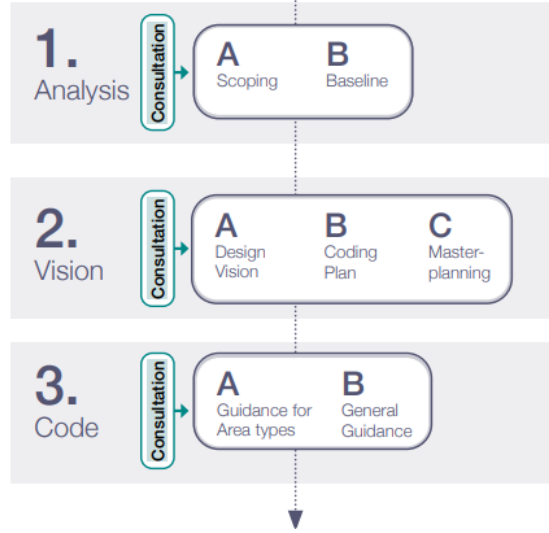


Design Coding | Delivering Quality...



Context | National Model Design Code

Figure 1. Design Code Process



Sets out a coding process

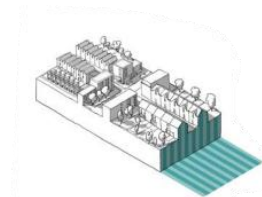
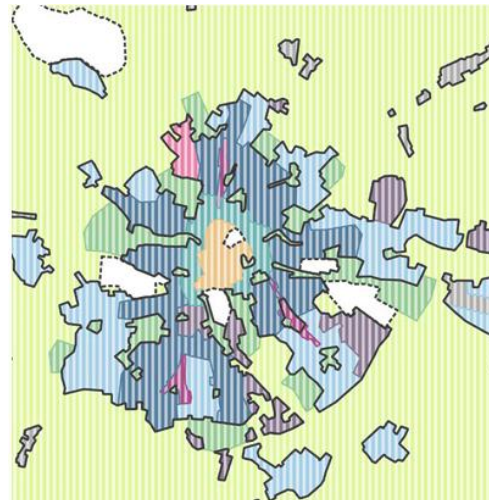
Builds on NDG definition & themes

Varying scales of code

Promotion of 'area types'

Mandatory requirements focus

Part of our broader design toolkit



Urban neighbourhood
 Urban neighbourhoods with net housing densities of 60-120 dph and a mix of uses.

Update | 2024 Change of Government



‘Laser focus’ on homes delivery

New Towns, Brownfield Passports...

Less about ‘beauty’ more about ‘well-designed’ places

Support for ‘careful densification’

Shift away from authority-wide codes to key deliverable sites...

Acknowledge capacity issues

NDG & NMDC Spring refresh

New Towns Task Force Commitment to Quality

The next generation of new towns will...



VISION LED

have a clear long term vision for each town, with a distinct identity, so they become places residents are proud to call home.



HIGHER DENSITY

be built at a higher density that enables residents to walk to local amenities, take advantage of easier travel further afield and relax in shared, inclusive, open green spaces close to home.



BUSINESS CREATION, GROWTH AND EMPLOYMENT OPPORTUNITIES

provide jobs for residents and enable businesses to grow, supporting the government's economic growth mission.



HEALTHY AND SAFE COMMUNITIES

promote healthy lives, providing communities with easy access to parks and nature.



LONG-TERM STEWARDSHIP

have a clear plan for maintaining the town through its lifetime, to ensure it continues to meet residents' needs.



COMMUNITY ENGAGEMENT

establish clear and effective ways to engage the local community in shaping the vision and goals for the area.



WELL-CONNECTED

have effective public transport within the town itself as well as links to wider transport networks and support cycling and walking.



BALANCED COMMUNITIES

provide a diverse range of high-quality housing with a range of housing types to suit the needs of a balanced community, including affordable housing and homes for social rent.



SOCIAL INFRASTRUCTURE

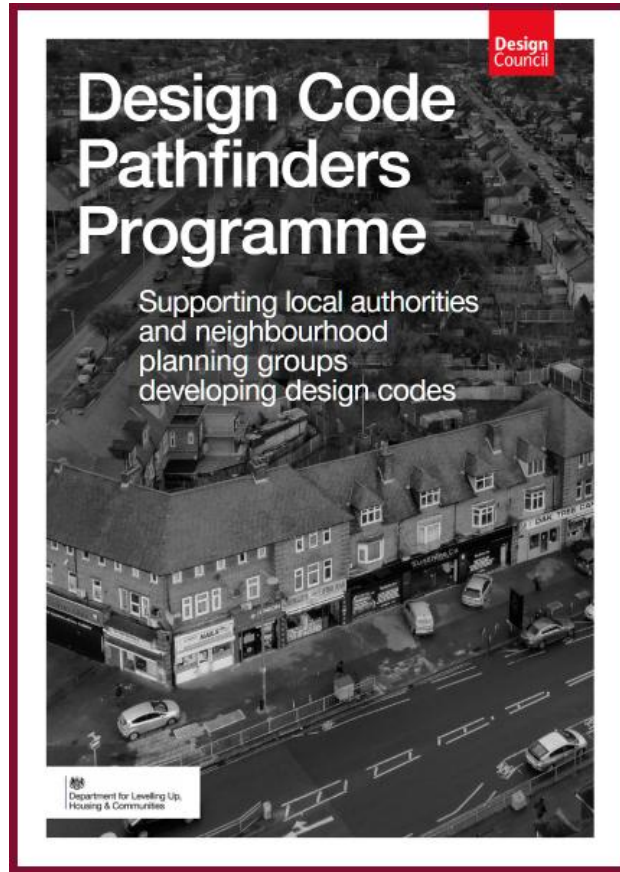
focus on building thriving communities, ensuring access to good schools, cultural and sporting facilities, healthcare and hospitals to ensure new residents have the facilities they need from the outset.



