

Design Code Comments – CW&C

My colleague Roshnee and I have been through the design code and have the following comments:

- The initial sections seem quite good but the design code sections at the end are not very locally specific.
- There is some detail on suitable design of buildings, but there seems to be quite a wide range of materials / roof types / porches / window styles etc that would be acceptable. Should this be narrowed down, or could it be split up slightly more to show which materials / roof types etc would be considered suitable in which character areas?
- The identification of the three main character areas – historic, modern and surrounding landscapes is useful and is mentioned a little bit in the design code section, but it could be much clearer on what type of design is suitable / preferred in each character area. There is information on the existing design / layout / materials etc of the three areas, but it isn't clear which parts of this are the most important parts of the character of the area or what needs protecting and reflecting in new development. For example grass verges and grassed areas seem to be key features of the modern character area on page 32, but the design code doesn't mention provision of grass verges.
- We would have expected that they would do different design codes for each character area and it would have been helpful to include something similar to [Bewdley's Design Code](#) where on page 53 - 55 they have a coding map and table.
- Would you expect any new development / extensions in each of the three main character areas to be designed differently to reflect the character of that local area? I think this is what the design code should do, but it doesn't currently seem to provide sufficient information within the design codes to do this.
- The section on senses of place and wayfinding is useful, but doesn't seem to be covered in much detail in the design code. Could more be done to provide a sense of place that is unique to Tattenhall and to assist with wayfinding?
- Are the views listed on page 21 going to be protected through a policy in the Neighbourhood Plan? If so, they will need more justification to explain why they are important and need to be protected and they would all need to be shown on a map.
- The methodology on page 6 states that the final design code was issued on 4 November 2021. Is that correct? Does it mean that the document can't be amended?

I hope the comments above are helpful and if you need any further information, just let me know.