

A1

Design Policy
Framework

Appendix 1:

Design Policy Framework

Design Policy Framework

National Framework

National Planning Policy Framework (NPPF) (March 2012)

- A1.1 The NPPF recognises that high quality and sustainable design is important and that there is a role for local and national design review to ensure high standards of design are formalised.
- A1.2 The Core Planning Principles of the NPPF requires that planning should:
- “...always seek to secure high quality design...”
(para 17, bullet 4)
- A1.3 With regard to achieving integrated and inclusive communities, Paragraph 57 states that:
- “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

- A1.4 The importance of Good design is emphasised in Section 7 of the NPPF. Paragraph 56 states:

“The Government attaches great importance to the design of the built environment. Good design is indivisible from good planning, and should contribute positively to making better places for people.”

- A1.5 Paragraph 58 states:

“Planning policies and decisions should aim to ensure that developments...

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation” (bullet 4)

- A1.6 Paragraph 60 states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

Local Policy Framework

Pre-Submission Draft Charnwood Local Plan 2006 to 2028 Core Strategy June 2013

Strategic Objectives:
People Matter

- SO1: to reduce the need to, and distance of, travel by car and increase use of walking, cycling and public transport...
- SO2: to secure the provision of accessible facilities and services to meet the needs of all local people...
- SO3: to promote health and well-being...

Strategic Objectives: Places and Environment Matter

- SO4: to reduce social exclusion and deprivation and increase educational attainment...
- SO5: to protect and reassure our communities through the reduction of crime, anti-social behaviour and the fear of crime...
- SO6: to promote stronger, cohesive and balanced communities...
- SO7: to reduce contributions to climate change and to promote prudent use of resources...

- SO8: to develop integrated transport schemes and measures to improve safety and reduce the adverse environmental and other impacts of traffic on local communities...

- SO9: to protect the historic environment and identity of the Borough’s locally distinctive towns, villages and neighbourhoods;

- SO13: To create distinctive and quality places for local people by requiring high design and increasing higher environmental standards in new development and by encouraging improvements in existing properties to be more environmentally friendly.

Strategic Objectives:
Prosperity Matters

- SO16: to ensure that there is a network of vibrant ‘local’ centres so residents have access to a range of shops, services and facilities;
- SO17: to meet needs for homes, including affordable housing...
- SO18: to provide all communities in Charnwood with access to quality jobs and improved standards of life by ... creating opportunities for new high quality employment sites...

SO19: to encourage the local economy towards a higher share of higher value, higher quality, innovative industries and services and ensure labour market balance by providing for a mix of jobs and access to training including those for less skilled members of the community;

SO20: to encourage thriving and diverse sustainable rural enterprise and farming and the promotion of local foods and local energy sources.

**Strategic Objectives:
Partnership Matters**

SO21: To continue to improve partnership working with a view to achieving better outcomes for the Charnwood Together vision.

Policy CS 1 Development Strategy

A1.7 ...To deliver at least 7,260 homes and up to 46 ha of employment by 2028.

A1.8 The policy states that the Council will do this by planning positively for:

“a sustainable urban extension of approximately 4,500 homes to the north east of Leicester, delivering at least 3,750 homes

and up to 13 ha of employment by 2028 and the remaining homes beyond the plan period as part of a comprehensive and integrated development.”

Policy CS 2 High Quality Design

A1.9 The policy states that the Council will require new developments to make a positive contribution to Charnwood resulting in places where people would wish to live through high quality, inclusive design and, where appropriate, architectural excellence. Proposals should respond positively to their context and reinforce a sense of place.

A1.10 The policy states that the Council will require new developments to:

- respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;
- protect the amenity of people who live or work nearby and those who will live in the new development;

- function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;
- provide attractive, well managed and safe public and private spaces; provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and
- reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.

Policy CS 3 Strategic Housing Needs

A1.11 The policy states that the Council will manage the delivery of 17,380 new homes to balance our housing stock and meet our community’s housing needs by 2028.

Policy CS 5 Gypsies, Travellers and Travelling Showpeople

A1.12 The policy states that the Council will meet the needs of the Gypsies and Travellers Community by 2028 by: requiring a site for 4 permanent pitches at each of our allocated sustainable urban extensions in accordance with Policies CS19 and CS22; requiring a site for 4 showpeople plots at each of our strategic housing developments in accordance with Policies CS19, CS20, CS22 and CS24.

Policy CS 6 Employment and Economic Development

A1.13 By 2028 the policy states that the Council will meet the economic needs of our community and support the economy of Leicester. We will do this by:

- Delivering up to 75 ha of land for strategic employment purposes in accordance with Policy CS1;

Policy CS 9 Town Centres and Shops

A1.14 The policy states that the Council will require our sustainable urban extensions to include local centres in accordance with Policies CS19, CS20 and CS22.

Policy CS 11 Landscape and Countryside

A1.15 The policy states that the Council will support and protect the character of our landscape and countryside by:

- requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;
- requiring new development to take into account and mitigate its impact on tranquillity;
- Requiring new development to maintain the separate identities of our towns and villages;

Policy CS 12 Green Infrastructure

A1.16 The policy states that the Council will protect and enhance green infrastructure assets for their community, economic and environmental values. The Council will protect and enhance the Urban Fringe Green Infrastructure Enhancement Areas by:

- Enhancing network of green infrastructure assets through strategic developments in accordance with Policies CS19, CS20, CS21, CS22, CS23 and CS24;
- Addressing the identified needs in open space provision; and Supporting development in Green Wedges that: retains the open and undeveloped character of the Green Wedge; retains and create green networks between the countryside and open spaces within the urban areas; and retains and enhances public access to the Green Wedge, especially for recreation;

Policy CS 13 Biodiversity and Geodiversity

A1.17 The policy states that the Council will conserve and enhance the natural environment for its own value and the contribution it makes to the community and economy. The Council will do this by:

A1.18 Supporting developments that protect biodiversity and geodiversity and those that enhance, restore or re-create biodiversity. The Council will expect development proposals to consider and take account of the impacts on biodiversity and geodiversity.