ENVIRONMENTAL SUSTAINABILITY






support climate resilience and biodiversity and be ambitious in meeting environmental targets, meaning cleaner air, more parks and green spaces that are better for wellbeing.

OfP Design Coding Criteria Recap



- Set a clear vision
- Align with policies & be evidenced
- Find out what people really like – ‘provably popular’
- Keep them short, visual & numerical
- Keep them practical... Set definitive requirements...
Keep them real... & Keep them relevant
- Make sure they are enforced
- Allow them to change over time

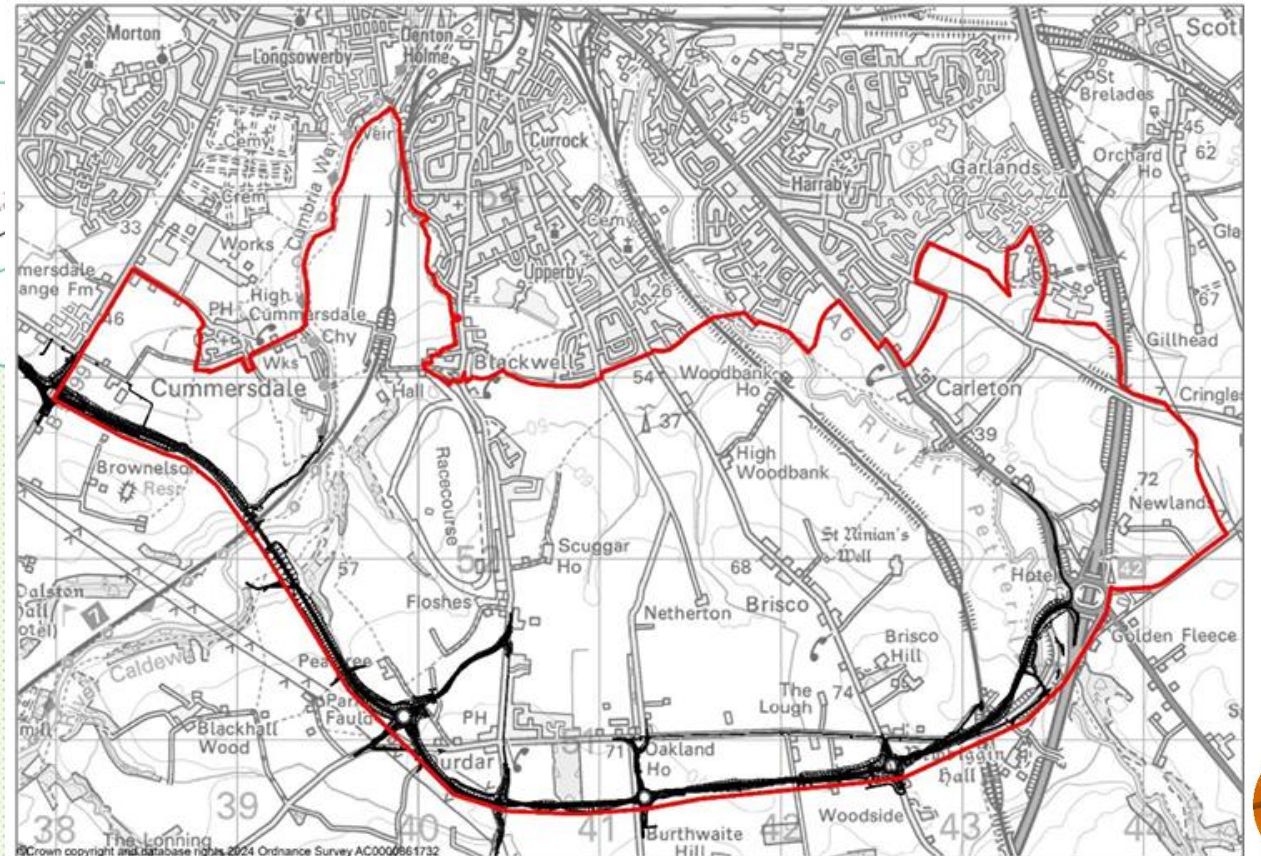
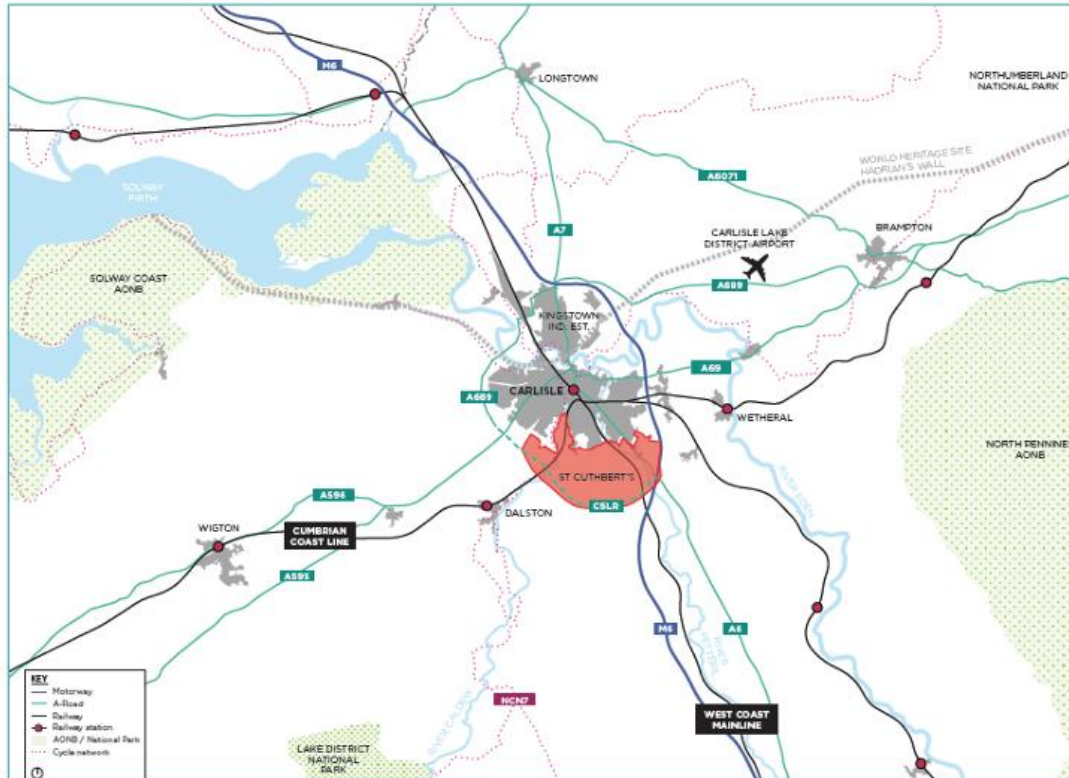
Planning and Coding Process Relationship

