

# National Model Design Code + Coding Trajectory

Vicky Payne



# My Experience

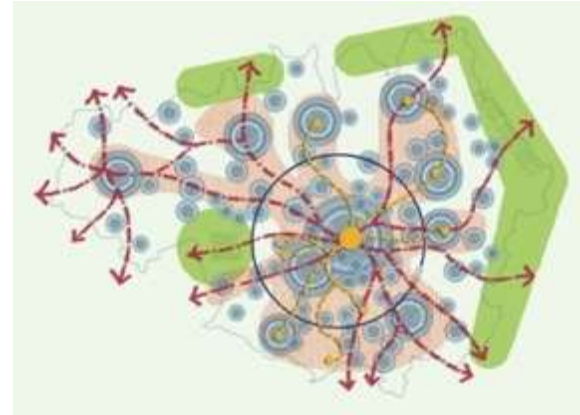
Large Sites



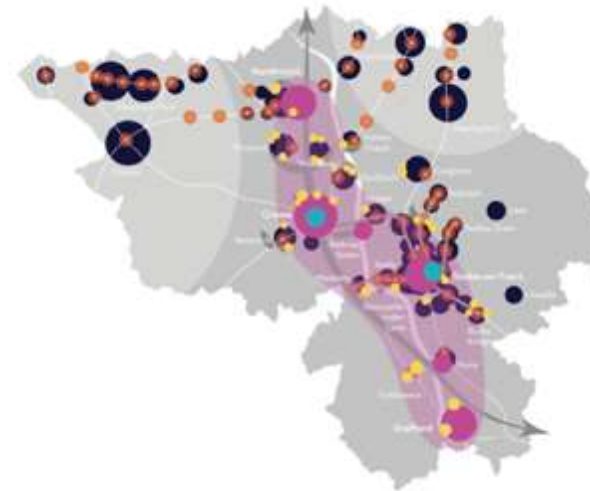
Town Centre



Strategic Spatial Planning



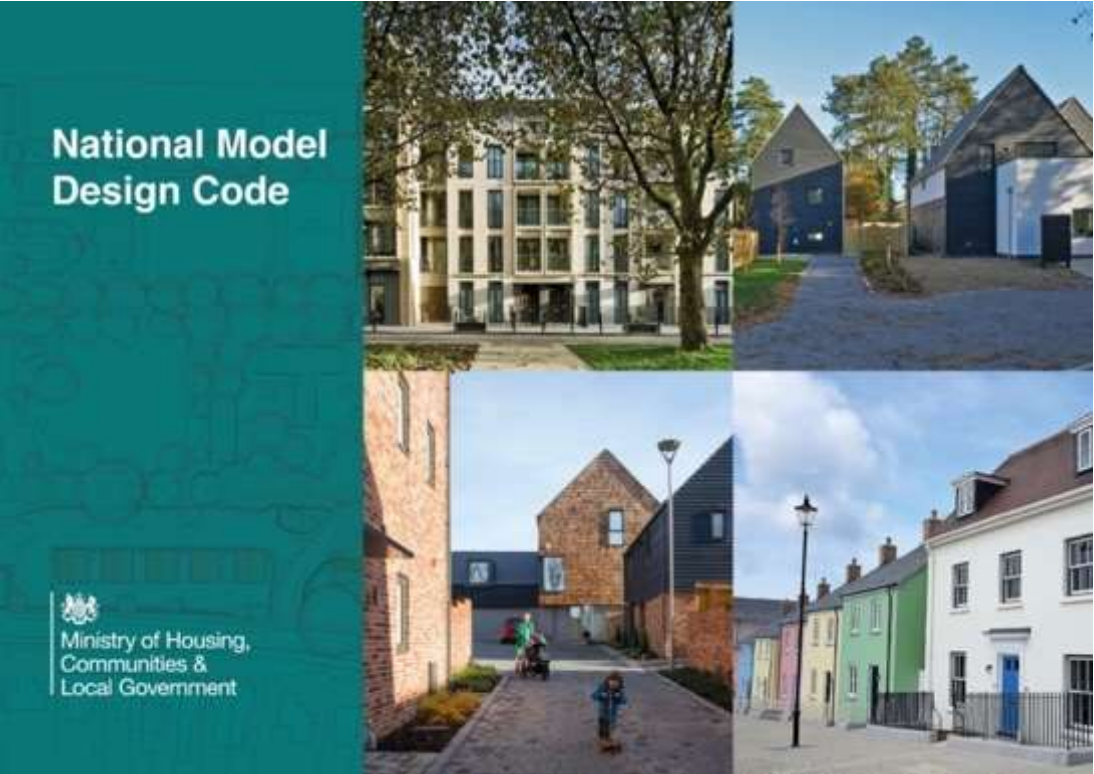
Design Codes



High Streets Research



# The National Model Design Code



# Design Guides vs Design Codes

## Design Code

- Measurable
- Rule based
- Enables binary decision making

