

CABINET
3 DECEMBER 2024

SKERNINGHAM MASTERPLAN CONSIDERATION

**Responsible Cabinet Member -
Councillor Chris McEwan, Economy Portfolio**

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

SUMMARY REPORT

Purpose of the Report

1. To gain members agreement that the Skerningham Masterplan Document is consistent with the Darlington Borough Local Plan Policy H 10 and the Skerningham Garden Village Design Code Supplementary Planning Document (SPD).

Summary

2. Policy H 10 of the Local Plan requires a comprehensive Masterplan including an infrastructure phasing plan be prepared in consultation with the community prior to the submission of any planning application relating to the site, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development. The Masterplan shall be led by the applicant(s) and should be based on the design approach and principles established in the Council's design code, a strong understanding of the characteristics of the site and its surrounds and incorporate the key principles for the development as set out in points a to i of the Policy.
3. A final version of the Masterplan has been prepared by Litchfields on behalf of Theakston's Land and Banks Group, the two companies with the largest amount of land interest in the area. The final version of the Masterplan is attached at **Appendix 1**.
4. The production of the Masterplan has followed the requirement of community involvement with a consultation exercise running from 30 October to 30 November 2023. This involved a series of public engagement events. Following that consultation the responses received were reviewed and some amendments were made to the Masterplan. The summary of those comments and amendments are attached at **Appendix 2**.
5. Officers have had discussions with the authors of the document and further amendments were made. Following external legal advice officers are confident that the Masterplan does not conflict with the Local Plan Policy H 10 or the Skerningham Garden Village Design Code SPD.

6. The Garden Communities Officer from Homes England has also been involved with the process and is content that the Masterplan has met the terms of public engagement and does not conflict with the Garden Communities principles nor the Local Plan or Design Code SPD.
7. The Local Plan Policy H 10 also states that the Council will only approve planning applications that adhere with the Masterplan and the Council's design code. The current Government and the previous Government emphasised the need for housing delivery and that the planning process should not be a barrier for delivering homes. We need therefore to confirm that the Masterplan does not conflict with planning policy so that the Council is in a position to consider planning applications for the site.
8. It must be stressed that the Masterplan is not a Council document and will change over time, so it is essential we put the correct procedures in place to agree further revisions in a timely fashion.
9. The Council has sought Counsel advice. This external advice has confirmed that in their opinion the Masterplan as drafted is consistent with the Local Plan Policy H 10 and the adopted Design Code SPD.

Recommendations

10. It is recommended that:-
 - (a) Cabinet is content that the developers Skerningham Masterplan is consistent with the Local Plan Policy and the Skerningham Garden Village Design Code SPD.
 - (b) Cabinet agrees with the Skerningham Garden Village Masterplan.
 - (c) Any subsequent revisions of the Skerningham Garden Village Masterplan to be returned to Cabinet.

Reason

11. The recommendations are supported as policy H 10 of the Darlington Borough Local Plan requires the Council to agree a comprehensive Masterplan for the Skerningham Garden Village allocation in the Local Plan.

Ian Williams
Chief Executive

Background Papers

- i. Darlington Local Plan 2016-2036
- ii. Skerningham Garden Village Design Code September 2023

<p>Council Plan</p>	<p>The Local Plan and supporting documents are integral to the delivery of the Council Plan and its priorities (adopted by Council in July 2024). The development of this Masterplan is required by Policy H10 of the Local Plan.</p> <p>The priorities of the Council Plan are:</p> <p>ECONOMY - building a strong sustainable economy and highly skilled workforce with opportunities for all.</p> <p>The Local Plan allocates land for employment sufficient to meet the future needs of the borough.</p> <p>HOMES – affordable and secure homes that meet the current and future needs of residents.</p> <p>Skerningham Garden Village will contribute to meeting the boroughs housing needs, including affordable housing requirements.</p> <p>LIVING WELL – a healthier and better quality of life for longer, supporting those who need it most.</p> <p>The existing Local Plan encourages development to consider health and wellbeing with a requirement for larger developments to undertake a Health Impact Assessment (HIA). Allowance is also made for older people’s accommodation and sets a requirement for adaptable homes.</p> <p>CHILDREN AND YOUNG PEOPLE – supporting the best start in life, realising potential and raising aspirations.</p> <p>The Local Plan contains a mechanism to secure contributions to education provision and secure sites for new provision in key locations. The Masterplan includes site(s) reserved for future education provision.</p> <p>COMMUNITIES – working together for safer, healthier and more engaged communities.</p> <p>The Masterplan will help to deliver a cohesive development at Skerningham. The development will include a new neighbourhood centre with community facilities, including a health hub. Additional local facilities will be located to support the early phases of the development.</p> <p>LOCAL ENVIRONMENT – a well-connected, clean and sustainable borough.</p>
---------------------	---