Typical graphics	PLANNING PROCESS	MASTERPLANNING PROCESS
	Establishing the policy basis	Concept framework
	Site-specific SPD	Masterplan framework – defining key parameters
	Outline planning application	Site wide Code
	Post outline (pre consent) design work e.g. design codes	Plot Code
	Reserved matters applications	Finer, deliverable elements – plot specific

Cumberland

St Cuthbert's Garden Village Strategic Design Code

Site-wide design Code delivered as part of the **National Model Design Code Pathfinder Programme** in 2023, building on the Strategic Design Code SPD work and previous masterplanning work.



St Cuthbert's Garden Village – Site-wide Structure, Masterplan Frameworks & Key Design Elements

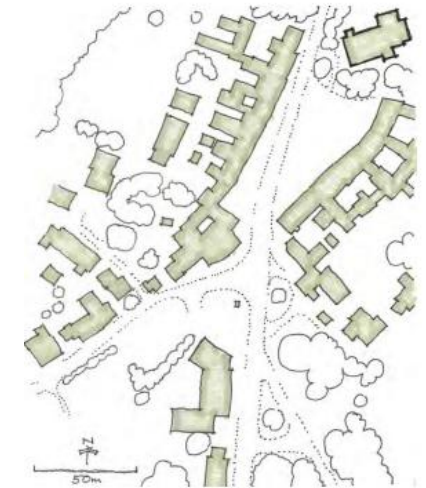
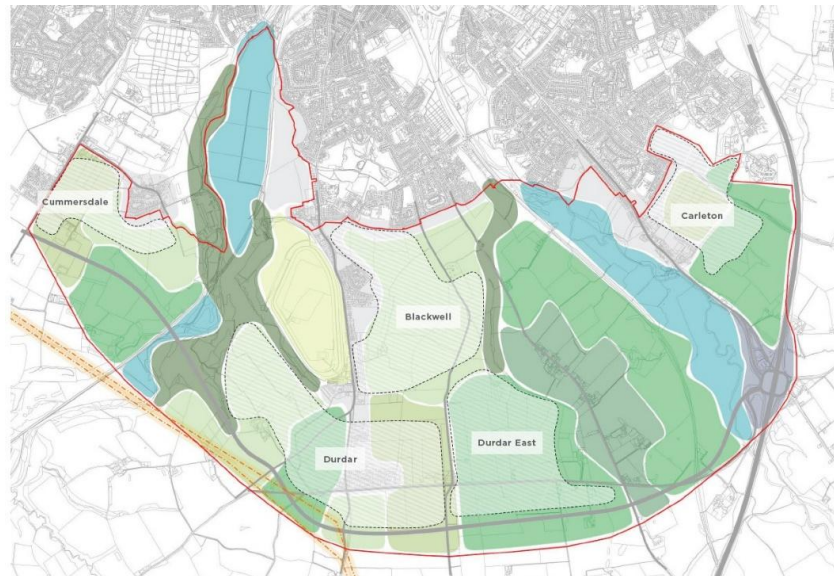
- Structured by Influences (analysis), Strategic Principles, Area Types & Interfaces, Neighbourhood Guidance
- Indicative masterplan frameworks – capacity testing & design parameters
- **Key design elements – topography & views, landscape & SuDS, neighbourhood character, 'transects' (interfaces)**
- Platform for more detailed collaborative coding for emerging plots at neighbourhood level – 100s - 1,000 home



