

**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

to
**PLANNING AND LICENSING COMMITTEE
13 NOVEMBER 2014**

**LOCAL DEVELOPMENT PLAN IMPLEMENTATION - SOUTH MALDON AND
NORTH HEYBRIDGE GARDEN SUBURBS**

1. PURPOSE OF THE REPORT

- 1.1 To update the Committee on the implementation of the Local Development Plan (LDP) with regard to the South Maldon and North Heybridge Garden Suburbs. Planning applications for sites within the Garden Suburbs are anticipated shortly and the report sets out the approach to managing this process and ensuring development proposals are compliant with the vision and principles set out in the LDP and Strategic Masterplan Frameworks.
- 1.2 To outline the proposed arrangements and project management structure for taking forward implementation of the Garden Suburbs and delivery of the necessary infrastructure in accordance with the LDP and Strategic Masterplan Frameworks.
- 1.3 To update the committee in relation to the production and agreement of Planning Performance Agreements and outline the approach to delivering high quality design within the Garden Suburbs through the use of Design Codes and Design Review.

2. AREA FOR DECISION / ACTION

2.1 Implementation of the South Maldon and North Heybridge Garden Suburbs

- 2.1.1 The Local Development Plan (LDP) sets out important development principles to guide the development of the South Maldon and North Heybridge Garden Suburbs to ensure that they are planned and developed as high quality neighbourhoods that will enhance the character of the District and protect and enhance the environmental qualities of the surrounding area.
- 2.1.2 Policy S3 sets out the requirement for a masterplan for each of the Garden Suburbs at Maldon and Heybridge to be prepared and developed in partnership between the Council, relevant stakeholders, infrastructure providers and developers / landowners.
- 2.1.3 Policy S4 defines key infrastructure requirements and development principles. Under the proposed minor modification to the submission LDP (August 2014), Policy S3 of the LDP states that masterplans for each of the Garden Suburbs at Maldon and Heybridge will be prepared in conjunction with relevant stakeholders partnership between the Council, relevant stakeholders, infrastructure providers and developers / landowners for illustrative purposes and as a guide for developers. The policy

clarification provided at paragraph 2.45 states that the principles set out in the masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP.

- 2.1.4 Work on the Strategic Masterplan Frameworks for both Garden Suburbs has been progressed in advance of adoption of the LDP to enable key strategic issues such as infrastructure provision, flood risk mitigation and environmental protection and management to be addressed in a coordinated manner and to put in place a comprehensive framework for the preparation and determination of planning applications.
- 2.1.5 The Strategic Masterplan Frameworks have been developed in partnership between Maldon District Council, developers / landowners and other stakeholders with advice being provided by ATLAS (Advisory Team for Large Applications – part of the Home & Communities Agency). A project management structure was established in December 2013 to ensure effective joint working. This comprised a Masterplanning Working Group with landowners / developers and key infrastructure providers including Essex County Council and the Environment Agency to progress preparation of the respective Strategic Masterplan Frameworks and a Members Briefing Group to receive regular updates on progress with development of the masterplans for the two Garden Suburbs and to act as a sounding board for emerging ideas around the masterplan concepts. An Executive Partnership Group has also been established comprising Maldon District Council, Essex County Council, the Environment Agency, Essex Waterways and the promoters of the North Heybridge Garden Suburb to secure the design, implementation and management of an appropriate strategic flood mitigation scheme for North Heybridge that satisfies the requirements of Policy S4.
- 2.1.6 Alongside this structure, regular meetings have taken place with stakeholders (including Parish Councils) and public consultation has taken place at key stages in preparation of the Strategic Masterplan Frameworks in the form of stakeholder workshops and public consultation events. This consultation process is outlined in the Strategic Masterplan Frameworks.
- 2.1.7 The Draft Strategic Masterplan Frameworks were both subject to a six week public consultation period. The Council has subsequently endorsed the Strategic Masterplan Frameworks for both Garden Suburbs (as amended following public consultation) as material considerations in the determination of planning applications. The Strategic Masterplan Framework for South Maldon Garden Suburb was endorsed at the Council meeting on 11 September 2014 and the Strategic Masterplan Framework for North Heybridge Garden Suburb was endorsed at the Council meeting on 30 October 2014. The Council will consider the adoption of the Strategic Masterplan Frameworks as Supplementary Planning Documents following the adoption of the LDP, subject to the conclusions of the LDP Inspector and the progression of applications relating to the Garden Suburb areas.
- 2.1.8 The Strategic Masterplan Frameworks provide further supplementary guidance on the site allocations and policies in the submission LDP and set out how the vision and objectives and key infrastructure requirements set out in Policy S4 and developed through stakeholder and public consultation will be delivered in accordance with the