	The Local Plan contains numerous policies to protect both the natural and built environment. The Masterplan sets out that over 55% of the site will be retained as accessible green infrastructure, managed agricultural land, and the existing Golf Club. The development will also be required to achieve a net gain in biodiversity.
Addressing inequalities	An Equalities Impact Assessment was undertaken as part of the Local Plan adoption process.
Tackling Climate Change	The developer Masterplan has considered climate change.
Efficient and effective use of resources	The production of this Masterplan is required by Local Plan Policy H10. It has been prepared by Lichfields on behalf of Skerningham Estates Ltd and Banks Group.
Health and Wellbeing	Subsequent planning applications based on this Masterplan, and over 150 homes, will be required to undertake a Health Impact Assessment.
S17 Crime and Disorder	The Masterplan promotes good design and location of development, which discourages crime.
Wards Affected	Whinfield, Harrowgate Hill, Sadberge and Middleton St George, Heighington and Coniscliffe.
Groups Affected	All
Budget and Policy Framework	This Masterplan has been developed and funded by the site developers.
Key Decision	Yes
Urgent Decision	No
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

Policy Background

12. Policy H10 of the Darlington Local Plan (2016-2036) allocates Skerningham as a strategic site for the delivery of 4,500 dwellings; with an expectation that 1,650 dwellings will come forward in the plan period. The site is bounded by the River Skerne and Barmpton village to the north, the A167 to the west, Darlington's urban edge and the A66 to the south, and agricultural land to the east. The site is also bisected by the East Coast Mainline (ECML). Rather than being broken into smaller parcels, Skerningham has been allocated as a whole in the Local Plan to ensure that it is planned as a single cohesive sustainable development, fully supported by necessary infrastructure provision and with appropriate mitigation measures, as required, delivered in a coordinated phased manner alongside development.
13. To support this aim, Policy H10 requires that a comprehensive Masterplan, including an infrastructure phasing plan, be prepared in consultation with the community prior to the submission of any planning application for the Skerningham allocation. The Masterplan should inform the mix of uses, layout, scale, design, provision of local and strategic infrastructure, including social and community facilities, and phasing of the proposed development. The Masterplan shall be led by the applicant(s) and should be based on the design approach and principles established in the Skerningham Garden Village Design Code SPD, a strong understanding of the characteristics of the site and its surrounds and incorporate the key principles for the development as set out in points a to i of Policy H10.
14. Para. 6.10.3 of the Local Plan, part of the supporting text for Policy H10, states that the finalised comprehensive Masterplan needs to be 'agreed with the Council'. Then, to ensure that a cohesive development is delivered at Skerningham, the Council will only approve planning applications that adhere with the comprehensive Masterplan, and the Skerningham Design Code SPD, and deliver the necessary local and strategic infrastructure including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and housing development.
15. The process for agreeing the comprehensive Masterplan is determined by its status. Regulation 5(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribes the documents which are to be prepared as Local Development Documents. The comprehensive Masterplan does not fall within the scope of the definition of documents to be considered a Local Development Document (either an SPD or LPD). The Masterplan must accord with the Design Code (an SPD) and Policy H10 (part of the Local Plan). It is a document that sits underneath the Local Plan and Design Code SPD. The Masterplan is therefore outside the restrictions in Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 for decisions not to be the sole responsibility of a Council's executive. Nor within the scope of Schedule 1 as a decision not to be the responsibility of a Council's executive.

