

**CABINET  
8 MARCH 2022**

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**SUPPLEMENTARY PLANNING GUIDANCE (SPD) DESIGN CODE – BURTREE GARDEN VILLAGE**

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**Responsible Cabinet Member –  
Councillor Alan Marshall, Economy Portfolio**

**Responsible Director – Ian Williams, Chief Executive**

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**SUMMARY REPORT**

**Purpose of the Report**

1. After the adoption of the Darlington Local Plan 2016 – 2036 (Darlington Local Plan) the context of the approved Local plan asks the Council to progress with creating Supplementary Planning Policy Documents based on Design Codes for both Garden Communities.
2. The existing Greater Faverdale (Burtree Garden Village) Design Code produced for the Council by DesignNE needs to be transformed into an SPD in coherence with the National Planning Policy Framework changes in July 2021 and in particular the National Model Design Code.

**Summary**

3. The existing Greater Faverdale Design Code approved and viewed by the Planning Committee March 2021 and the Economy and Resources Scrutiny Committee February 2021 needs to be transformed into an updated Supplementary Planning Document called Burtree Garden Village Design Code.
4. This is expected to be achieved according to the final Inspectors report and issues regarding to Policy H11 Greater Faverdale Site Allocation and section 6.11.7 in the adopted Local Plan within 6 months from adoption the Local Plan.
5. The existing Greater Faverdale Design Code by DesignNE has been amended to reflect the requirements of the NPPF 2021 and the National Model Design Code produced by DLUHC July 2021 (attached as **Appendix 1**).
6. This document needs to go through the process of a minimum of 4-week consultation with the public lead by Darlington BC.
7. Once the consultation exercise has been completed the SPD will return to Cabinet with amendments to Cabinet. If agreed by Cabinet the report would need to be presented to Full Council to for adoption and then will form part of the Council's Supplementary Planning Policy which would be used as material consideration in the Planning

application process.

### **Recommendations**

8. It is recommended that Cabinet approves the contents of the Supplementary Planning Document and the process of creating the Burtree GV Design Code SPD.

### **Reason**

9. The Council must follow the National Planning Policy Framework (NPPF) and the Inspectors report to convert the Current Greater Faverdale Design code into an SPD within 6 months adoption of the Darlington Local Plan 2016-36.

**Ian Williams**  
**Chief Executive**

### **Background Papers**

- (i) National Planning Policy Framework, 2021
- (ii) Supplementary Planning Document Guidance
- (iii) National Model Design Code 2021

Jochen Werres: Extension 6313

S17 Crime and Disorder	The Design SPD has a role in reducing crime through the promotion of good design and location of development
Health and Wellbeing	A key objective of the Design Code for Burtree GV SPD will be to improve people's health and wellbeing by protecting and improving the economic, social and environmental conditions in the Borough
Carbon Impact and Climate Change	A Sustainability Appraisal has been carried out on the strategic issues and options for this site. Achieving sustainable development will be a fundamental objective of this SPD.
Diversity	An Equalities Impact Assessment has been part of the local plan preparation process
Wards Affected	Brinkburn and Faverdale & Heighington and Coniscliffe
Groups Affected	All
Budget and Policy Framework	The SPD will be prepared using existing budgets and will ultimately form part of the Council's Planning Policy Framework
Key Decision	Yes
Urgent Decision	No
Council Plan	The SPD Design for Burtree GV SPD will represent the spatial implications and help achieve the economic growth aspirations of the Council Plan
Efficiency	The consultation stage of the SPD represents the most efficient way to include public opinion on strategic design and will have regard to the legislative and engagement requirements
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

10. The Homes England supported Garden Community and site allocation Greater Faverdale (Burtree Garden Village) have been adopted by the Darlington Local Plan 2016- 2036. The inspectors report and its suggested modifications details the policy for the site in H11 and suggests that the current Greater Faverdale Design Code will be consulted upon and turned into a Supplementary Planning Document Design Code for Burtree Garden Village with 6 months after adoption of the Local Plan by Darlington Borough Council.
11. The existing Greater Faverdale Design Code prepared by DesignNE in October 2020 for the council is mentioned in the Local Plan policy H11 and presents a blueprint for SPD Design Code Burtree Garden Village.

12. The Greater Faverdale Design Code has been prepared in advance of the NPPF July 2021 and its National Model Design Code. While it went through two levels of Council Committees to be scrutinised and discussed (Planning Committee (date Jan 21) and Economy and Resources Scrutiny Committee (Feb 21 date)).
13. The draft SPD Design Code Burtree Garden Village (attached in Appendix 1) takes account of the National Planning Policy Framework Changes from July including the National Model Design Code published at the same time.
14. The strategic guidance on design ambitions and place making of the SPD for the Design Code for Burtree Garden Village includes:
  - (a) Character Area Coding,
  - (b) Settlement Character,
  - (c) Interfaces with blue and green Infrastructure,
  - (d) Gateway points,
  - (e) Detailed Design Quality Coding Checklist.

#### **The suggested SPD consultation process**

15. The key milestones in the consultation process of this PD are detailed below:

Cabinet to allow draft SPD to go through public consultation	8 March 2022
Draft SPD Consultation	4 April – 4 May 2022
Amend SPD based on consultation input	20 May 2022
Amended and consulted on SPD to come back to Cabinet and Council for approval	June 2022
Adoption of SPD	June – July 2022

#### **Next Steps**

16. DBC Cabinet to decide if the SPD Design Code for Burtree Garden Village can enter into the official public consultation period from 4 April 2022 -4 May 2022 for 4 weeks (“suggested”).

#### **Financial Implications**

17. The SPD preparation and conversion will be funded by Garden Community Funding of Homes England.

#### **Legal Implications**

18. There are no direct legal implications arising from this report.