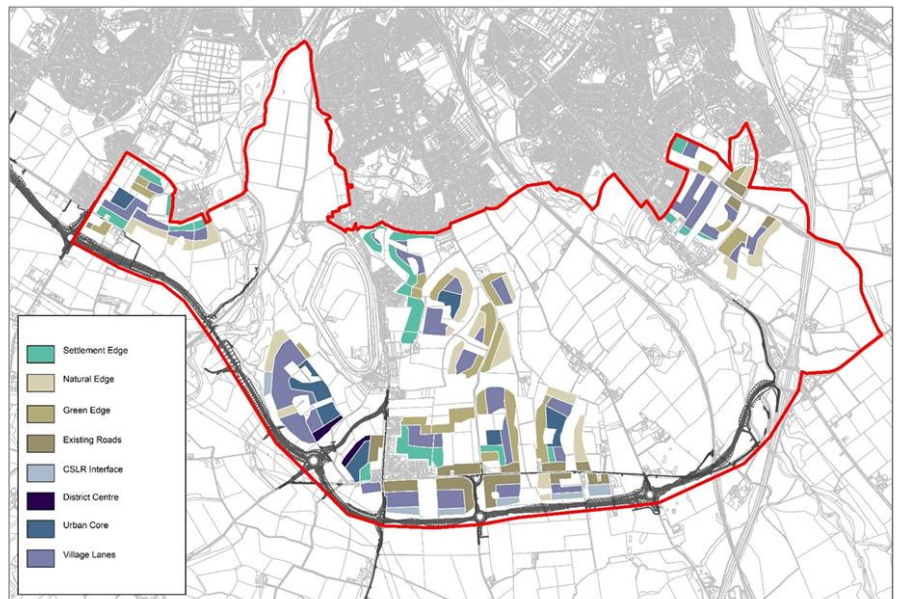
St Cuthbert's Garden Village – Site-wide

Area Types & Neighbourhoods

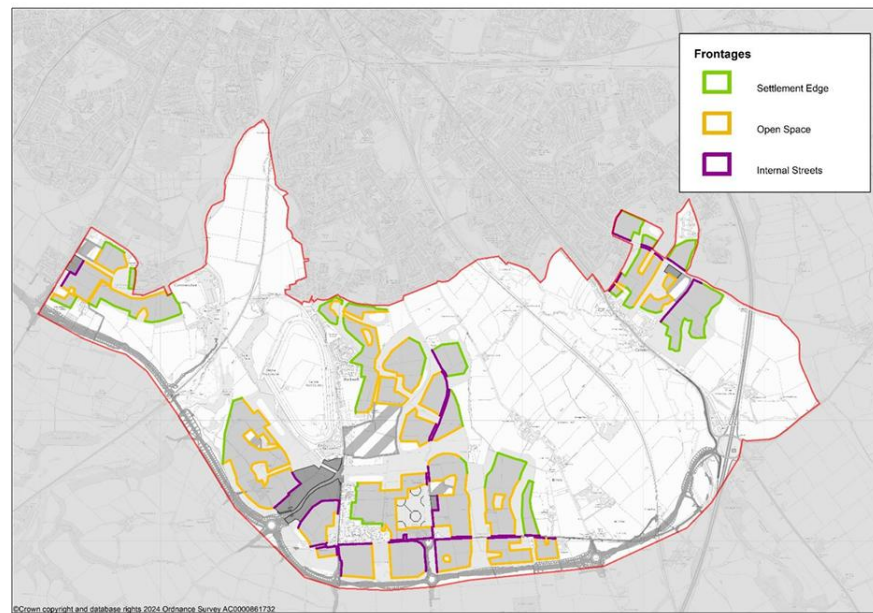
- Evidenced local character studies
- **5 neighbourhoods & 8 Area Types** –
e.g. District Centre, Urban Core,
Settlement Edge



Appendix 1 - Development Area Types: Densities, Heights, Built Form, Character and Parking Typologies



Appendix 2: Interface Treatments

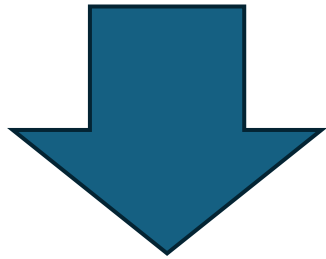


	Internal Street Interfaces with existing major roads and the new primary and secondary road network.	Open Space Interfaces which overlook the key strategic green and blue infrastructure.	Settlement Edge Interfaces adjoining land to be retained as countryside, existing settlements or other proposed Neighbourhoods.
Built Form Treatments	<p>Built form treatments must create strong enclosure through the provision of predominantly continuous built frontages linked at first floor level with options for some to be linked by garages or other solutions.</p> <p>Gaps between buildings must only be provided for access to streets stemming from the spine roads.</p> <p>Regular architectural form and rhythm.</p>	<p>Built form treatments must form generally continuous built frontages providing good enclosure from spaces and reinforce vistas.</p> <p>Some gaps between buildings will be appropriate in response to less formal streets and spaces.</p> <p>Key views to be terminated by landmark buildings.</p>	<p>Built form treatments must form generally broken built frontages with a higher proportion of gaps between buildings to create a visually permeable edge.</p> <p>Built form placement and orientation must be comparatively irregular to reflect the more informal character at the periphery of blocks.</p>
Landscape Treatments	<p>Proposals will need to maximise opportunities to enhance this interface by :</p> <p>8.Enhancing the existing and proposed road network with GBI features (for example with tree planting, rain gardens, bee stops) with the introduction of cycle path and bus stop facilities.</p> <p>9.Retaining and enhancing existing areas of significant vegetation including trees to maintain the existing green character and provide a buffer to vehicle routes.</p>	<p>Interface treatments with Strategic Green Infrastructure will be required encourage accessibility and provide intermittent views into the GI to facilitate natural surveillance and encourage usage by:</p> <p>a) Providing key nodal connections from the shared path to footpaths connecting north and south across the Garden Village, to support a robust walking, wheeling and cycling network;</p> <p>b) Providing a range of high-quality formal and informal open spaces along key connecting paths to</p>	<p>Interfaces with the settlement edge should soften views of new development by:</p> <p>a) Maintaining a sense of openness to retain the visual connection to the existing landscape character;</p> <p>b) Minimising the severance of productive landscapes by locating public amenity, such as footpaths around the perimeter of fields and ideally within the curtilage of development parcels;</p> <p>c)Maximising views across the working landscape by orientating</p>

Cumberland

St Cuthbert's Garden Village Local Plan

Strategic Design Policies and Principles



Neighbourhood Design Policies

Strategic Policy 2: Design Requirements and Principles

Proposals must respect and take account of the landscape (including water within that landscape) setting of the area and demonstrate a high quality and innovative approach to design, drawing on our 9 Garden Village principles. Development must contribute towards the creation of locally distinctive neighbourhoods.

