

ECONOMY AND RESOURCES SCRUTINY COMMITTEE 6 JANUARY 2021

GREATER FAVERDALE (BURTREE GARDEN VILLAGE) – DESIGN CODE

Purpose of the Report

1. The purpose of this report is for Members to consider a Greater Faverdale (Burtree Garden Village) Design Code for the Masterplan Area of Greater Faverdale. This is to ensure a comprehensive quality code for Design which will be used to create developer led Quality of Place and to offer DBC Development Management a fit for purpose quality assessment tool to determine planning applications.

Summary

2. The Council appointed Designe to produce a Greater Faverdale (Burtree Garden Village) Design Code to set design and quality standards for the Ministry for Housing Communities and Local Government (MHCLG) supported Garden Community.
3. The attached Greater Faverdale (Burtree Garden Village) Design Code which includes illustrations of design principles and “good and bad” design practices is attached in **Appendix 1**.
4. The benefit will be that the Development Management Section will have a clear assessment tool to be used in the planning process as a material consideration.

Recommendation

5. It is recommended that Scrutiny notes the report and Members make comments and observations on the content.

Reasons

6. The recommendation is supported by the following reasons :-
 - (a) The decision will support the efficient implementation of the Garden Communities Programme;
 - (b) Will set detailed standards for the design quality in the planning application decision making process for the Council.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

No background papers were used in the preparation of this report

S17 Crime and Disorder	N/A
Health and Wellbeing	Included in the Design Code
Carbon Impact and Climate Change	Included in the Design Code
Diversity	N/A
Wards Affected	Faverdale & Brinkburn / Heighington & Coniscliffe
Groups Affected	N/A
Budget and Policy Framework	'This decision does not represent a change to the budget and policy framework'.
Key Decision	No
Urgent Decision	N/A
One Darlington: Perfectly Placed	Main outcomes: A place designed to thrive More businesses and more jobs
Efficiency	N/A
Impact on Looked After Children and Care Leavers	N/A

MAIN REPORT

Information and Analysis

7. Greater Faverdale is a 178ha mixed use site included in the Proposed Submission Darlington Local Plan 2016-36 which is currently out for deposit. Masterplanning Stages have been undertaken since 2017 and a Masterplanning Framework for the site has been included in under Policy H11 in the Draft (2018) and deposited Local Plan (2020).
8. The site was supported in July 2019 as a Garden Community by the Ministry for Housing Communities and Local Government (MHCLG). Design Quality of Garden Communities is a key feature of the delivery and implementation of Garden Communities. The leading developer which is a collaboration of Hellens LTD/ Homes England named the development Burtree Garden Village.
9. Early in this Garden Community process DBC decided to set the standard of Quality of Design for the Garden Village on a higher level than other development sites in the Borough. It appointed Designe to produce for the Council a Greater Faverdale (Burtree Garden Village) Design Code.
10. This Design Code has been completed by Designe in July 2020 going through a stringent process of Masterplan Design Review with the Lead Developer which included Architects and Urban Designers from IDP Northern and Homes England. The review took place in early June 2020 and assessed the design quality of Masterplan proposals of the consortium.
11. The attached Greater Faverdale (Burtree Garden Village) Design Code which includes illustrations of design principles and “good and bad” design practices is attached in Appendix 1. It comprises as main elements:
 - (a) Site wide Quality Coding Checklists;
 - (b) Character Areas of the site and design suggestions;

(c) Planning Assessment Tool for a Design Checklist.

12. The benefit will be that the Development Management Section will have a clear assessment tool to be used in the planning process which can evaluate and appraise objectively forthcoming planning applications where Design would be a material consideration.
13. Part of the Greater Faverdale (Burtree Garden Village) site is currently in Council ownership.