

POS Conference, Oct '21

Design Codes: Resourcing Implications for Local Authorities

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Design Codes: Resourcing Implications

- Skills requirements
 - Local Authority People requirements
 - Where do codes sit in the policy hierarchy
 - Cost
 - Finally: a few headline messages
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- ❑ [UWE research & WECA Report - Design: The whittling away of wonderful ideas: post-consent and the diminution of design quality](#)
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Design Codes: Resourcing Skills

Key skills to deliver

- Urban Design
 - Digital Comms
 - Viability
 - Community Engagement/ consultation
 - Architecture
 - Political & Senior Support
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Design Codes: Resourcing Skills

Additional resources to deliver the WP reforms*

- Urban Design (50%)
- Digital Comms & Data (60%)
- Viability
- Community Engagement/ consultation (52%)
- Architecture (69%)
- Political & Senior Support

* Taken from a [Public Practice Nov '20 research: Resourcing a New Planning System](#)

Design Codes: Resourcing Skills

How are LPAs accessing these skills

- Consultants – most
- In house – some
- SLAs with authorities that are resourced with particular skills
- Developers – on site specific codes

Design Codes: Resourcing

..... authority people

Critical local authority involvement

- Policy
- Development Management
- Highways – challenge of two tier
- Senior leadership & Political support
- Communications

plus other specific to the area

... and non authority people: the community,
landowners, businesses,...

Design Codes: Resourcing

.....where does it sits

Where do codes sits in the policy hierarchy?

It comes down to the timings of what is going on at the time i.e the plan making timetable

- the Local Plan
 - SPD
 - AAP
 - Design guidance
 - Before, after or alongside/part of a Masterplan
- but the Local Plan ***needs policy hooks*** to tie the codes into
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Design Codes: Resourcing Cost

- £750,000 to produce a local plan*
- £20,000 to £86,000 to make a Neighbourhood Plan**
- £139,000 estimate for a design code for 1,000 homes in an area (taken from relevant international examples)***

* from PAS Benchmarking work 2021

** from DCLG Neighbourhood Planning Advice in 2013

*** from [Public Practice research Nov 20](#) looking at comparable international examples of codes

Design Codes: Resourcing practical messages

- Term “Beauty” is challenging; “defining character” or “enduring qualities” of a place
 - Councillor support – local character is often a fundamental concern, codes seen as an opportunity for delivery of good place...or stopping bad design!
 - Everyone is waiting to see how the big housebuilders respond/challenge
 - Base data is key; lots available already but needs to highlight the community held “locally distinctive” view
 - Optimism that Design Codes are a local authority and community place shaping tool
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Thanks

*Definitely not beauty,
not even enduring
qualities of place*

- PAS Design Code Support Event
 - 20th October 1pm to 3pm - remote
- PAS Conference
 - January 27th & 28th – in person



- ☐ [UWE researchh & WECA Report - Design: The whittling away of wonderful ideas: post-consent and the diminution of design quality](#)
- ☐ [Public Practice Nov '20 research: Resourcing a New Planning System](#)

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