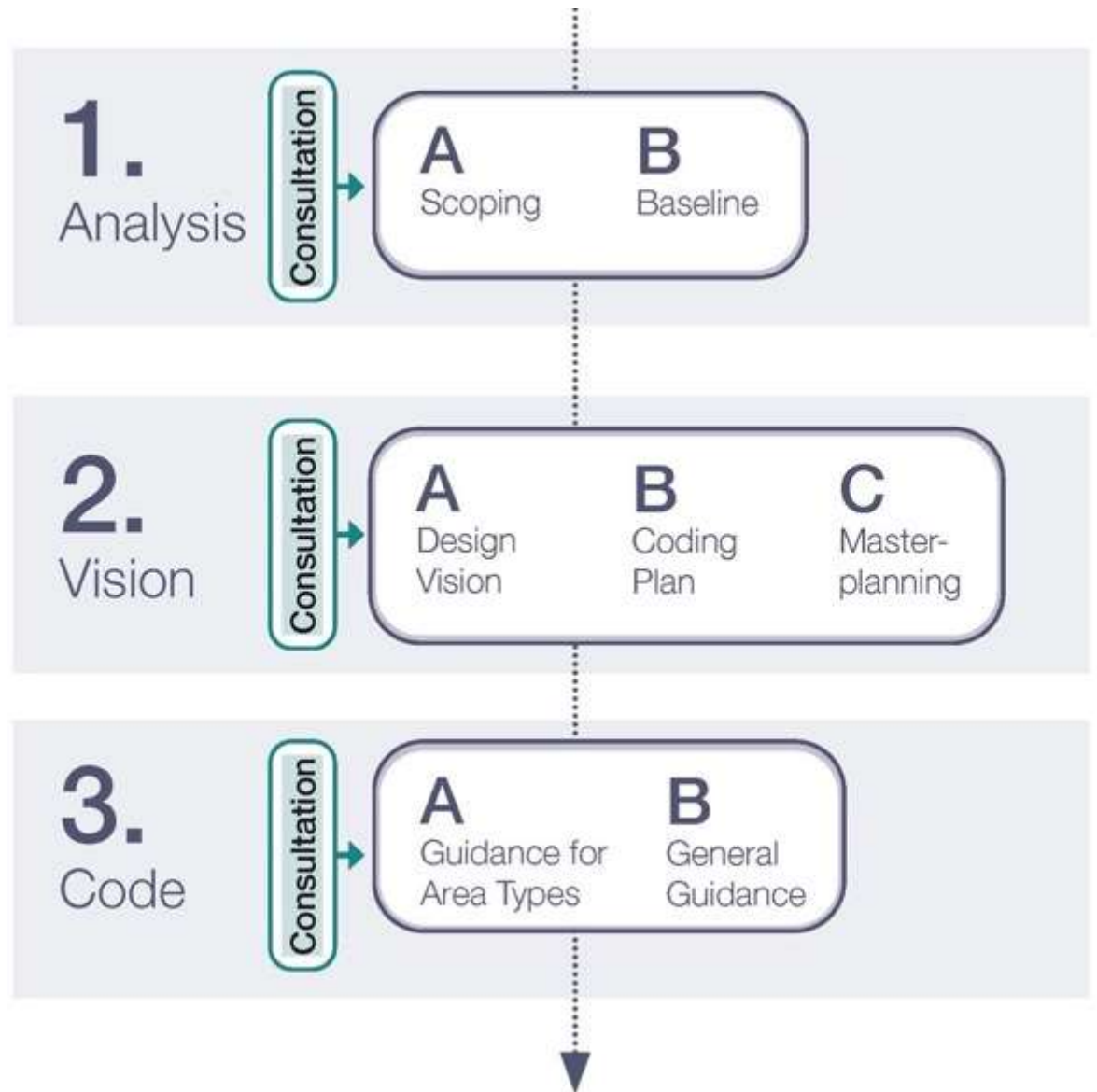
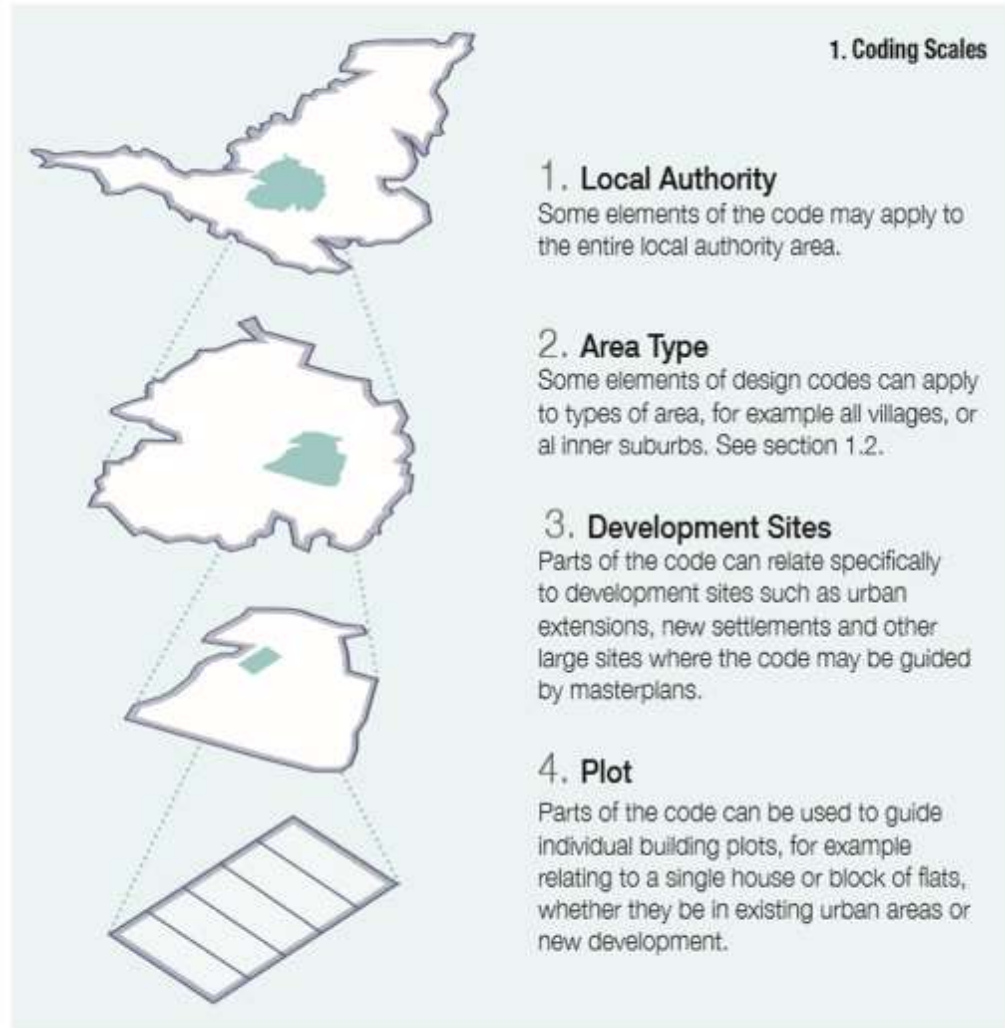
e.g. New buildings must not exceed 3 stories in height

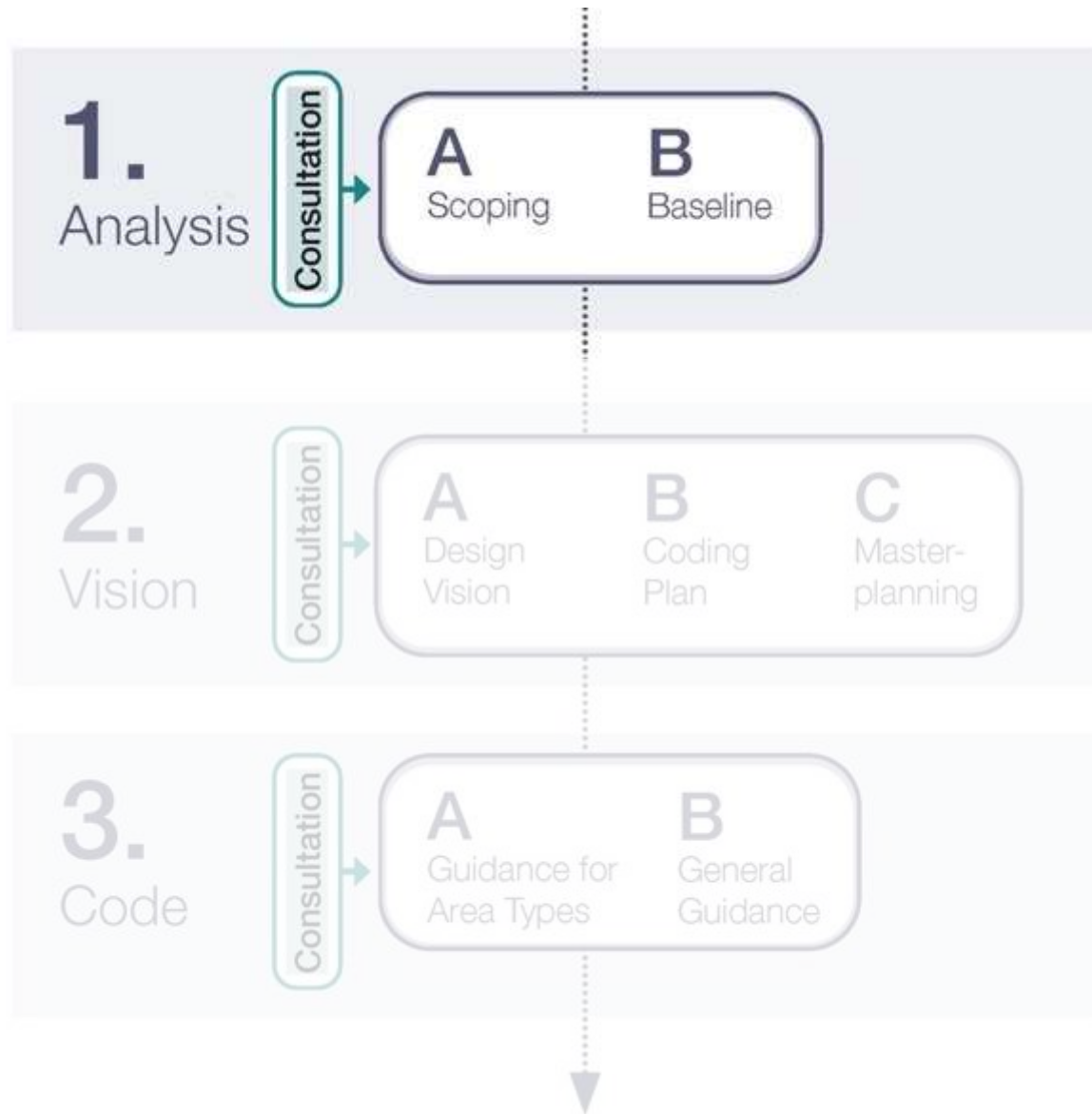
## Design Guide

- Qualitative
- Harder to measure
- Debatable at decision making stage

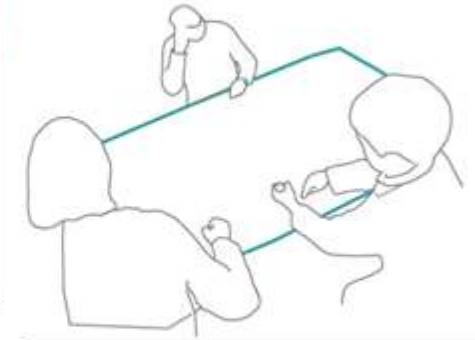
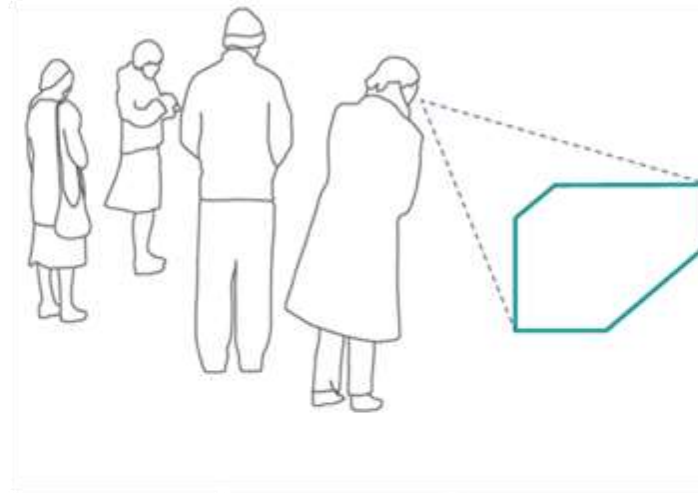
e.g. Heights of new buildings should be in keeping with the context of the surrounding area