LDP and Infrastructure Delivery Plan. This includes the requirement for delivery of key infrastructure including:

- New primary schools and early years and childcare facilities;
- Necessary contributions toward the sufficient expansion of the Plume School;
- Provision for youth and children's facilities;
- Highways infrastructure including new relief roads;
- New and enhanced public transport;
- New and enhanced walking and cycling routes and connections with the wider area;
- Improvements to the wider highway network to accommodate development;
- Enhanced medical provision in cooperation with the relevant health bodies;
- Community hub and local centre;
- Surface water mitigation and Sustainable Urban Drainage Systems (SuDs);
- Increased and enhanced green infrastructure network;
- A mix of housing to include affordable housing and housing appropriate to meeting the needs of an older population; and
- Protection, enhancement and management of areas of biodiversity and wildlife importance (Maldon Wick and Heybridge Wood);
- Strategic flood alleviation scheme (North Heybridge); and
- New country park (North Heybridge).

2.1.9 The endorsement of the Strategic Masterplan Frameworks as a material planning consideration in the determination of planning applications is particularly important given the resolution of the Council on 10 July 2014 (Minute No. 245 refers) to invite the submission of planning applications and proactively encourage applications which are in accordance with the Submitted Local Development Plan including sites within the proposed Garden Suburbs in order to boost the five year supply of deliverable housing land and demonstrate the deliverability of the LDP. It was resolved at that meeting that Officers would work towards achieving compliance with the relevant Strategic Masterplan Frameworks and the Infrastructure Delivery Plan through the planning application process.

2.1.10 It is anticipated that the Council will receive planning applications for sites within both Garden Suburbs over the next few months and the Strategic Masterplan Frameworks will assist the Council in ensuring that the planning applications will satisfy the requirements of Policy S4 and in particular, deliver the necessary infrastructure and a high quality development in accordance with garden suburb principles.

2.1.11 The Council will require all planning applications to be in compliance with the principles set out in the LDP and Strategic Masterplan Frameworks. Particular importance will be placed on the following:

- Securing the necessary developer contributions to ensure the timely delivery of strategic infrastructure in accordance with Policies S4 and I1 and the Infrastructure Delivery Plan;
- Continuing to work with developers and key partners to progress the design and implementation of key strategic infrastructure including the North Heybridge Flood Alleviation Scheme, highway improvements and new education provision;
- Securing high quality sustainable development which is consistent with garden suburb principles and well integrated with Maldon and Heybridge; and
- Securing agreement and delivery of long term management and governance arrangements.