Strategic Design Principles

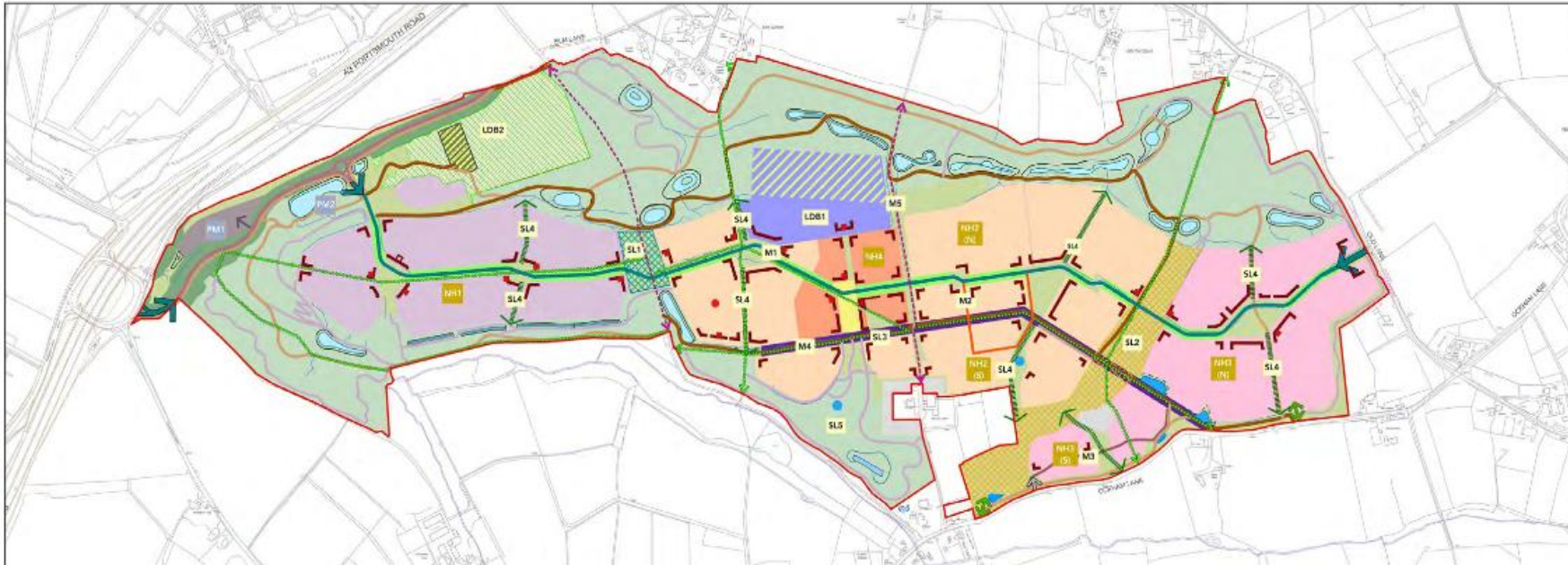
Proposals must adhere to the following strategic design principles. Variations to these strategic design principles will be accepted where proposals clearly demonstrate an alternative which brings similar design benefits or furthers the aims of the Vision and Objectives for St Cuthbert's

Durdar Neighbourhood Design Requirements

Further to the range of interface treatments referred at Strategic Policy 2, proposals must also reflect the following neighbourhood specific design cues:

- i. The southern interface with the Durdar Country Park should enable intermittent views into the Country Park and open space areas, to facilitate natural surveillance and encourage use by residents;*
- ii. The northwest interface will specifically retain a green separation between Blackwell to prevent a sense of urban sprawl and soften the presence of the new development and to the east retaining and enhancing existing vegetation along Scalegate Road and Brisco Road;*

Wisley - The Site Wide Code



- Sustainability
- Landscape/planting
- Transport/movement (Streets)
- Built Form principles
- Character/Identity = key issues
- Buildings – heights/form



Hybrid / Outline Planning Permission



Site Wide Design Code

[Condition 59]: Site Wide Design Code. The Site Wide Design Code shall be submitted to, and approved in writing by the Local Planning Authority, prior to the submission the first reserved matters application containing residential development. The Site Wide Design Code shall be in accordance with the coding strategy as detailed within the approved Design Principles Document. The development shall then be carried out in accordance with the approved Site Wide Design Code.



Neighbourhood Design Code

[Condition 60]: Neighbourhood Design Code. Alongside or prior to the submission of the first reserved matters application for any part of each Neighbourhood as defined in condition 8, a Neighbourhood Design Code for the relevant neighbourhood (the details of which are set out in the Design Principles Document) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The Neighbourhood Design Codes shall demonstrate:

- » the objectives of the Design and Access Statement (notably the relevant Character Area Studies) and example (illustrative) Vignettes will be met;
- » Substantial accordance with the Design Principles Document (noting this contains examples to be defined through detailed coding), the Site Wide Design Code and Design Framework Parameter Plan;...."