16. The Council's Constitution sets out the decisions that are required to be taken by the Full Council and the Executive. From the Constitution, Responsibility for Functions: *The Executive (directly or by delegating its powers as described below) has the following functions and responsibilities: - (c) adopting on behalf of the Council any plans or strategies which do not form part of the Policy Framework.* The Constitution defines the Policy Framework - which includes the Development Plan. However, as the Masterplan sits below the Local Plan and Design Code SPD, it will not form part of the Development Plan. This means the Masterplan is outside the Policy Framework for the purpose of the Constitution. As such it can be determined by the Executive or delegated to the appropriate officer.
17. The Skerningham Garden Village Design Code was adopted as a Supplementary Planning Document by the Council on 28 September 2023. Its preparation was informed through various workshops with the local community and stakeholders and was subject to consultation between 9 September 2022 to 17 October 2022; and 9 December 2022 to 13 January 2023. Since then, the preparation of a comprehensive Masterplan has been underway. The Masterplan has been prepared by Lichfields on behalf of Skerningham Estates (Theakstons Land) and Banks Property, the two companies with the largest amount of land interest in the area. Banks Property is the lead developer for the land on the western part of the allocation, which includes land adjacent to the A167 and west of the ECML. Skerningham Estates Ltd is the lead developer for the land on the east of the ECML. The finalised version of the Masterplan is attached at Appendix 1.
18. As required by Policy H10, the draft Masterplan went through a consultation exercise running from 30 October to 30 November 2023. A full statement of community involvement, detailing the developer's consultation process, is attached at Appendix 2.
19. In summary, approximately 5,200 leaflets were distributed to the homes and businesses near the site between 25th and 30th October 2023 to advertise the consultation. The leaflets signposted respondents to a consultation website which included general background information about the site and the proposals along with a copy of the draft Masterplan which could be downloaded. It also included an inbuilt questionnaire/feedback form. The consultation was also advertised on the Darlington Borough Council website. The website received 1,735 unique visitors, and 215 responses to the online survey were received.
20. The leaflets also advertised a series of daytime drop in consultation events at the Dolphin Centre (in the town centre) and Asda (located on Whinbush Way). The Dolphin Centre was secured as a venue with events taking place during the Autumn school half term week in order to maximise the population demographic. The venue at Asda was selected as an accessible location closer to the Skerningham site. The format of the events comprised a 'drop-in' style of consultation with display boards containing information on the proposals, which generally followed the structure of information on the consultation website. Paper copies of the questionnaire form, consistent with the survey questionnaire on the website, were available at the events, along with return boxes.

21. In response to initial feedback received during the first week of events, two additional consultation events were arranged at Whessoe Parish Hall, on Monday 13 November 2023 (5pm until 8pm) and Wednesday 15 November 2023 (5pm until 8pm). The two final sessions occurred during evening hours. Whessoe Parish Hall also provided an additional venue that was located close to the site.
22. Over the course of the consultation events, over 300 people attended the drop-in sessions. Attendance levels varied among the events with the majority of visitors attending the events held at Asda. By comparison, a relatively low number of people attended the events held at Whessoe Parish Hall. Questionnaire forms were also available to complete at each of the drop-in events. 27 Completed response forms were received at the Asda events; 19 at the Dolphin Centre events; and five at the Whessoe Parish Hall events.
23. The Statement of Community Involvement attached at Appendix 2 provides details of the comments received during the consultation, and the developer's response to those comments. A schedule of changes also sets out how the Masterplan has been amended in response to feedback.
24. Policy H10 (a-i) sets a series of principles the comprehensive Masterplan is required to incorporate. The following table summarises the compliance of the comprehensive Masterplan with these principles. It should be noted that the principles cover all development at Skerningham, including subsequent planning applications, and therefore not every element of the principles is applicable to the current comprehensive Masterplan.

	Principle of Development	Masterplan Assessment	Compliance
A	A mix of housing types, tenures and sizes, including 20% affordable housing and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and neighbourhood centres.	Most of these issues will only be determined at application stage. Higher densities will be delivered in close proximity to the Neighbourhood Centre and other Local Community Facilities; and around other key sustainable transport infrastructure. Development will be of a lower density around the edges and more sensitive areas of the development. Density will vary from 45+ dwellings per hectare in high density areas, to 25-35 dwellings per hectare in low density areas.	
B	A centrally located and well connected neighbourhood centre providing local community facilities including a health hub for GPs and Dentists, clustered with other facilities and services to meet the day to day needs of residents, education, employment opportunities, retail and food	The development will include a centrally located and well connected Neighbourhood Centre providing facilities which could include a health care facilities (GPs /Dentists), education, retail, food and drink facilities, consistent with Policy H 10 (part b). It is also anticipated that there will be employment opportunities at the Neighbourhood	