# Scope/Process



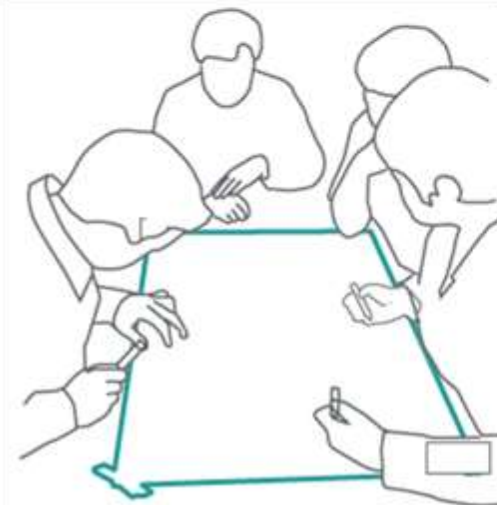


## Consultation feeding into all stages



Strategy including...

- Structure, techniques and timetable for consultation (see guidance notes)
- Initial training for community groups



# 1a: Scoping

## Content:

Will the code cover...

All of the issues in the National Design Guide or just the elements relating to the built environment?

Essential considerations:

- Movement
- Nature
- Built form
- Identity
- Public spaces
- Uses

Considerations that may influence design codes or covered elsewhere in local plans:

- Homes and buildings
- Resources
- Lifespan

If the Design Code covers...		URBAN EXTNL	INFILL SITE	SMALL SITES
<b>Context</b>				
C.1.i	Character Types	*	*	*
C.1.ii	Site Context	*	*	*
C.1.iii	Site Assessment	*	*	*
C.2.i	Historic Assessment	*	*	*
C.2.ii	Heritage Assets	*	*	*
<b>Movement</b>				
M.1.i	Street Network	*	*	*
M.1.ii	Public Transport	*	*	*
M.1.iii	Street Hierarchy	*	*	*
M.2.i	Walking + Cycling	*	*	*
M.2.ii	Junction + Crossings	*	*	*
M.2.iii	Inclusive Streets	*	*	*
M.3.i	Car Parking	*	*	*
M.3.ii	Cycle Parking	*	*	*
M.3.iii	Services + Utilities	*	*	*
<b>Nature</b>				
N.1.i	Network of Spaces	*	*	*
N.1.ii	OS Provision	*	*	*
N.1.iii	Design	*	*	*
N.2.i	Working with Water	*	*	*
N.2.ii	SUDS	*	*	*
N.2.iii	Flood Risk	*	*	*
N.3.i	Net Gain	*	*	*
N.3.ii	Biodiversity	*	*	*
N.3.iii	Street Trees	*	*	*

If the Design Code covers...		URBAN EXTNL	INFILL SITE	SMALL SITES
<b>Built Form</b>				
B.1.i	Density	*	*	*
B.1.ii	Party Wall	*	*	*
B.1.iii	Types and Forms	*	*	*
B.2.i	Blocks	*	*	*
B.2.ii	Building Line	*	*	*
B.2.iii	Height	*	*	*
<b>Identity</b>				
I.1.i	Local Character	*	*	*
I.1.ii	Legibility	*	*	*
I.1.iii	Masterplanning	*	*	*
I.2.i	Design of buildings	*	*	*
<b>Public Space</b>				
P.1.i	Primary	*	*	*
P.1.ii	Local + Secondary	*	*	*
P.1.iii	Tertiary	*	*	*
P.2.i	Meeting Places	*	*	*
P.2.ii	Multi-Junctional	*	*	*
P.2.iii	Home Zones	*	*	*
P.3.i	Secured by Design	*	*	*
P.3.ii	Counter Terrorism	*	*	*
<b>Uses</b>				
U.1.i	Efficient Land Use	+	+	+
U.1.ii	Mix	*	*	*
U.1.iii	Active Frontage	*	*	*
U.2.i	Housing for All	+	+	+

If the Design Code covers...		URBAN EXTNL	INFILL SITE	SMALL SITES
U.2.ii	Type	+	+	+
U.3.i	Schools	*	*	*
U.3.ii	Community Facilities	*	*	*
U.3.iii	Local Services	*	*	*
<b>Homes and Buildings</b>				
H.1.i	Space Standards	+	+	+
H.1.ii	Accessibility	+	+	+
H.2.i	Light, aspect, priv.	+	+	+
H.2.ii	Security	+	+	+
H.2.iii	Gardens + Balconies	+	+	+
<b>Resources</b>				
R.1.i	Energy Hierarchy	+	+	+
R.1.ii	Energy Efficiency	+	+	+
R.1.iii	Nhood Energy	+	+	+
R.2.i	Embodied Energy	+	+	+
R.2.ii	Construction	+	+	+
R.2.iii	MVC	+	+	+
R.2.iv	Water	+	+	+
<b>Lifespan</b>				
L.1.i	Management Plan	+	+	+
L.1.ii	Participation	+	+	+
L.1.iii	Community	+	+	+

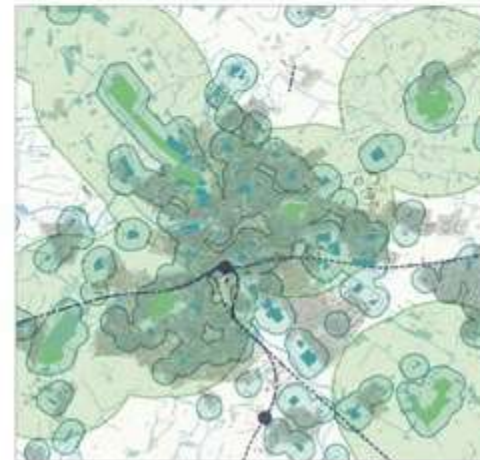
\* Issues that you would expect to be covered in a code

+ Issues that may be covered elsewhere and so not included in the code

# 1b: Baseline

## Analysis of the area covered by the code:

- Character
  - Context studies
  - Landscape/topography
  - Heritage
  - Local vernacular/architecture
- Access:
  - Street hierarchy
  - Public transport
- Open space
  - Ecology
- Facilities
  - Schools
  - Local centers