DESIGN PRINCIPLES AND DESIGN CODING PROCESS

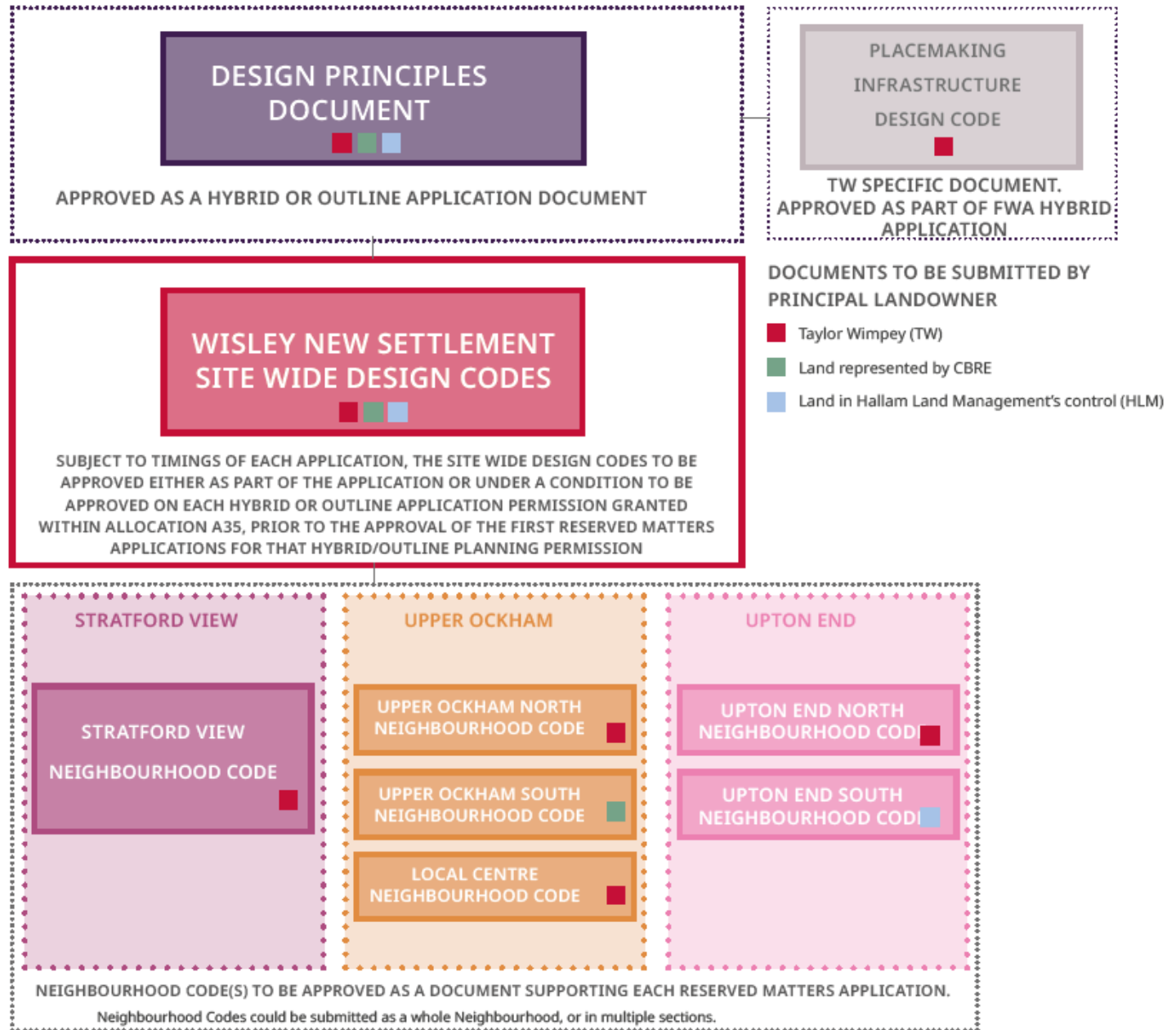
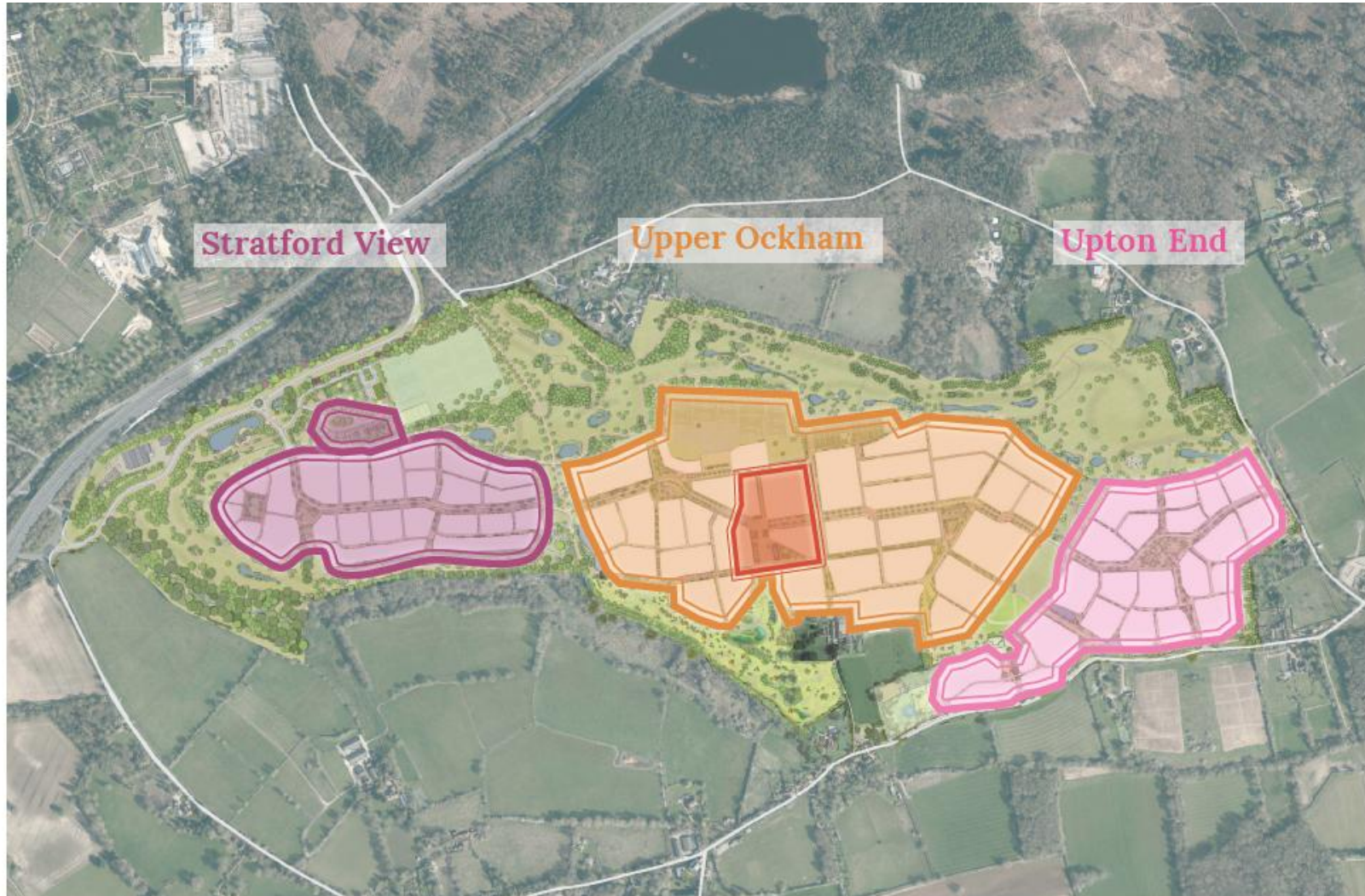