	Principle of Development	Masterplan Assessment	Compliance
	and drink (excluding hot food takeaways) facilities. These facilities should be of a scale and type proportionate to the nature of the development and shall be delivered in accordance with the infrastructure phasing plan.	<p>Centre. Pg. 23 of the Masterplan states '<i>The Neighbourhood Centre will include a Health Hub to accommodate GPs and Dentists</i>'.</p> <p>To achieve timely delivery of the social infrastructure in the Neighbourhood Centre, the phasing of the development east of the ECML has been planned progress from the parcels adjacent to Barmpton Lane west towards the central area of the allocation where the Neighbourhood Centre will be located.</p>	
C	Other local community facilities to serve residential areas as required, closely related to public transport, walking and cycling facilities, and shall be delivered in accordance with the infrastructure phasing plan.	The Masterplan includes proposed locations for Local Community Facilities across the site. Consistent with Figure 6.2 in the local plan, this includes a location to the west of the ECML, and in the development cell to the east of Barmpton Lane. Both these centres are phased to come forward as part of Phase 1 in order to establish community facilities as early of possible.	
D	Two primary schools, associated nursery provision (a total of 5.6 hectares) and a reserved space for a secondary school (5 hectares), with the first primary school being delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools (see Policy IN 10) and the phasing requirements established in the infrastructure phasing plan. The timescales for the delivery of the additional primary school and secondary school would be identified in the infrastructure	<p>The Council's assumed pupil yields are 20 primary aged children and 12 secondary school aged children per 100 dwellings respectively.</p> <p>A development of up to 3,700 dwellings overall equates to a need for 740 primary school places and 444 secondary school places. As the development will take around 25 years to complete, there is a need to keep the education requirement from the development under review.</p> <p>Within the current plan period, 1,450 dwellings are projected to be delivered in the period to 2036. This equates to a need for 290 primary school places and 174 secondary school places.</p>	

	Principle of Development	Masterplan Assessment	Compliance
	<p>phasing plan and/or through the review of infrastructure requirements prior to the occupation of the 1,650th dwelling where the education requirements and capacity levels will be considered.</p>	<p>It has been confirmed the latest pupil projections data indicates that there are sufficient surplus places at both primary and secondary school levels to accommodate pupils that would be generated by the delivery of 1,450 dwellings in the plan period.</p> <p>The Council's preference is to utilise the surplus of pupil places in the nearby existing schools before commencing construction of a new school. Therefore, the need for the first primary school is not required before the occupation of the 450th dwellings and the educational need arising from the development will be kept under review.</p> <p>The Masterplan includes land reserved for the provision of a primary school and secondary school which would come forward subject to further review.</p>	
E	<p>An integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining communities, employment locations and Darlington town centre, shall be delivered in accordance with the infrastructure phasing plan.</p>	<p>The Design Code for the site encourages the creation of 20 Minute Neighbourhoods. The Masterplan includes the provision of a centrally located neighbourhood centre to support new development. It also includes the provision of new school(s), a health hub and smaller retail/local community facilities.</p> <p>Alongside the provision of facilities, access routes have been considered to maximise walking, cycling and public transport links. Active Travel Corridors are identified which will include segregated footpaths and cycle paths (traffic-free routes) which have been routed to follow the desire lines towards the key destinations within the site.</p> <p>The site benefits from existing public transport services. Development in</p>	

	Principle of Development	Masterplan Assessment	Compliance
		<p>the early phases will be accessible to existing services on the A167 (to the west) and on Whinbush Way (to the east) which provide frequent links to Darlington. Development in Phase 1 (to the east of the allocation) will consider an extension of the existing service (No.10) to Barmpton Lane. The No.10 Service can be extended further in subsequent phases to serve the centrally located neighbourhood centre.</p>	
F	<p>Principal vehicular access points from the A167, A1150 and Barmpton Lane and include appropriate measures to mitigate the impact of development on the local road network. The phased implementation of the highways works and improvements will be linked to appropriate phases of development within the plan period. This shall include, but not be limited to, the following schemes from the Infrastructure Delivery Plan, exact details to be identified as part of the comprehensive Masterplan, infrastructure phasing plan and any future planning applications for the site:</p> <ul style="list-style-type: none"> i. A66/Little Burdon Circulatory Upgrade ii. A1150/ Thompson Street East Roundabout Improvements iii. A167/Burtree Lane Junction Improvements iv. Barmpton Lane upgrade works including its junction with Whinbush Way 	<p>The Masterplan is based on principal access points from the A167, A1150 and Barmpton Lane, and therefore is consistent with policy.</p> <p>The requirement for contributions for schemes set out in the Infrastructure Delivery Plan is set out in the Infrastructure Phasing Plan in Section 7 of the Comprehensive Masterplan. Further details will be refined as part of the planning application process.</p>	
	<ul style="list-style-type: none"> i. Prior to the occupation of the first dwelling on land on the western part of the allocation (between the A167 and the East Coast 	<p>The Comprehensive Masterplan sets out that the section of the local distributor road between the A167 and the primary development access point shall be delivered in Phase 1.</p>	

