Suffolk Coastal Local Plan Examination

Note on proposed modification to Policy SCLP11.1: Design Quality

1. This note responds to the Inspector’s comments within the first review of the table of modifications that has been prepared by the Council to identify amendments to the plan.

2. In considering the proposed modifications to paragraph 11.8 and Policy SCLP11.1 in relation to Building for Life 12, for clarity in application of the policy the Council puts forward a further modification. The National Planning Policy Framework (Document C1) endorses the 2015 Building for Life 12 guidelines at Paragraph 129.

3. Modifications are shown in strikethrough for deleted text and in underline for additional text. The proposed further modifications are shown in grey shading. The Council will include these revisions in the schedule of modifications that has been collated as part of the Examination.

Modification 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 (the most recent nationally endorsed version) will be used to inform 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.”

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