2.2 Requirements for Planning Applications

- 2.2.1 It is anticipated that a number of planning applications relating to strategic sites allocated in the LDP including the Garden Suburbs will be submitted to the Council in advance of the completion of the Examination of the LDP. To ensure that the Council can process these large scale and complex applications in an effective and efficient manner, the Council will be seeking to agree a Planning Performance Agreement (PPA) with applicants prior to the submission of any planning application. A PPA is a framework agreed between a local planning authority and an applicant for the management of complex development proposals within the planning process. A PPA allows for the local authority and the developer to agree a project plan and programme for the effective and efficient progression of the application, which includes the provision of appropriate additional resources to be applied to determine the application to an agreed timetable. On 16 January 2014 (Minute No. 711 refers) the Planning and Licensing Committee agreed to include a fee for the production and undertaking of a PPA to be included within the Council's Schedule of Fees and Charges 2014 / 15.
- 2.2.2 The PPAs will set out a project brief for the progression of the application, outlining a programme of work and key dates, and identifying key tasks to be undertaken by the applicant, Maldon District Council, and other key stakeholders, to ensure the application is processed as efficiently as possible.
- 2.2.3 The production of PPAs will ensure that applicants are appropriately informed about the requirements of the Council and the submitted LDP, and the recommendations of the Garden Suburb Strategic Masterplan Frameworks where appropriate, prior to the submission of an application. For applications associated with the Maldon and Heybridge Garden Suburbs, this will include the production of parameter plan(s) for outline applications, and design codes to inform detailed planning or reserved matters applications.
- 2.2.4 The Major Applications Team is currently in the process of agreeing PPA's for all emerging schemes associated with strategic sites allocated in the LDP. The Council currently has two PPA's agreed in relation to land north of Maldon Road, Burnham-on-Crouch (LDP Strategic Allocation S2j) and land north of Holloway Road (LDP Site S2e, planning application 14/00990) which is located within the North Heybridge Garden Suburb.

2.2.5 The requirements for planning applications set out in the Strategic Masterplan Frameworks will be formalised in the relevant PPAs prior to the submission of any planning application within the Garden Suburbs.

2.3 Securing Implementation and Delivery of the Garden Suburbs

2.3.1 With the endorsement of the Strategic Masterplan Frameworks and the transition to the planning application stage, it will be necessary to review the existing governance structure to ensure it is suitable for covering the implementation and delivery phases of the garden suburbs. With the submission of individual planning applications for different sites within the Garden Suburbs, it will be important to ensure that a mechanism is in place to ensure applications are fully coordinated and there is a joined up and comprehensive approach to delivery of the Garden Suburbs over the longer term. In particular, it will be important that issues of wider significance can be effectively addressed, notably strategic infrastructure delivery, design quality and future management arrangements and that there is a forum for bringing together the District Council, Essex County Council, other infrastructure providers, all developers/landowners promoting land within the Garden Suburb and other relevant stakeholders to ensure a coordinated approach to implementation.

2.3.2 Establishing the new community and ensuring it is well integrated and connected with existing neighbourhoods is a key objective in developing the Garden Suburbs. Key to the achievement of this objective will be the engagement of the community (existing and new) at each stage of the development process. Public consultation will be undertaken as part of the statutory planning process in the determination of individual planning applications but the development and successful stewardship of Garden Suburbs will also require the long-term and sustained involvement of the community. The arrangements for this will need to be addressed through this review of the governance structure.

2.3.3 In reviewing the proposed governance structure for each of the two Garden Suburbs, the key objectives may be summarised as:

- A focus on delivery of infrastructure and the quality development appropriate for garden suburbs in accordance with the endorsed Strategic Masterplan Frameworks;
- A collaborative approach with key technical and developer stakeholders to ensure a comprehensive approach to creating great garden suburbs;
- Engagement with Members so that they are aware of progress and have an opportunity to feed into the process without prejudicing formal planning decisions made by MDC in respect of the garden suburbs; and
- Engagement of key representation bodies within the local community with an opportunity to open this up to representatives from the new communities in due course.