	Principle of Development	Masterplan Assessment	Compliance
	Mainline) the section of the local distributor road between the A167 and the primary development access point shall be delivered.	Delivery prior to occupation of the first dwelling on land on the western part of the allocation will be secured by planning condition on the relevant application(s).	
	ii. Prior to the completion of the development on the western part of the allocation (between the A167 and East Coast Mainline) the remaining section of the local distributor road to the East Coast Mainline shall be delivered.	The Comprehensive Masterplan sets out that the section of the local distributor road between the A167 and East Coast Mainline shall be delivered in Phase 1, prior to the completion of the development on the western part of the allocation.	
	iii. Development of the initial phases of development on the eastern part of the allocation will be accessed via Barmpton Lane and/or Bishopton Lane. Prior to the occupation of between the 200th and 450th dwelling on the eastern part of the allocation the section of the local distributor road between Barmpton Lane and Bishopton Lane shall be delivered.	<p>The Comprehensive Masterplan sets out that Phase 1 of development on the eastern part of the allocation will be accessed via Barmpton Lane.</p> <p>The local distributor road between Barmpton Lane and Bishopton Lane is set out as part of Phase 2 (2031 - 2033). Delivery prior to occupation of the of between the 200th and 450th dwelling on the eastern part of the allocation will be secured by planning condition on the relevant application(s).</p>	
	iv. Prior to the occupation of between the 900th and 1500th dwelling the local distributor road between the A167 and the A1150 (including the bridge crossing of the East Coast Mainline) shall be completed in its entirety.	Completion of Local Distributor Road in its entirety is scheduled for Phase 4 of the Comprehensive Masterplan. Delivery prior to the occupation of 1,500th dwelling will be secured by condition of the relevant application(s).	
H	Other necessary infrastructure as required by the Infrastructure Delivery Plan and identified at the time of submitting a planning application.	Not Applicable at this Stage. The Infrastructure Phasing Plan does set out necessary infrastructure for each phase, but compliance with this requirement of Policy H10 can only be	

	Principle of Development	Masterplan Assessment	Compliance
		fully examined at planning application stage.	
I	A network of green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the infrastructure phasing plan, that:	The Masterplan sets out a strategy for green and blue infrastructure at Skerningham which is consistent with the Masterplan Framework and the Design Code.	
	i. Retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site.	Retaining and enhancing the existing network has formed the basis of the Sustainable Travel Plan (Pg. 12). As well as providing links to the woodland and other green spaces in the northern part of the site (which will remain as a destination for new and existing members of the local community), their Masterplan takes opportunities to locate the supporting social infrastructure along these routes.	
	ii. Protects and enhances the River Skerne, its valley setting (see Policy ENV 7), and the green corridors (see Policy ENV3). Where infrastructure crosses these corridors mitigation measures should be provided.	The Masterplan follows the principles set out in the Design Code of restricting development in the central section of the site to south of the distributor road – thereby preserving the Skerne Valley. Land to the north of the site (close to the River Skerne) will be dedicated for Biodiversity Net Gain (BNG).	
	iii. Delivers a net gain in the area of publicly accessible community woodland on the site.	To support the early phases of the development, land close to Skerningham Manor will be used to deliver BNG. This area of land lies close to Skerningham Woods and is therefore a logical space to introduce further new planting and areas dedicated to nature. The exact net gain in community woodland will be determined in planning applications, but a clear commitment to planting additional woodland is shown on the Green and Blue Infrastructure Plan on pg.10.	

	Principle of Development	Masterplan Assessment	Compliance
	<p>iv. Provides a pattern of well-integrated and inter-connected green spaces (along with provision for their long-term maintenance) across the site providing for the green infrastructure needs of the local community, including wildlife friendly natural spaces, sport and recreation facilities and allotments in accordance with Policies ENV 4, ENV 5 and ENV 9.</p>	<p>The development at Skerningham will be landscape-led, and it will adopt an approach that respects the topography, views and the potential for the enhancement to green and blue infrastructure.</p> <p>Around 55% of the site area will be retained and enhanced as accessible green infrastructure, managed agricultural land and the existing Golf Club.</p> <p>Skerningham Woods to the north of the site will be retained and enhanced, the development will therefore focus on the enhancement of this area with further planting and creation of new public routes. Green Infrastructure will include existing and new areas of natural/semi-natural open space, managed areas of green space, playing fields (associated with schools and potentially community use agreements) and public areas of open space.</p> <p>It is proposed that the lead developers would be responsible for the delivery of initial works including the landscaping; thereafter Skerningham management companies would be established to guide the stewardship and maintenance of the Skerningham site. As part of such arrangements, residents and local community groups would input into the longer-term management and care regime.</p>	
	<p>v. Protects the amenity of existing residential properties (see Policy DC 3).</p>	<p>Not Applicable at this Stage. Amenity issues under Policy DC3 will be considered at Planning Application stage.</p>	
	<p>vi. Wherever possible retains and enhances hedgerows</p>	<p>Whilst some tree removal will be necessary in order to deliver the Local</p>	

