Suffolk Coastal Local Plan Examination

Hearing Day 9

Matter 4 Policies

Note on Policy SCLP11.1 Design Quality

1. This note responds to an action arising from the Matter 4 hearing session (Friday 20th September, AM) to provide clarity as to how the Building for Life 12 Guidelines are to be implemented. Policy SCLP11.1 can be viewed on page 170 of the Final Draft Local Plan (Document A1) and it’s supporting text on the preceding page.

2. Paragraphs 11.8 and 11.9 detail how the Council intends for the Building for Life 12 Guidelines to be implemented. However, in order to provide greater clarity in this regard modifications to paragraphs 11.8 and 11.9 are set out below.

3. Modifications are shown in strikethrough for deleted text and in underline for additional text. The Council will include this revised wording in the schedule of modifications that is being collated as part of the Examination.

Modifications to Paragraph 11.8:

“Local Plan consultation representations support the use of Building for Life 12 (BFL 12). Building for Life 12 is advocated in paragraph 129 of the National Planning Policy Framework as a tool to deliver well designed development proposals and to assess development proposals. In this regard, the Local Plan encourages all development proposals to use BFL 12 in demonstrating how the scheme meets the criteria for delivering high quality design. BFL 12 will be used as a tool to assist with design discussions during the pre-application and planning application stages, not as a prescriptive set of inflexible rules. BFL 12 will be used in the decision making process to provide a design quality assessment against all major applications. These assessments should be undertaken at the earliest possible opportunity in the decision making process so that schemes can be amended to deliver high quality design, if necessary. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines. In demonstrating positive performance, applicants should include a design quality assessment of their proposal using all of the BFL 12 Guideline categories within a Design and Access Statement. Such BFL 12 Guideline categories include; integrating the scheme into its surroundings, locally inspired or otherwise distinctive character, and adequate provision of external storage space for bins and recycling. Such assessments should clearly set out how the elements of a proposal contribute to good design and avoid bad design as detailed in the BFL 12 Guidelines. In addition to requiring design quality
assessments at the decision making stage, the Council will look to review the design quality of completed schemes.”

Modifications to paragraph 11.9:

“The Built for Life accreditation reflects high quality design and provides confidence that appropriate consideration has been given to all aspects of design. BFL 12 operates a traffic light scoring system when assessing developments against the 12 criteria. Developments that achieve at least 9 ‘green’ scores are eligible for the Built for Life quality mark, which indicates a high quality of design has been achieved. Developments that achieve a ‘green’ score for all 12 criteria can be awarded the Built for Life ‘Outstanding’ accreditation through an independent assessment process, with the best developments recognised at BFL 12 organised events. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines.”

Policy SCLP11.1 - Criterion h)

4. This also note responds to an action arising from the Matter 4 hearing session (Friday 20th September, PM) to provide clear wording of criterion h) to Policy SCLP11.1. Policy SCLP11.1 can be viewed on page 170 of the Final Draft Local Plan (Document A1) and it’s supporting text on the preceding page. It is understood that an unnecessary ‘and’ has been included in criterion h) and that this is the basis for the Inspector’s attention, however, in the interests of clarity the Council and Suffolk County Council had, through discussion prior to the hearings, agreed upon modifications to criterion h) as set out in a Statement of Common Ground with Suffolk County Council. For clarity, these modifications are repeated below and are the same as those contained within the Statement of Common Ground with Suffolk County Council.

5. Modifications are shown in strikethrough for deleted text and in underline for additional text. The Council will include this revised wording in the schedule of modifications that is being collated as part of the Examination.

Modifications to Policy SCLP11.1:

Criterion h) - “Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, and avoiding the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement; and that encourage and the use of pedestrian, cycle and other sustainable modes as the most attractive modes of sustainable travel;”
Policy SCLP11.1 - Criteria c)iv and c)v

6. A further action arising from the Matter 4 hearing session (Friday 20th September, PM) was to ensure consistency of wording between criteria c)i – c)v. Policy SCLP11.1 can be viewed on page 170 of the Final Draft Local Plan (Document A1) and it’s supporting text on the preceding page.

7. Modifications are shown in strikethrough for deleted text and in underline for additional text. The Council will include this revised wording in the schedule of modifications that is being collated as part of the Examination.

Modifications to Policy SCLP11.1:

Criterion c)iv. – “there should be a clear the relationship between buildings and spaces and the wider street scene or townscape; and”

Criterion c)v. – “by making use of high quality materials appropriate to the local context should be used.”