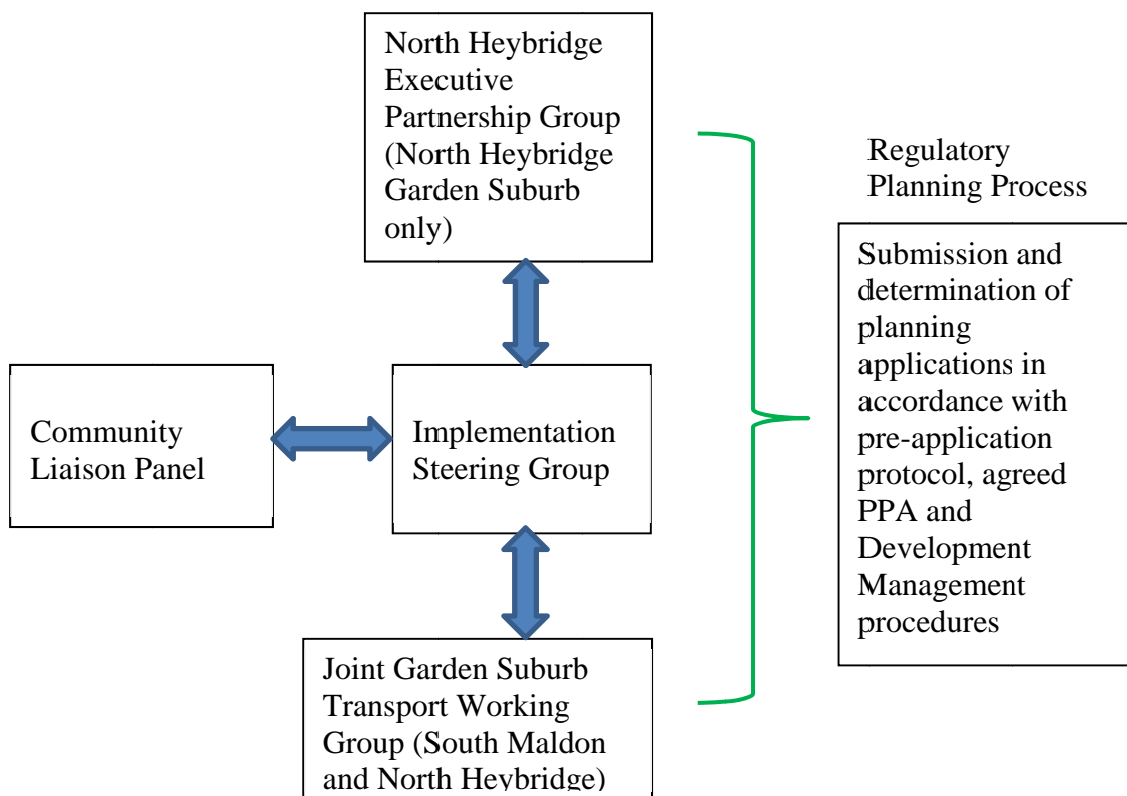
2.3.4 It is proposed that the proposed governance structure for each Garden Suburb would comprise the following key groups. This will be subject to on-going monitoring and review to ensure that the governance structure remains appropriate as development of the Garden Suburbs progresses:

- An Implementation Steering Group to ensure that the Council, Essex County Council, developers and other strategic partners work together in a coordinated and collaborative way to secure the delivery of the Garden Suburbs and necessary infrastructure. The Group will comprise senior Council Officers, Essex County Council officers, representatives of other key statutory and delivery bodies such as the Environment Agency, other key stakeholders and all developers / landowners bringing forward proposals within the respective Garden Suburb. The work of the Group will not be limited to consideration of individual planning applications but will inform the regulatory planning process and determination of planning applications as these come forward;
- A Community Liaison Panel comprising Council Members, representatives from Town and Parish Councils and community representatives. This group will receive regular updates and provide a sounding board for emerging proposals. It will provide strategic direction and ensure that community interests are represented at each stage of project implementation.

- 2.3.5 In addition, it is proposed that a Joint Garden Suburb Transport Working Group covering both Garden Suburbs should be established to progress proposals for strategic highways infrastructure improvements, public transport and the promotion of other sustainable transport modes, notably walking and cycling. This forum may also be extended to cover other areas of joint infrastructure interest.
- 2.3.6 These Groups would work alongside but separate to the regulatory planning process and the determination of planning applications in accordance with agreed PPAs and Development Management Procedures.
- 2.3.7 The purpose and draft Terms of Reference of the Groups are set in **APPENDIX 1**.
- 2.3.8 The North Heybridge Executive Partnership Group comprising Maldon District Council, Essex County Council, the Environment Agency, Essex Waterways and the developers / landowners of the North Heybridge Garden Suburb will continue to take responsibility for securing the design, implementation and management of an appropriate flood alleviation scheme at North Heybridge that achieves the requirements of Policy S4.