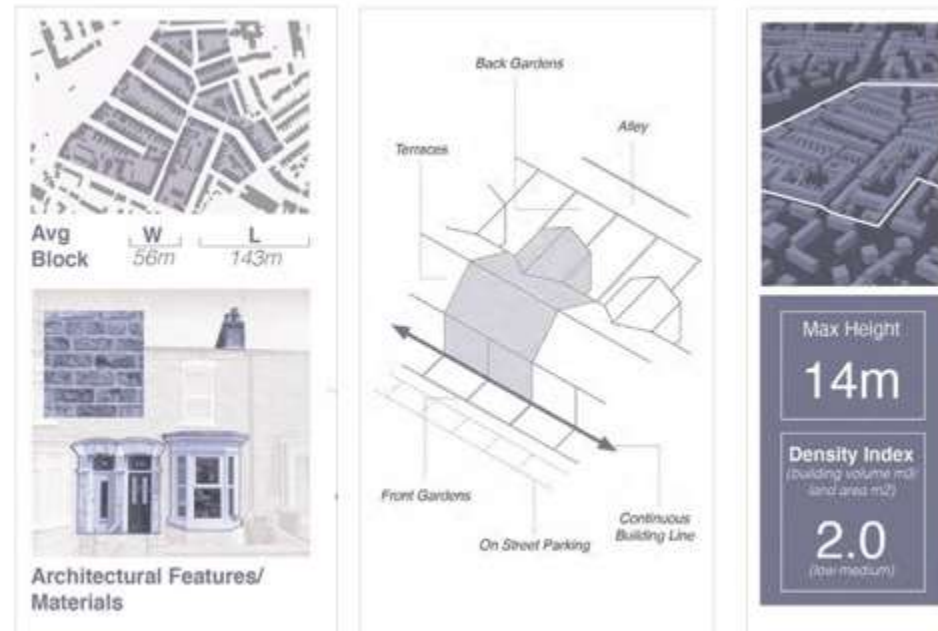
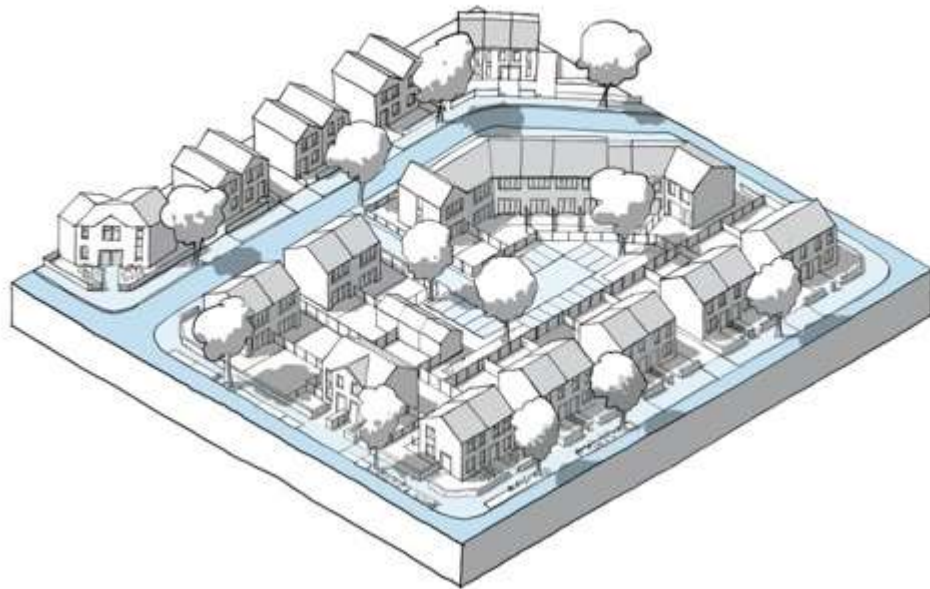




## 2a: Design Vision

**A vision for how the area should be rather than how it is:**

- Area types - areas of relatively consistent character
- Worksheets – used to assess area types
- Community involvement
- Vision for each area type

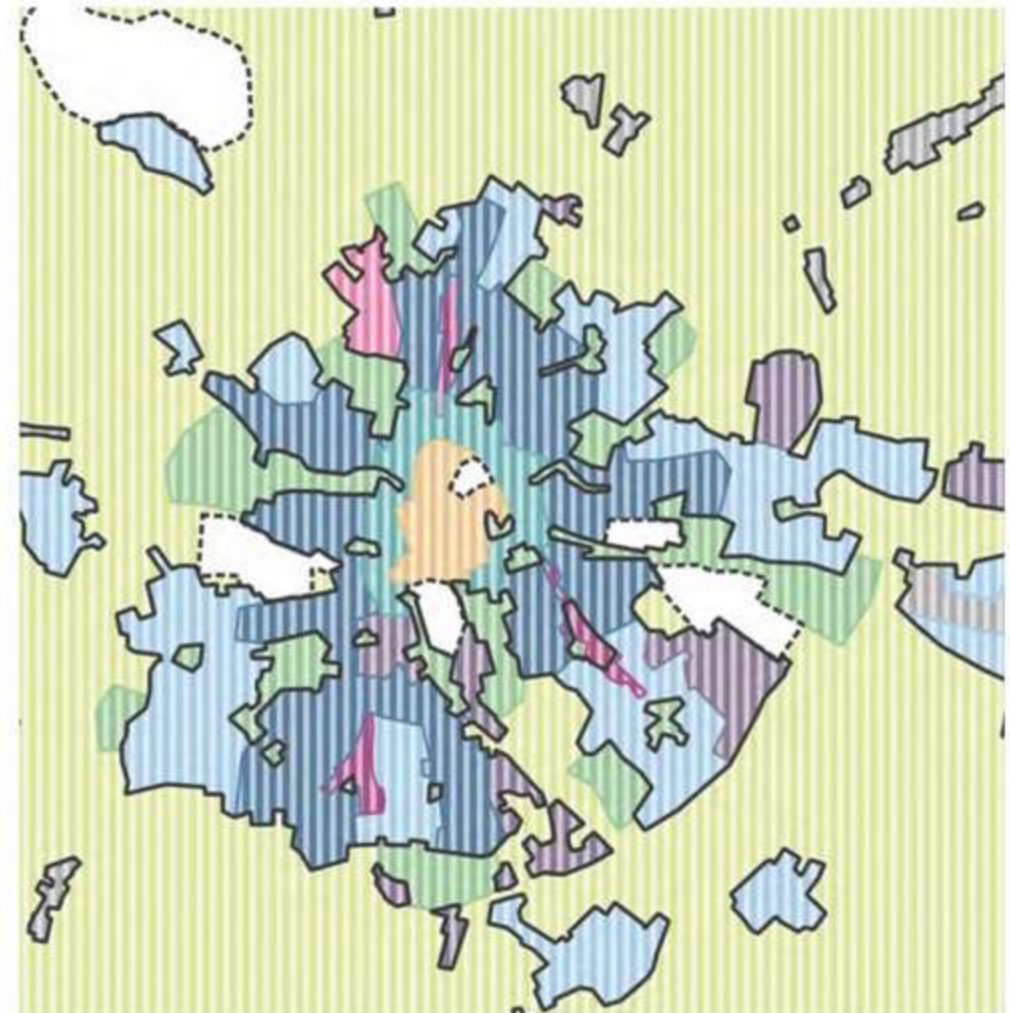
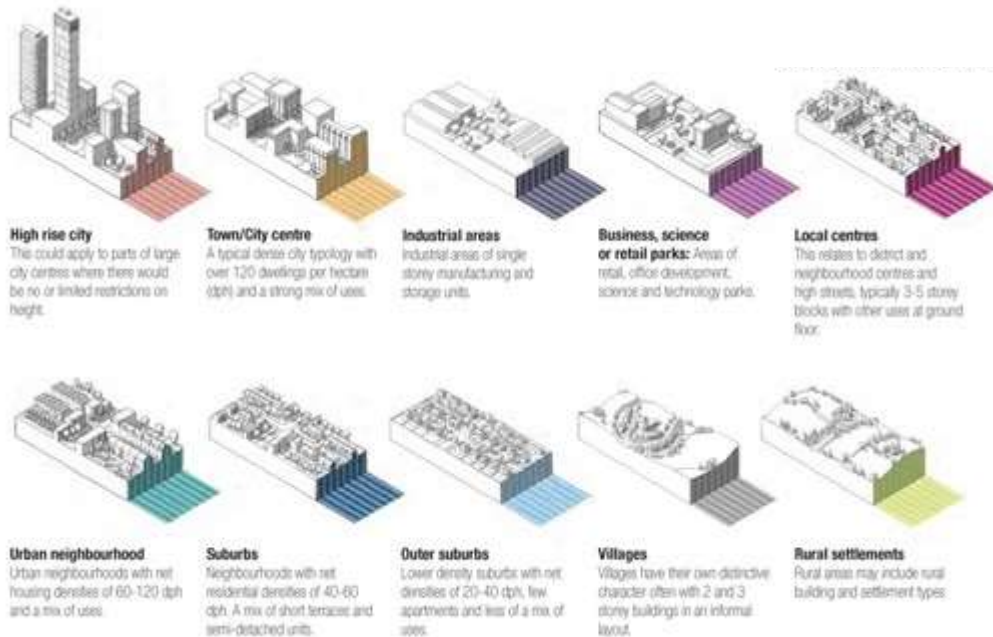


