Design Guide
Natural connections	91a; 102c and e; 104d; 127b; 127f	B3; M1; M2; N1; R3
Walking, cycling and public transport	20c; 91a; 91c; 127e	B1; B3; M1; R3
Facilities and services	102; 103	B1; B3; N1; P3; U1; U3
Homes for everyone	60-62	B1; B2; U2; U3
Distinctive Places		
Making the most of what's there	122d; 127c; 127d; 153b; 184	C1; C2; I1; B2; R3
A memorable character	122d; 127c; 127d	C2; I1; I2; I3; B3
Well defined streets and spaces	91a	B2; M2; N2; N3; P1; P2; H2; L3
Easy to find your way around	91b; 127b	I1; M1; M2; U1
Streets for All		
Healthy streets	91b; 102c and e; 110a-d	M1; M2; N3; P1; P2; P3; H1; H2
Cycle and car parking	101e; 127f; 105d	B2; M1; M3
Green and blue infrastructure	20d; 91b; 91c; 127f; 155; 170d; 174	C1; B3; M1; N1; N2; N3; P1; P3; H1; R3; L1
Back of pavement, front of home	127a-b; d; f	M3; H3; L3
Generally	7; 8; 124; 125; 126; 127; 130	15; 16; 17; 20-29; 31-32
Using the tool as a discussion tool	39; 40-42; 125; 128; 129	

figure 24: **Extract from the Building for a Healthy Life document showing linkages to National Design Guide/Design Code**

The synergies within the submitted Design Code and the Building a Healthy Life document are obvious.



1

Inclusion of an additional attenuation basin on the basis that the single basin shown indicatively on the outline illustrative layout lacked insufficient capacity to accommodate the calculated residential flow [the extended basins can now also accommodate the predicted flow from the new school site to the north]

2

Inclusion of a central green space with a 'village green' character enclosed by frontage development as a focal hub from which radiate green connectivity corridors. This space replaced a less defined triangular area of open space on the southern edge of the site.

3

Replacement of a proposed semi-circular crescent with a wide green corridor that is part of a wider network of green links

4

Whilst the open space pin the outline layout provided some limited separation between the new development and existing properties in Church Lane its loss is compensated for by [2] above and by the current layout setting back new development from the site edge, thereby achieving some separation

1



figure 25: **Comparing the outline masterplan layout [top] with the amended RM layout [bottom]**



figure 25: **Comparing the outline uses plan [top] with the amended RM layout [bottom]**

Delivery

A phasing scheme for delivery of the development is the subject of condition 4 on the Outline permission.

A management plan has been prepared which will demonstrate who is responsible for managing different parts of the development, ensuring it is maintained for its lifetime. Taylor Wimpey will also take long-term stewardship meaning all proposals for the site will pass through them and include a compliance check against this proposed Design Code. Any variation required in the Code relating to matters of detail for a phase will be required to pass formally through the Local Planning Authority.

PART FOUR – CONCLUSION

Planning Balance and Conclusion

1. The proposed design code accords with Council policy.
2. The Design Code has been developed following developer led local consultation, that resulted in significant amendments to the initial Design Code.
3. The Design Code as presented provides a comprehensive and holistic approach to the development to ensure relevant elements are brought forward and delivers upon key design principles in a contextually specific manner to develop a scheme that is sustainable
4. The proposed Design Code has been conceived having regard to the National Design Guide (2021) and the National Model Design Code (2021) and covers in appropriate detail those issues which it would be expected should be covered
5. The proposed Design Code also has regard to the principles of Building for a Healthy Life (2020) and draws upon the key approaches contained within that document.
6. The Design Code will pave the way to creating high-quality, well-designed place which comprises sustainable development, embodying the spirit and aspiration of paragraph 8 and chapters 8, 9, 12 and 15 of the NPPF (2021).
7. As to the use of the Design Code, Members attention is drawn to paragraph 134 of the NPPF states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
8. Key aspects of the Design Code that will be incorporated into the future development here include a landscape led approach, ecological benefits, social recreational

spaces, interconnected network of walking and cycling connections and distinctive places. These will secure an inviting, safe, sustainable and high-quality environment for future residents and the wider community within neighbouring areas.

9. The proposed Design Code commits future development to using materials from the traditional Suffolk palette in prominent locations and at focal points. This is an important principle to have established if the development is to have local distinctiveness.
10. It points the way to the use of sustainable energy sources and sets the course away from continued use of gas boilers
11. This application lays the foundations for a well-conceived and cohesive development that can be achieved through subsequent reserved matters applications.
12. It provides valuable diagrammatic examples and plans that provide a strong prescriptive guide to what will be expected. These set a high but achievable benchmark for the delivery of quality.
13. It is considered that there are no material considerations which indicate that the proposed Design Code is unacceptable or inappropriate to achieve its purpose in guiding good design in the delivery of this strategic site and achieving a well-designed place.
14. The endorsement of the Design Code will be an important step forward in the delivery of this strategic site which forms a notable element in the provision of future homes in the district and contributes meaningfully to the housing land supply position of the District.

RECOMMENDATION

That the Design Code be endorsed as a material planning consideration in the determination of future Reserved Matters submission on this site