2.3.9 The proposed governance structure is illustrated in the following diagram.

Proposed governance framework for Garden Suburbs



2.4 Delivering High Quality Design

2.4.1 In order to deliver high quality design in the Garden Suburbs, further design principles and guidelines will be established for the Garden Suburbs through the planning application and PPA process. At present, the Garden Suburb Masterplans identify Character Areas and further detailed design input will be required from the Council and the developers through the PPA process and at the planning application process whether in outline or a detailed application.

2.4.2 It is timely to implement the use of Design Codes. A Design Code is a set of three-dimensional, site-specific design rules or requirements for a development. Design Codes are informed by a spatial masterplan or other form of urban design proposal and describes the rules through words and graphics.

2.4.3 The National Planning Policy Framework (NPPF) reinforces the potential for Design Codes to deliver high quality, sustainable developments that help promote and reinforce local character and distinctiveness. The NPPF states at Paragraph 59 “*Local Planning Authorities should consider using design codes where they could help deliver high quality outcomes*”. The use of Design Codes to help deliver quality in development is further underpinned by Paragraph 58 of the NPPF: “*Local plans and neighbourhood plans should develop robust and comprehensive policies that set out the quality of the development that will be expected for that area*”. Design Codes are considered most valuable where:

- the sites are large and will be built out in phases over a long period of time;

- the sites are in multiple ownership and where co-ordination is essential and
 - the sites are to be developed by several different developers and/or house builders.
- 2.4.4 Design Codes can be prepared at different stages in the planning process. They can be prepared prior to or post outline planning approval. As such, the timing in the planning process is highly influential on the content and level of prescription of the code. The level of detail defined and required by a code is dependent upon the context and circumstances of the development and the timing within the planning process. For example, if a Design Code is prepared prior to the grant of outline planning permission, the code is likely to be more strategic and contain less detail. **APPENDIX 2** is an example of a flow chart that sets out a Design Code Process (Source: Design Codes for Strategic Development Sites, Cambridge City Council and South Cambridgeshire District Council, May 2012).
- 2.4.5 As detailed above, the level of detail defined and required by a code is dependent upon the context and the circumstances of the development and the timing within the planning process. The code should systematically and gradually break down elements that contribute to the creation of high quality place making, starting from the most strategic elements. The strategic elements of a code expand upon, and tie together, the themes established in the parameter plans. **APPENDIX 3** is an example of Design Code Content (Source: Design Codes for Strategic Development Sites, Cambridge City Council and South Cambridgeshire District Council, May 2012).
- 2.4.6 The extent and timescale for the preparation of Design Codes and their content will be established through negotiations between the Council, developers and their representatives and in conjunction with the planning process.
- 2.4.7 The South Maldon and North Heybridge Garden Suburb Strategic Masterplan Frameworks set out the material which applicants will be expected to submit with any planning applications including a site masterplan and Design and Access Statement. For outline applications, parameter plan(s) will be required to provide certainty on how the area is to be developed and to provide a consistent framework for bringing forward detailed design proposals and infrastructure for each phase of development. The parameter plan(s) will build on information included in the Strategic Masterplan Frameworks to establish strategic design parameters in respect of green and blue infrastructure, access roads and pedestrian / cycle routes, site-wide drainage, definition of development plots, density, height, frontages and gateways and location of community facilities. The parameter plan(s) and design and development principles will be approved as part of the outline planning application and subsequent reserved matters applications will be required to comply with these. Design Codes for each phase of development will be required to be submitted and approved prior to the determination of the respective reserved matters applications.
- 2.4.8 In accordance with the NPPF, the Council should also give consideration to future arrangements for design review to ensure that the vision and objectives for the Garden Suburbs are secured through the planning application process. The NPPF states at Paragraph 62: “Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In

assessing applications local planning authorities should have regard to the recommendations from the design review panel”.