# 2b: Coding Plan

## Mapping:

- The area covered by the code
- The area covered by each area types
- Major development sites

### Example Area Types



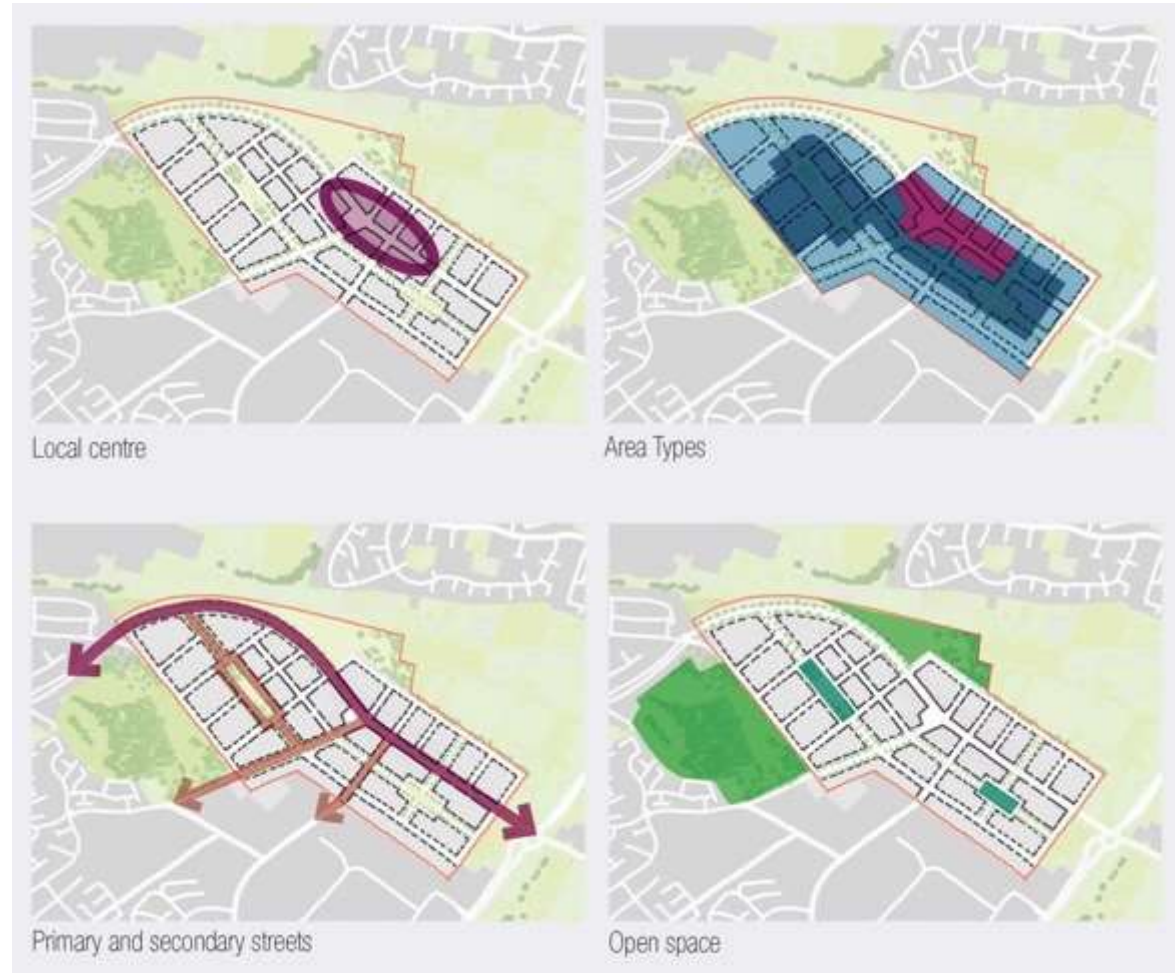
## 2c: Masterplanning

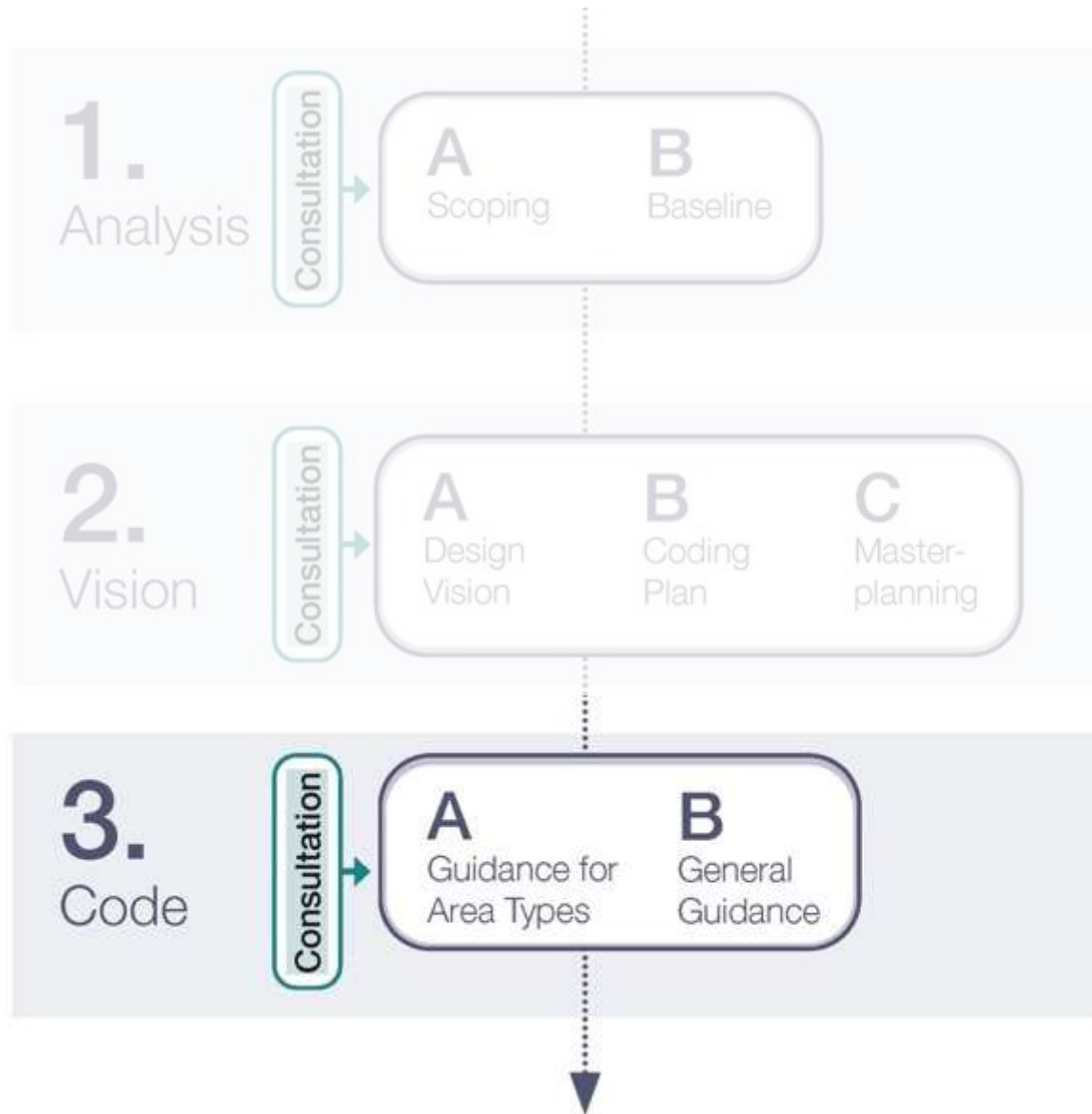
### Masterplan principles and related design parameters:

- Simple plans to guide the application of the code
- Produced by developer/landowner or LPA
- Should include consultation

### To include:

- Movement strategy;
- Access and street hierarchy;
- Landscape and open space strategy;
- Land use and development plots;
- Number of homes;
- Character areas, or area types to which parameters apply;
- Area types determine built form, density, heights etc.