Diagram explaining the relationship of the Design Coding documents. This is the Site Wide Design Code, and the stage is highlighted in bold.

Three Neighbourhoods



Site Wide diagram defining the extent of the three neighbourhoods at Site Wide level.

Site Wide Code Focus

The Site Wide Design Code should set high level strategic principles/rules to guide the development enabling a degree of flexibility, which will include:

- Sustainability
- Transport and Movement – streets, active travel etc
- Green Infrastructure – strategic landscape etc
- Community Infrastructure
- Character & Identity
- Built form principles
- Design quality - principles



Good Practice Code Content

- Introduction
- Vision and Development Principles
- Using the Code
- Local Context
- Character Areas
- Street Types & Movement
- Block Principles
- Building Types/Uses
- Parking (including cycles)
- Boundary Treatments
- Suds, Parks and Open Spaces
- Materials and detailing
- Services/utilities
- Environmental Standards/sustainability
- Implementation

Design Code

Draft Structure

Delivering Quality | Leicester Waterside



Pre-NMDC code for 'strategic regeneration site'

City leadership:

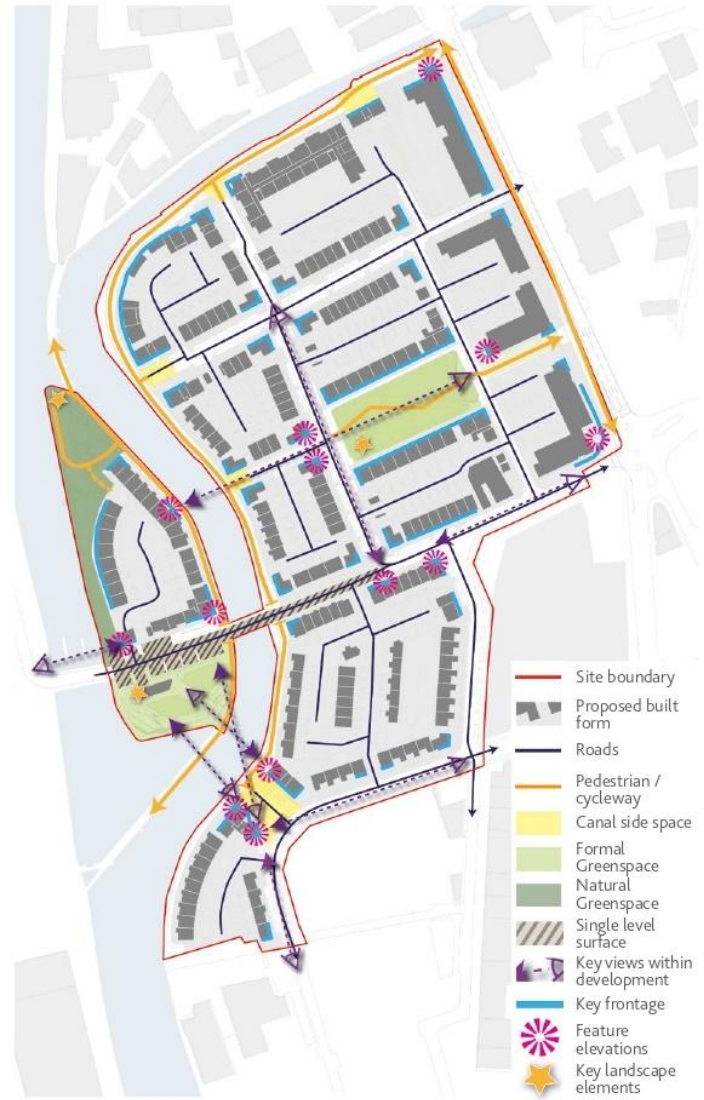
Land assembly backed by CPO

Developer / designer competition

Critical up front regen funding

**Partnership coding based on SPD & outline -
with firm design conditions**

Delivering Quality | Leicester Waterside



Code's mandatory 'key design moves' being delivered...