- 2.4.9 The Maldon District Conservation and Design Awards have rewarded good design since 1983. In essence this long running award scheme has considered the built, natural and historic environment in the widest sense of Design and Conservation. The judging panel consists of representatives from the District Council, a local Parish Council, local amenity groups and design and conservation specialists and professionals. This could provide the basis for design review and could be broadened out to include other specialisms covering for example, the delivery of strategic development proposals and social, economic and environmental considerations relating to sustainable development. The format of the Judging Panel could be rolled out via invited participants to create a fit for purpose Design Review Panel. Consideration could also be given to engagement with appropriate regional bodies such as the South East Design Review Panel. The criteria for assessment by a Design Review Panel would reflect the principles set out in the Strategic Masterplan Frameworks but could also refer to other established assessment criteria such as Building for Life, *Delivery great places to live* the national standard for well-designed homes and neighbourhoods led by Design Council CABE and the Home Builders Federation and backed by national groups and partnerships.
- 2.4.10 It will be essential for a Design Review process to be incorporated into the Council’s consideration of planning proposals and applications without the need to extend the time taken to make a decision. This process should therefore be incorporated into PPAs, and meetings programmed accordingly prior to the submission of an application.

3. IMPACT ON CORPORATE GOALS

- 3.1 The determination of planning applications for the Garden Suburbs in accordance with the principles set out in the LDP and the Strategic Masterplan Frameworks will ensure that key strategic issues such as infrastructure provision, flood risk mitigation and environmental protection and management are addressed in a coordinated manner and the Garden Suburb is developed as a high quality integrated new neighbourhood. This will help to support and deliver the following Corporate Goals for the District:
- Meeting the housing needs of the District;
 - Protecting and shaping the District and balancing the future needs of the community; and
 - Enabling, supporting and empowering communities to be safe, active and healthy.

4. IMPLICATIONS

- (i) **Impact on Customers** – The submission of the Local Development Plan to the Secretary of State for Examination-in-Public has provided greater certainty to the local community, stakeholders and service providers on the future planning strategy for the Maldon District including development of the South Maldon and North Heybridge Garden Suburbs. Planning applications for

development within the Garden Suburbs will be determined in accordance with the principles set out in the LDP and the Strategic Masterplan Frameworks. This will secure the delivery of necessary infrastructure and a high quality of development.

- (ii) **Impact on Equalities** – The development of the South Maldon and North Heybridge Garden Suburbs will provide sustainable and well planned communities which promote social cohesion and help to provide for the future needs of the local community. The establishment of a Community Development Group will ensure that community interests are represented at each stage of project implementation.
- (iii) **Impact on Risk** – The Strategic Masterplan Frameworks have been prepared in accordance with the Submitted Local Development Plan. From the day of publication decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan. Therefore, the submission of the Local Development Plan provides a more up to date local planning framework for the determination of planning applications.
- (iv) **Impact on Resources (financial and human)** – Without a framework for the determination of applications for development within the area, each application will need to be treated in isolation which will have resource implications. The Council could also be at increased risk of planning appeals, which could potentially have significant resource implications. The establishment of the Implementation Group and Community Development Group will have human resource implications. The Design Review Panel could have financial and human resource implications.
- (v) **Impact on the Environment** – The Strategic Masterplan Frameworks and the use of design codes and design review and the establishment of an Implementation Group will enable the Council to promote sustainable development, secure the necessary infrastructure to support new and existing communities and safeguard the local environment in accordance with the policies set out in the submitted LDP.

5. CONCLUSIONS

- 5.1 The Council is committed to sustainable development and to improving the quality of the built and natural environment and to sustaining and enhancing the local economy. The resolution of the Council to invite planning applications for sites within the Garden Suburbs will help to boost the five year supply of deliverable housing land and demonstrate deliverability of housing requirements at the LDP Examination in Public (EiP) hearings which are scheduled to commence in January 2015. It is, however, important to ensure that the applications are coordinated and that the delivery of necessary infrastructure and a high quality development is secured in accordance with the principles set out in the LDP and the Strategic Masterplan Frameworks. Design Codes are an effective tool to ensure high quality design is delivered through the planning application process. The interface between the policy requirements and the development management process will be maintained to ensure delivery of high quality sustainable development and the Council will continue to

work closely with developers and other key partners to secure timely delivery of necessary infrastructure.

6. RECOMMENDATIONS

- (i) that the Interim Head of Planning Services be authorised to develop the governance approach set out in the report in consultation with the Monitoring Officer and Chairman and Vice-Chairman of the Planning and Licensing Committee;
- (ii) that the Interim Head of Planning Services be authorised to develop Draft Terms of Reference for the new governance structure in consultation with the Monitoring Officer and Chairman and Vice-Chairman of the Planning and Licensing Committee;
- (iii) that the Interim Head of Planning Services be authorised to develop the approach to design review outlined in the report.