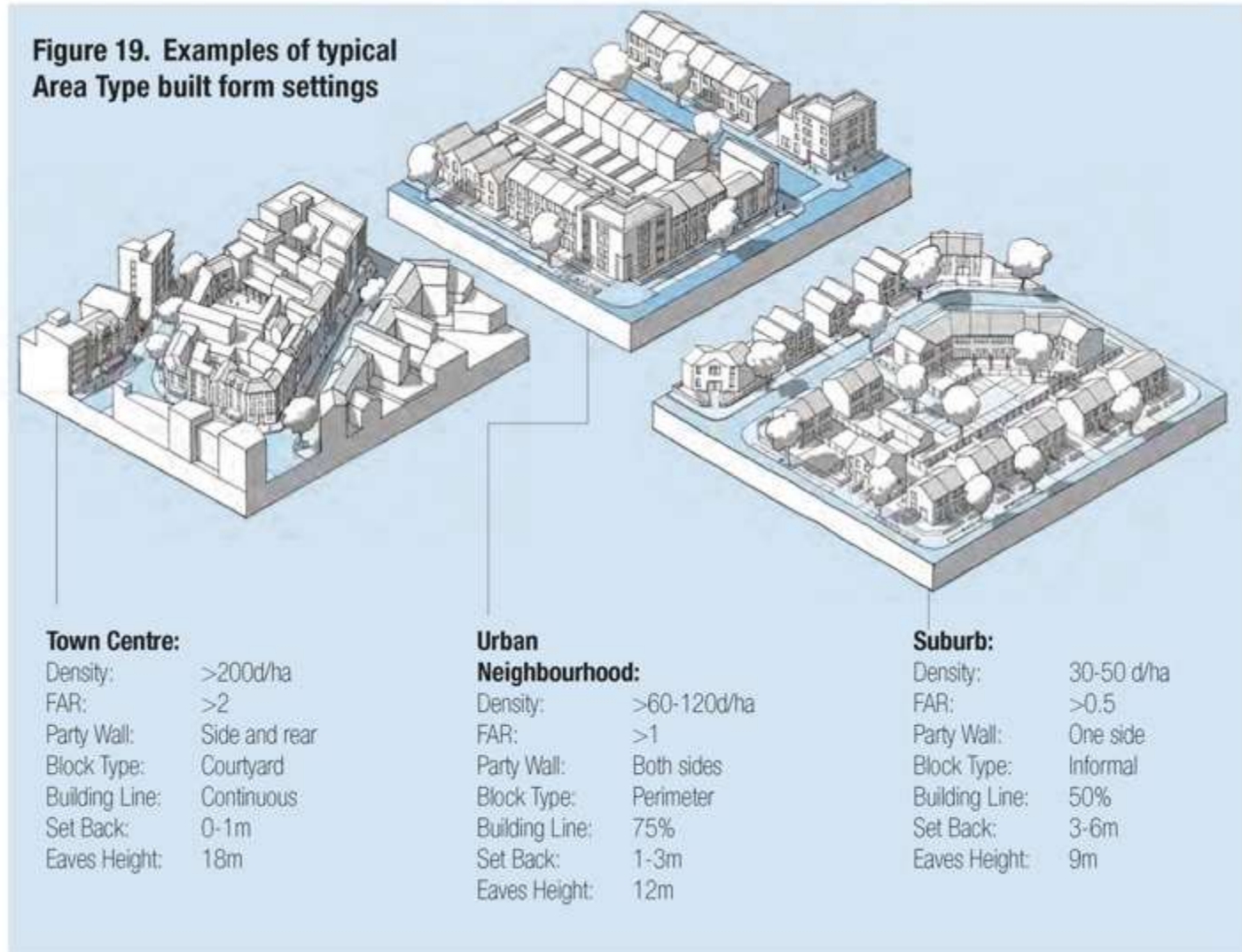


# 3a: Area Types - Settings

## Suggested settings:

The code includes some suggested settings for three typical area types.

These however are illustrative and the actual settings would need to be determined locally



# 3a: Area Types - Settings

Reference to guidance notes

## Movement

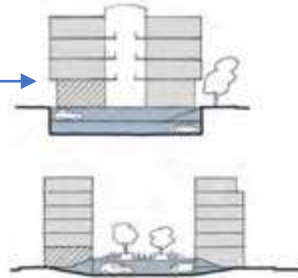
50. Well designed places should be accessible and easy to move around. This can be achieved through a connected network of streets, good public transport, the promotion of walking and cycling and well-considered parking and servicing. Detailed information is provided in **Guidance Note Code Content: Movement**. The following might require Area Type specific guidance:

Potential guidance

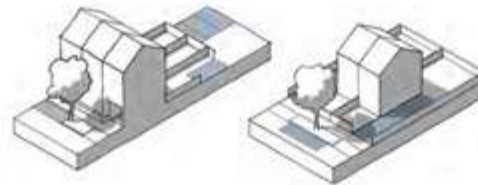
- i New Streets:** All new streets should be safe and overlooked and correspond to their role in the street hierarchy and Area Type - e.g. a primary street in an urban centre will have a different character to one in a village. See M.1.iii - Street Hierarchy
- ii New Junctions:** Guides might specify traffic signalled junctions on high streets and less formal, unmarked junctions on local streets. See M.2.ii - Junctions and Crossings
- iii Car Parking:** Standards for all uses will be set in the Local Plan but the ways in which they are accommodated will vary. See Fig 13 and 14 and M.3.i - Car Parking
- iv Cycle Parking:** Standards will be set in the Local Plan and specified in codes according to context, e.g. public cycle parking on a high street or private cycle storage in a dwelling. See M.3.ii - Cycle Parking

Summary diagram

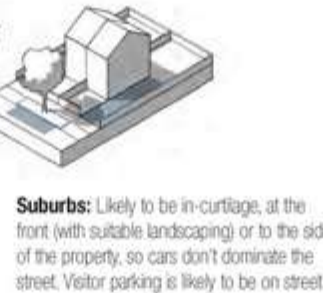
Figure 13. Parking Arrangements



**Town Centre:** New provision should be at basement, semi basement or decked. New Surface parking might be prohibited.

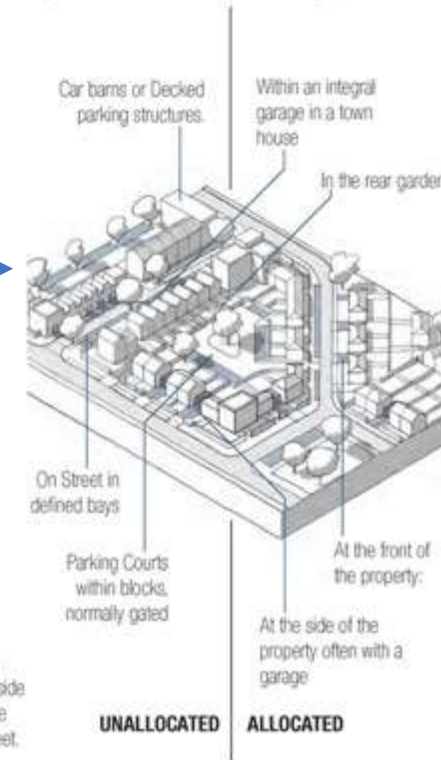


**Urban neighbourhood:** Likely to be on-street (for visitors), within the building (town house), or to the rear in gardens or parking courts.



**Suburbs:** Likely to be in-curtlage, at the front (with suitable landscaping) or to the side of the property, so cars don't dominate the street. Visitor parking is likely to be on street.

Figure 14. Residential Parking Options:



How the settings might vary by area type

# 3b: Code-wide Guidance

Reference to  
guidance notes

Potential  
guidance

Summary  
diagram

## Nature

60. All development should enhance the natural as well as the built environment as set out in [Guidance Notes Code Content: Nature](#). Most of the guidance will apply to all Area Types and is summarised below:

**i Green Infrastructure:** New development should contribute towards the creation of a network of green spaces. Summary below. [See N.1.i Network of Spaces](#)

- The requirement for new green space should be based on the Government's Open Space and Recreation Guidance.
- All housing schemes over 15 dwellings should include a Local Area of Play (LAP).

- All schemes over 200 dwellings should include a Local Equipped Area of Play (LEAP) within 400m.
- All schemes over 500 dwellings should include a Neighbourhood Equipped Area of Plan (NEAP) within 1,000m.