Parks, quality public realm, 'gentle densities', predominantly bespoke types

350 home / mixed use scheme on site

Officer & site manager capacity & continuity a challenge

Code critical in supporting tenacity - & developer partner promoting a flagship

Capacity Building | Overview



**86% local authorities have design training need
(OfP/PAS survey 2020)**

Lack of design awareness, skills & people

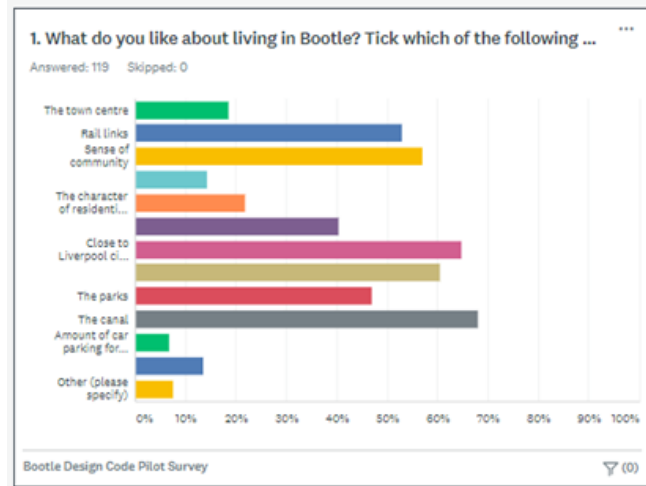
**Proactive places - developed a design team, promoted
benefits & are reaping the rewards**

In-house design capacity is the holy grail

**LAs progressing from generic on-line learning to
bespoke training, secondments & beyond**

**Process – skills mapping, needs assessment, gaps
identification, targeted programmes**

The Latest Coding Resources



Former OfP – 2024 subsumed into MHCLG:

Design code library & other tips

Urban Design Learning:

Code examples & events programme

Design Council – pathfinder lessons:

Setting up, developing & *implementing* a design code...

DM - collaboration, planning fit & clarity

Focus – on local priorities & hot topics

Training – embed into the team & use practical tools eg checklists...

Design Governance | Tools in Action

Independent

Expert & multi-disciplinary

Accountable & transparent

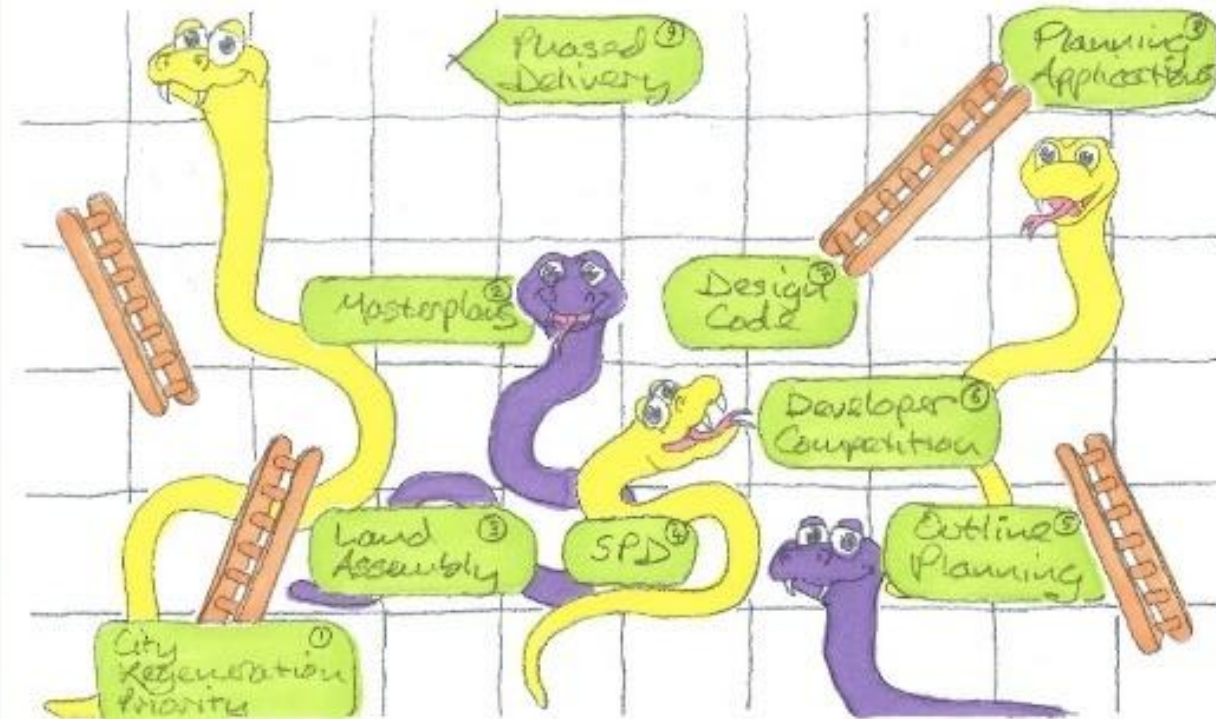
Proportionate

Timely & advisory

Objective & accessible



Delivering Quality | Emerging Lessons



Coding with focus & local relevance - in a comprehensive design context

Creative approaches to design resourcing – PAs, inter-authority...

Placing DM at the heart of coding drive

Ensuring a clear evidenced planning fit

Being confident & assertive on design matters – backed up by evidence