Background Papers:

Strategic Masterplans for South Maldon Garden Suburb (September 2014) and North Heybridge Garden Suburb (October 2014)

Local Development Plan 2014 - 2029 as submitted for examination

Infrastructure Delivery Plan 2014

Enquiries to: David Coleman, Strategic Planning Policy Manager, (Tel: 01621 875731).

Implementation Steering Group (for each Garden Suburb)

Purpose:

- To co-ordinate and oversee implementation of the Strategic Masterplan Framework through infrastructure planning and coordination, and definition of quality development.

Key objectives:

- To identify the relevant critical paths and co-ordinate delivery of key private and public infrastructure.
- To unblock delivery issues where appropriate.
- To investigate additional funding streams for infrastructure where appropriate.

Membership:

- Maldon District Council (MDC) Director of Planning and Regulatory Services (Chairperson) and appropriate Senior Officers.
- Essex County Council (ECC) Officers.
- Development promoters.
- Local Enterprise Partnership.
- Other key delivery partners / stakeholders e.g.: Environment Agency, health service providers.

Terms of Reference:

- This is a co-ordination steering group to secure the timely and joined-up delivery of the garden suburb as envisaged in the Strategic Masterplan Framework.
- This is not a planning decision group.
- Membership will be limited to key senior officers and personnel in the key stakeholder groups involved in private and public sector delivery.
- The group will be focussed on co-ordinating delivery and securing design quality and unblocking hurdles to achieve delivery of a great garden suburb and associated infrastructure.
- The group will investigate all potential sources of funding to secure timely delivery of necessary infrastructure.
- The group will address issues relating to design quality
- The group will meet bi-monthly or as required
- The group will report back to Planning Policy Panel or Planning and Licensing Committee (to be confirmed)

Community Liaison Panel (for each Garden Suburb)

Purpose:

- The key purpose of this group is to act as an interface between those involved in the implementation of the garden suburb and the local community and to ensure that the views of the community on implementation issues are highlighted and addressed. The panel may also inform the future long term governance structure appropriate for the

garden suburb including future management arrangements and the possible establishment of a Community Development Trust.

Membership:

- Maldon District Council Members.
- Local County Council Member.
- Representatives from relevant Town and Parish Councils.
- Representatives from local community groups.
- MDC senior Officers.
- ECC senior Officer.
- Development promoters at invitation only for specific agenda items.

Terms of reference:

- Not a decision making body.
- The Liaison Panel is an advisory forum to discuss and share ideas constructively about the expected outcomes of delivery and future management of quality garden suburbs
- Members of the Liaison Panel will respect the views of other members
- The Liaison Panel will agree a clear set of tasks at the outset that it intends to complete within an agreed timescale
- The Liaison Panel will meet at an appropriate interval
- Members of the Liaison Panel will respect the sensitive and confidential nature of some of the issues raised & discussed at the group where such issues are so highlighted as confidential or sensitive
- The panel will meet quarterly or as required
- The panel will report back to Planning and Licensing Committee

Joint Garden Suburb Transport Working Group (South Maldon and North Heybridge)

Purpose:

- This will be a joint working group for both Garden Suburbs that considers appropriate ways of securing delivery of transport infrastructure that will serve both garden suburbs and the rest of the towns of Maldon and Heybridge; also the development and implementation of effective travel plans.

Membership:

- MDC Director of Planning & appropriate Senior Officers.
- ECC Transport Officers.
- Development promoters and their transport consultants.

Terms of Reference:

- This is a working group that will focus on securing the timely and joined-up delivery of transport infrastructure that is common to and needed to serve both garden suburbs and the wider settlements, e.g. bus services, pedestrian and cycle links, off-site highways infrastructure.