**ii Water and Drainage:** Schemes should make the most of waterside locations and address sustainable drainage and flooding:

- Schemes should make the most of their waterside location, facing onto the water and retaining public access to the water's edge. [See N.2.i Working with Water](#).

- All schemes should integrate Sustainable Drainage Systems into the early stages of design to achieve greenfield run-off rates. [See N.2.ii Sustainable Drainage](#)

- All schemes should take account of flood risk and the need for active flood resilience measures. [See N.2.iii Flood Risk](#)

**iii Biodiversity:** All schemes will be expected to follow national policy by achieving a 10% net gain in biodiversity.

- Schemes should incorporate biodiversity design principles e.g. creating and enhancing habitats. [See N.3 Biodiversity](#)
- All new streets should include street trees. [See N.3.iii Street Trees](#)



Figure 38. Biodiversity Design Principles extract. [See N.3.ii](#) for a range of biodiversity design principles

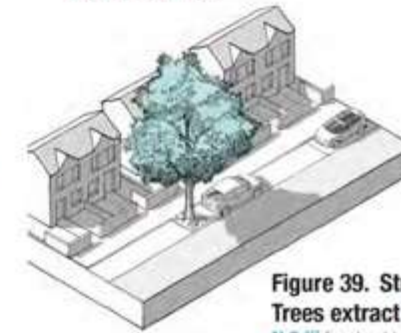


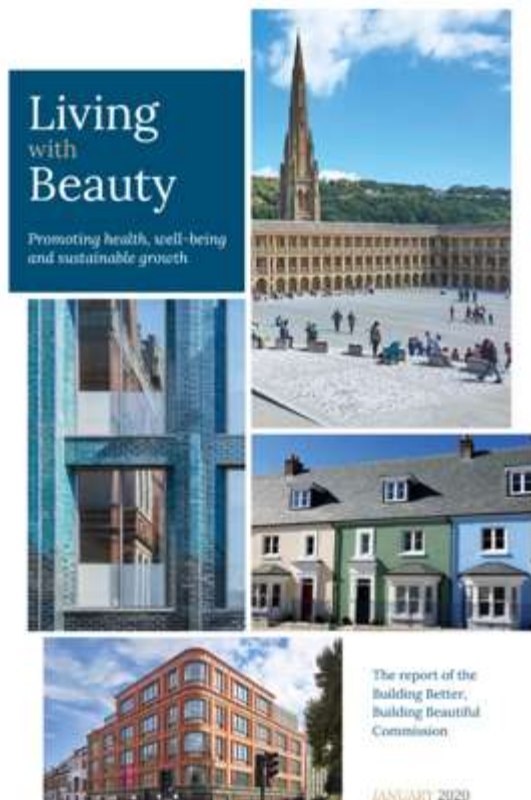
Figure 39. Street Trees extract [See N.3.iii](#) for street tree design principles

# Tips

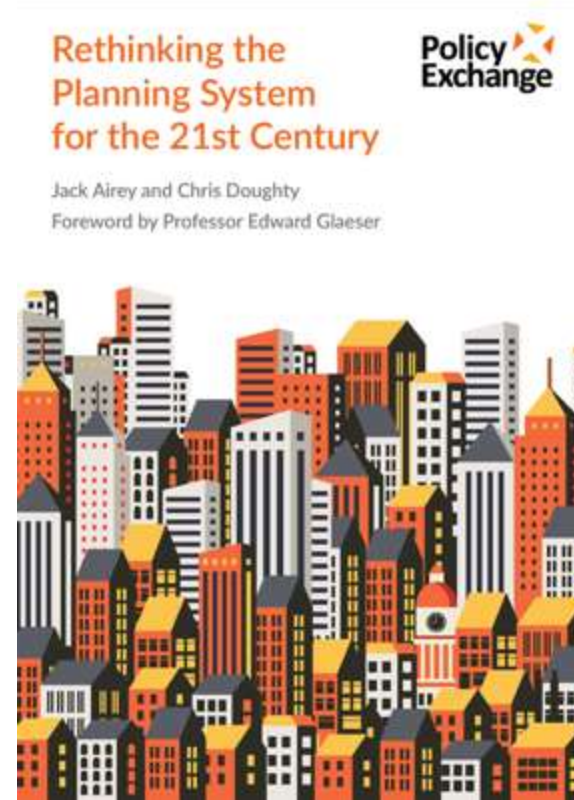
- Build on what you already have – vision, principles, area analysis, design policies, existing allocations/intervention areas etc
- Be selective about the areas you code for
- Be selective about what you code for – key ingredients
- Flexibility = fewer rules OR wider acceptable ranges
- Masterplanning exercise – not just for “blank” sites – also diverse contexts

# 2020

January 2020



January 2020



August 2020





"The homes we need in the places we want to live in at prices we can afford, so that all of us are free to live where we can connect our talents with opportunity."

## Planning for the Future White Paper August 2020



"These proposals will help us to build the homes our country needs, bridge the present generational divide and recreate an ownership society in which more people have the dignity and security of a home of their own."

# 2021

January 2021

## Summary

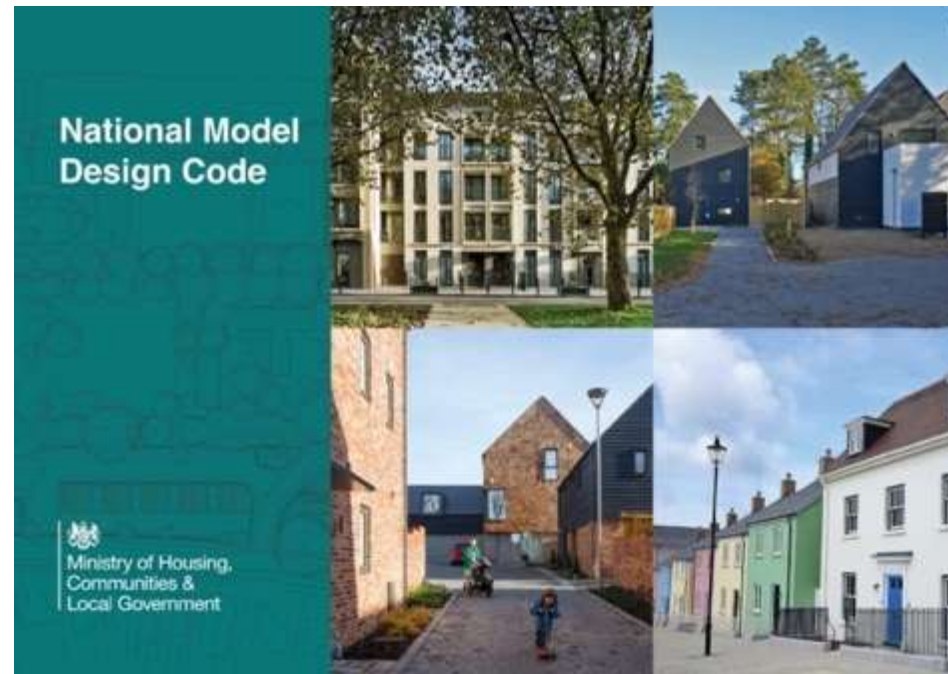
A consultation on draft revisions to the National Planning Policy Framework and a new draft National Model Design Code.

This consultation ran from  
**30 January 2021 to 11:45pm on 27 March 2021**



National Planning Policy Framework

July 2021



# 2021



Ministry of Housing,  
Communities &  
Local Government

National Planning Policy Framework

**Paragraph 128** *“all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.”*

**Paragraph 134** states that development that is not well designed should be refused *“especially where it fails to reflect local design policies and government guidance on design”*

# 2021

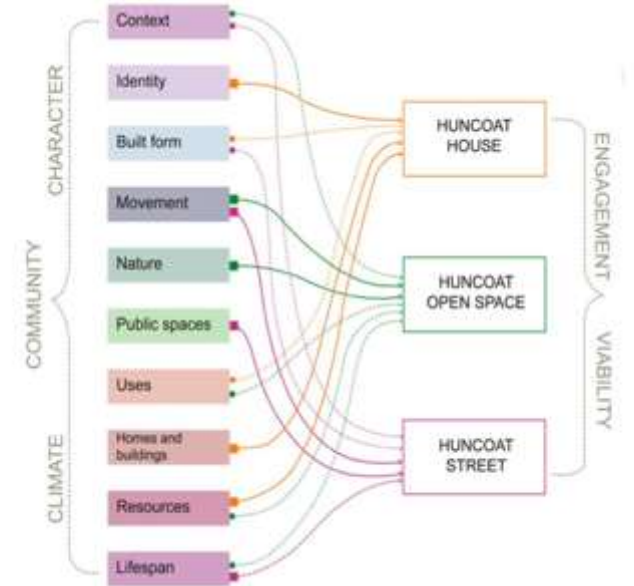
## Pilot Programme Phase 1



### National Model Design Code (NMDC) Pilot Programme Phase One, Monitoring & Evaluation



final research report



2021



September 2021



Ministry of Housing,  
Communities &  
Local Government



Department for Levelling Up,  
Housing & Communities

2022



Levelling Up White Paper – February

## Design Code Pathfinders – (Phase 2 Pilot) Announced March 2022

Press release

### **Communities empowered to shape design of neighbourhoods**

Twenty-five areas in England from Bournemouth to Carlisle, have been awarded a share of £3 million to help them set their own standards for design locally.