	Principle of Development	Masterplan Assessment	Compliance
	and trees that contribute to landscape character.	Distributor Road, the Green Infrastructure strategy will also ensure a net increase in the tree planting on the site. Consideration of individual trees and hedgerows will be undertaken at the planning application stage.	
	vii. Provides for the potential relocation of Darlington Golf Club to a suitable location within the allocation boundary.	Not applicable. It is now proposed that the golf course will remain in situ and that Skertingham will be delivered in line with Figure 6.2 of the Local Plan.	
	viii. Mitigates the impact on biodiversity (see Policy ENV 7).	<p>The development will achieve a net gain for biodiversity consistent with the requirements of Policy ENV 8 of the Local Plan and the Design Code. This will be delivered on a phased basis and each planning application should demonstrate how this will be achieved.</p> <p>On land to the west of the ECML, land to the north of the site (close to the River Skerne) would be dedicated for Biodiversity Net Gain (BNG). There could also be further areas available adjacent to the ECML, as part of the SuDS and in other green linkages between the development cells.</p> <p>On land to the east of the ECML, there is a significant area of land to the north of the Local Distributor Road that will remain as 'green' space. To support the early phases of the development, land close to Skertingham Manor will be used to deliver BNG.</p>	
	ix. Retains the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton (see Policy ENV3).	The comprehensive masterplan retains the rural gaps between Darlington and the villages of Great Burdon and Barmpton.	

	Principle of Development	Masterplan Assessment	Compliance
	x. Incorporates sustainable drainage systems.	A range of multifunctional Sustainable Urban Drainage Systems (SuDS) will be integrated into the development, providing stormwater filtering and attenuation, reduction of flood risk, improvements to water quality and increase to biodiversity. A Drainage Plan is located on Pg. 22 of the Comprehensive Masterplan.	

25. It is also required by Policy H10 that the Masterplan is based on the design approach and principles established in the Council’s Design Code. It should be noted that the Masterplan cannot be assessed using the Design Quality Coding Checklist contained in the Design Code SPD, as that checklist is written to assess planning applications.
26. Nevertheless, the Design Code SPD has been heavily integrated into the Masterplan. This includes, but is not limited to:
- (a) Adopting the same vision and objectives as set out in the Design Code SPD [Pg. 6].
 - (b) Ensuring no development east of the ECML occurs to the north of the distributor road [Pg. 9].
 - (c) Locating Local Community Facilities so as to achieve 20-minute neighbourhoods [Pg. 14].
 - (d) Ensuring the density of development increases towards the centrally located Neighbourhood Centre [Pg. 14].
 - (e) Committing to produce Parcel Codes for each development parcel to demonstrate how the vision and objectives, and other principles in the Design Code, can be achieved [Pg. 15].
 - (f) Adopting the same Character Areas as set out in the Design Code SPD [Pg. 16].
 - (g) Adopting the same approach to architectural style as set out in the Design Code SPD [Pg. 17].
 - (h) Integrating enhancements to the landscape north of the distributor road into the phasing [Pg. 27 & Infrastructure Phasing Plan].
 - (i) Detailing Skerningham Garden Village will provide high-speed broadband [Pg. 29].
27. Considering the document as a whole, officers are satisfied that the Masterplan has been based on the design approach and principles established in the Council’s Design Code.

28. In conclusion, it is considered that the Developer's Masterplan is consistent with Local Plan Policy H 10, and is based on the adopted Design Code SPD, and therefore that there are no reasons why the document cannot be agreed.

Legal Implications

29. External legal advice is that the Masterplan is in line with the Local Plan and Skerningham Garden Village Design Code SPD.

Carbon Impact and Climate Change

30. Contained within the Masterplan document.

Consultation

31. Consultation has been carried out by developers; there is no requirement for a Council consultation as this is not a Council document.

Outcome of Consultation

32. See Appendix 2.