APPENDIX 1

- The group will also focus on the development and implementation of effective travel plans for each garden suburb utilising a common approach if appropriate.
- The group will develop its own task and finish workstreams and will feed outputs into both the Steering Groups and relevant planning applications.
- The group will meet quarterly or as required
- The group will report back to Implementation Steering Group

Figure 1 – The Design Code Process

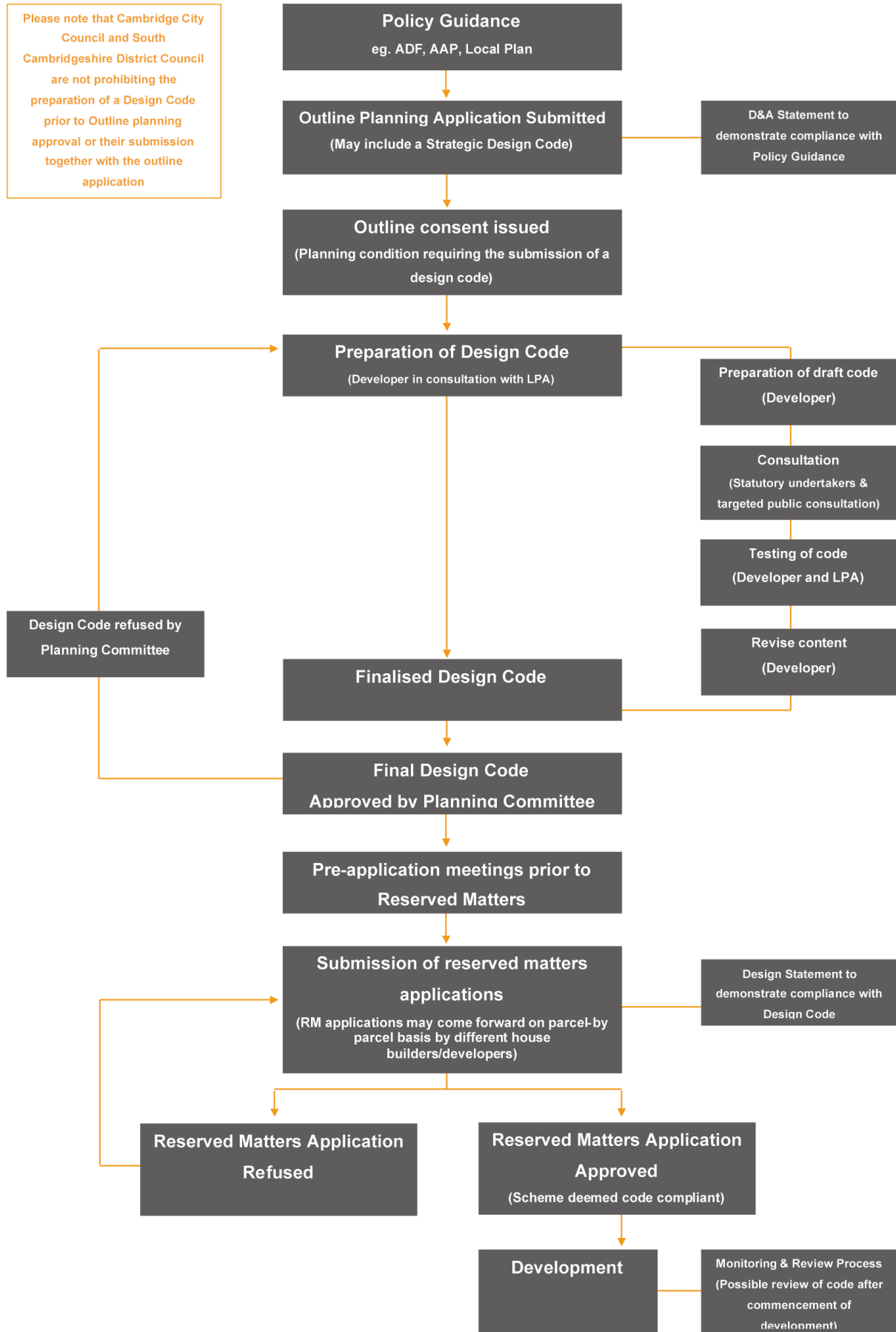


Figure 2 – Design Code Content