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From: [Department for Levelling Up, Housing and Communities](#) and [The Rt Hon Stuart Andrew MP](#)

Published 11 March 2022



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#### **Related content**

[Living with beauty: report of the Building Better, Building Beautiful Commission](#)

[National Model Design Code Pilot Programme Phase 1: lessons learned](#)

[Design Code Pathfinder Programme Support Grant](#)

[Building Better, Building Beautiful](#)

**Levelling-up and Regeneration Bill**

EXPLANATORY NOTES

Explanatory notes to the Bill, prepared by the Department for Levelling Up, Housing & Communities, are published separately as Bill 6 – EN.

EUROPE

**Bill passage**

Secretary Michael Gove has introduced the Levelling-up and Regeneration Bill in the House of Commons on 23 February 2022.

In my view the provisions of the Bill are compatible with the Convention rights.

Secretary Michael Gove has introduced the Environment Act 2021 in the House of Commons on 23 February 2022.

In my view—

(a) the Levelling-up and Regeneration Bill is compatible with the Convention rights, and

(b) the Bill will not have the effect of breaching any Convention rights for any existing environment.

 **Bill started in the House of Commons**

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- 1st reading
- 2nd reading
- Committee stage**
- Report stage
- 3rd reading

**Key**



Complete

*Requirement in relation to design code*

**15F Design code for whole area**

(1) A local planning authority must ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the authority consider should be met for planning permission for the development to be granted.

5

(2) Subsection (1) does not require the local planning authority to ensure—

(a) that there are requirements for every description of development for every part of their area, or

10

(b) that there are requirements in relation to every aspect of design.

May 2022

2022

## Michael Gove sacked after he urges PM to resign

6 July



Tory leader Boris Johnson resigns from 'best job in the world'

News > UK > UK Politics

## Boris Johnson's flagship levelling up department left with only one paid minister after Gove sacked

Three resignations and a sacking leave lone MP on payroll

Liam James • Wednesday 06 July 2022 23:55 • 10 Comments



July 2022

Ben Derbyshire PPRIBA FRSA HonAIA Retweeted



**Ben Derbyshire PPRIBA FRSA HonAIA** @ben\_derbyshire · Jul 1  
News! @luhc finally gives up on the #PlanningWhitePaper call for #DesignCodes across all LPAs - pilots abandoned, inadequate resources. Instead ANY urban design guidance may be used subject to reference to #LURB, #NPPF & some local character analysis. No surprises here...



July 2022

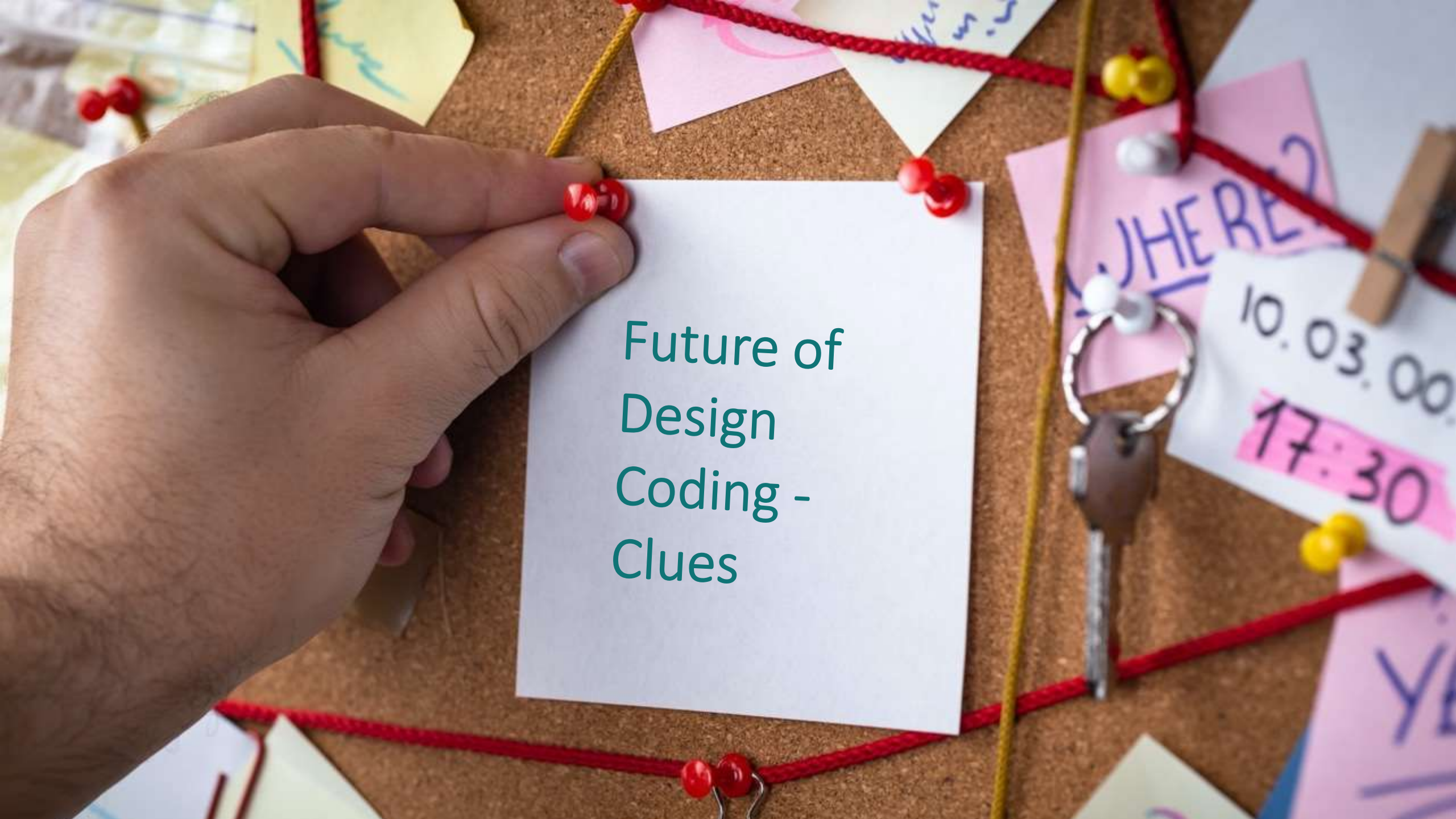


Greg Clark - Secretary of State for  
Levelling Up, Housing and Communities

September 2022



Simon Richard Clarke Secretary  
of State for Levelling Up,  
Housing and Communities

A hand is shown pinning a white note onto a corkboard. The note is held in place by two red pushpins. A red string with yellow and white beads is draped across the board. To the right, another note has the word 'WHERE?' written in blue, a date '10.03.00' in black, and '17:30' in pink. A key is attached to a ring on the string. Other notes and a wooden clothespin are also visible.

Future of  
Design  
Coding -  
Clues



- Continuing progress and of Design Code Pilots/Pathfinders.
- Other Local Authorities starting to explore coding.
- Simon Clarke speech - accelerate housebuilding + “building beautifully”.

*Can codes square the circle of local political opposition?*

- Investment Zones – local consent – role for coding there?
- Levelling up and Regen bill may be scrapped, but NPPF changes and NMDC remain.



Whatever happens:

Fund Planning  
Properly!