



REPORT

DESIGN CODE FOR, RESIDENTIAL DEVELOPMENT ON LAND SOUTH OF BOSCOMBE ROAD, AMESBURY. (S/2002/1075)

1.0 PURPOSE OF REPORT.

To inform members of the progress achieved to date in the drafting of a Design Code which will guide the design of subsequent reserved matters applications and establish a consistent approach to the delivery of a high quality of development throughout the residential, commercial and social environments within the H9 allocation.

2.0 BACKGROUND.

Members may recall that the recommendation to approve S/2002/1075 included a significant number of Heads of Terms for subsequent legal agreements together with a series of conditions. Condition 5 confirmed:

"Prior to the submission of the first of the reserved matters applications, the applicant shall submit to, and have approved in writing by the Local Planning Authority a Design Code setting out block layouts, highway treatments, hierarchy of public spaces, design forms, landscape strategy, provision of street furniture, lighting and public art, and the developments shall subsequently accord with the approved principles, details and designs set out within the Design Code."

The applicant has now prepared a Design Code that comprehensively addresses the need to create an overall development capable of establishing individual and particular character areas responding to the various densities appropriate to the creation of urban, suburban and rural edge locations within the overall development.

The Code establishes criteria for built design, and the appropriate locations for traditional forms, particular styles as well as the promotion of contemporary designs in appropriate locations. The importance of the Code however is that it goes beyond simple elevational treatment and guides the boundary treatments, landscape setting, greening of streets and courts with street tree planting, introduction of public art forms and the provision of cohesive street furniture, again adopting differing approaches within the various character areas.

This code has been the subject of comment by the Authorities Architect's Panel (forerunner to the Design Forum) as well as the Police Architectural Liaison Officer and County Highways. Additionally, it has been presented to Amesbury town Council at appropriate stages through its evolution (Most recently on 16th June 2004).

The Code has been amended to take account of comments received. It should be noted however that the Architect's Panel, whilst endorsing the Design code warned that its effectiveness would be wholly reliant upon a subsequent commitment to prosecute the standards which it establishes.

3.0 **CURRENT POSITION.**

The Design Code has now evolved to a state wherein it is capable of discharging the requirements of Condition 5 of the outline scheme. This process will be finalised upon the completion of the County and District Section 106 Agreements. (Still outstanding at the time of drafting this report.)

4.0 **RECOMMENDATION.**

That members note the contents of this report and the standards that it establishes for large-scale development proposals as a guide for this and future development proposals.

Background Papers.

Urban Design Strategy, Amesbury
S/2002/1075, Residential and associated development proposals, land South of Boscombe Road, Amesbury.

Implications.

Financial: None, the Design code has been prepared by the developer against criteria established through the application's negotiation process.

Legal: No comments at this stage.

Human Rights: These issues were addressed via the process of considering the outline application and will be further reviewed during assessment of the reserved matters proposals.

Personnel: None.

Community Safety: The police architectural liaison officer and WCC highways have been consulted over the content and form of the Code, and where comments have been made these have been incorporated into the revisions.

Council's Core Values: Excellent service, thriving economy, willing partners, protecting the environment.

Wards Affected: Amesbury, West Amesbury.