

COUNCIL
14 JULY 2022

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

Responsible Cabinet Member – Councillor Alan Marshall, Economy Portfolio

Responsible Director – Ian Williams, Chief Executive

SUMMARY REPORT

Purpose of the Report

1. The finalised SPD Design Code Greater Faverdale (Burtree Garden Village) Design Code with a revised text after consultation is now ready to be approved and adopted by Council as Council Planning Policy after being approved by Cabinet 5 July 2022. This will form part of the Development Plan and be a material consideration in the determination of planning applications.

Summary

2. Cabinet approved 8 March 2022 that the Draft Greater Faverdale (Burtree Garden Village) Design Code SPD could go for wider consultation.
3. The Draft SPD Greater Faverdale (Burtree Garden Village) Design Code has been produced for the Council by DesignNE in coherence with the National Planning Policy Framework changes in July 2021 and in particular the National Model Design Code.
4. The Consultation period from 6 April 22 – 6 May 22 returned 10 separate responses to the Draft SPD Greater Faverdale (Burtree Garden Village) Design Code summarised in the table of **Appendix 1**.
5. Based on the returns and validity of the comments the Planning Policy team changed the context of the SPD in several places and asked DesignNE to prepare a final Version to be sent to Cabinet and Council for their approval and adoption **Appendix 2**.
6. The SPD Greater Faverdale (Burtree Garden Village) Design Code by DesignNE is consistent with the National Planning Policy Framework (NPPF) 2021 and the National Model Design Code produced by DLUHC July 2021.

Recommendations

7. It is recommended that Council:
 - (a) Note the comments and changes of the Draft Burtree Garden Village Design Code based on the consultation period Appendix 1.
 - (b) Adopt the SPD for Burtree Garden Village Design Code at Appendix 2 as Council Planning Policy.

Reason

8. The recommendations are supported as the Council has followed the National Planning Policy Framework (NPPF) and the Inspectors final report to convert the Greater Faverdale (Burtree Garden Village) Design Code into an SPD and Council Planning Policy within 6 months after adopting 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

9. The site allocation Greater Faverdale (Burtree Garden Village) has been adopted by the Darlington Local Plan 2016- 2036. The inspectors report and its suggested modifications proposed that the current Greater Faverdale Design Code should be consulted upon and developed into a Supplementary Planning Document Design Code for Burtree Garden Village within 6 months after adoption of the Local Plan by Darlington Borough Council.
10. The Draft Greater Faverdale (Burtree Garden Village) Design Code prepared by DesignNE based on Local Plan policy H11 delivered a blueprint for the consultation of the SPD Design Code Burtree Garden Village. This SPD has been consulted on in the period of 7 April to 7 May 2022.
11. The consultation was carried out on the Council's specialised Planning Consultation website on the Objective software and was advertised on the council consultation website.

Individuals and organisations who commented on the Greater Faverdale Allocation in the local Plan examination were written to and encouraged to participate as were the normal statutory planning consultees and all Parish Councils.

12. The Comments on the draft SPD Design Code (Burtree Garden Village) have been summarised by the Planning Policy Team (attached in Appendix 1). The ten responses have been assessed and evaluated against the policies of the adopted Darlington Local Plan 2016-2036 and National Planning Policy Framework Changes from July 21 including the National Model Design Code published at the same time.
13. 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.
14. The consultees made comments on the linkage between the adopted Local Plan Policies and the ambitions and enforceability of design principles mentioned in the Draft SPD by the planning application determination process.
15. After consideration of all consultation comments the Planning Policy Team changed the text of the Greater Faverdale (Burtree Garden Village) Design Code SPD in relevant areas and present the Final Version for Council Approval (Appendix 2).

The applied SPD conversion timetable and consultation process

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

Cabinet to allow draft SPD to go through public consultation	8 Mar 2022
Draft SPD Consultation	7 April - 7 May 2022
Amend SPD based on consultation input	By 22 June 2022
Amended and consulted on SPD to come back to Cabinet and Council for approval	5 July 2022
Adoption of SPD by Council	14 July 2022

17. Cabinet approved the SPD Design Code for Burtree Garden Village on 5 July 2022 to go in front of Council for adoption.

Next Steps

18. Council to decide if the SPD Design Code for Burtree Garden Village can be approved and adopted as Council Planning Policy.

Financial Implications

19. The SPD preparation will be funded by Garden Community Funding of Homes England.

Legal Implications

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