Policy CS 15 Open Spaces, Sports and Recreation

A1.19 The policy states that the Council will work with partners to meet the strategic open space needs of the community by 2028. The Council will do this by:

- requiring new developments to meet the standards set out in the Open Spaces Strategy, having regard to local provision and viability and requiring masterplans for our sustainable urban extensions that deliver quality open spaces;

Policy CS 16 Sustainable Construction and Energy

A1.20 The policy states that the Council will adapt to and mitigate against the effects of climate change by encouraging sustainable design and construction and the provision of renewable energy, where it does not make development unviable.

Policy CS 17 Sustainable Travel

A1.21 By 2028, the Council will seek to achieve a 6% shift from travel by private car to walking, cycling and public transport by:

A1.22 Requiring new major developments to provide walking, cycling and public transport access to key facilities and services;

A1.23 Requiring new major developments to provide safe and well-lit streets and routes for walking and cycling that are integrated with the wider green infrastructure network.

A1.24 Securing new and enhanced bus services from major developments and new bus stops where new development is more than 400 metres walk from an existing bus stop;

A1.25 Securing contributions from our sustainable urban extensions towards improvements to public transport corridors into Leicester City and Loughborough in accordance with Policy CS19, CS20 and CS22;

Policy CS 18 The Local and Strategic Road Network

A1.26 The policy states that the Council will maximise the efficiency of the local and strategic road network by 2028. The Council will do this by:

A1.27 requiring strategic developments to deliver an appropriate and comprehensive package of transport improvements in accordance with Policies CS19, CS20, CS21, CS22, CS23 and CS24; and

Policy CS 19 North East of Leicester Sustainable Urban Extension

A1.28 The policy states that the Council will allocate land to north east of Leicester as a sustainable urban extension to deliver a community of approximately 4,500 homes. The development will make a significant contribution to meeting housing needs by delivering at least 3,750 homes by 2028 and the remaining homes beyond the plan period.

A1.29 The Council will do this by working with public and private sector partners and will require the following to support a planning application:

A1.30a Development Framework including delivery and phasing arrangements and a masterplan informed by an independent Design Review Panel and community consultation including key design principles to ensure the development of a comprehensive sustainable urban extension; a Green Infrastructure Strategy to inform the development of detailed proposals and long term management; and a Sustainability Assessment that identifies the developments response to carbon emissions reduction and climate change resilience.

A1.31 Before outline planning permission is granted, the Council will require a development brief, design code or equivalent to be prepared to inform detailed planning applications or reserved matters applications.

- **Policy CS 25** Delivering Infrastructure
- **Policy CS 26** Presumption in Favour of Sustainable Development

Supplementary Planning Documents and Design Guidance

Open Spaces Strategy 2013 – 2028 (Feb 2013)

A1.32 The Open Space Strategy provides a strategic level study of the management and improvement of open space within Borough of Charnwood.

Green Space Strategy (2004)

A1.33 The Green Space Strategy provides the context and strategic direction relating to the management and improvement of green space provision in the borough and provides a framework to facilitate improvements in provision. Development of greenways in built areas was one of the key needs identified.

Charnwood Borough Council Green Wedge Review February 2011

Charnwood Open Space, Sports and Recreation Study 2010

A1.34 The Charnwood Open Space, Sports and Recreation study examines 10 different types of open space. Part of the study involved a quality audit of over 500 sites within the Borough.

- Making it Easy a Good Practice Guide to Access for People with Disabilities Supplementary Planning Document February 2006
- Public Art, Making Places Distinctive Guidance Note 2003
- Leading in Design Supplementary Planning Document July 2005

A1.35 “Charnwood – Leading in Design” has been prepared to encourage, promote and inspire higher design standards in new development throughout Charnwood.

A1.36 The Council places on good design and its aims are to encourage developments which:

1. Are appropriate to their context in respect of scale and compatibility with their surroundings;
2. Secure positive improvements to the landscape, streetscape or place where they are located;
3. Create safe environments where crime and disorder or fear of crime do not undermine quality of life;

4. Encourage strong and positive relations between people from different backgrounds within neighbourhoods;
5. Make efficient and prudent use of natural resources;
6. Address the needs of all in society.

A1.37 This SPD is guidance that supports the Core Strategy Policy 13 Green Networks. The objectives of this study are to ensure that:

“All households are within an appropriate distance of a full range of green spaces...

An adequate amount of green space is provided across the City;

All green spaces are interlinked and accessible by attractive walking and cycling routes;

All publicly accessible green spaces are of a high quality and well maintained and have provision for on-going maintenance; and

Green spaces maintain, enhance and/or strengthen connections for wildlife across the city.”

Saved Policies - Borough of Charnwood Local Plan - adopted January 2004 CT/1

- **Policy CT/3**
- **Policy ST/1** - Overall Strategy For Charnwood
- **Policy ST/2** – Limits to development
- **Policy ST/3** - Infrastructure
- **Policy EV/1** - Design

A1.38 Policy EV/1 states that the Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

1. respects and enhances the local environment including the scale, location character, form and function of existing settlements and the open and undeveloped nature of the countryside;
2. is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
3. utilises materials appropriate to the locality;

4. provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
5. safeguards important viewpoints, landmarks and skylines;
6. uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
7. safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
8. meets the needs of all groups, including the disabled; and
9. minimises the opportunity for crime to create a safe and secure environment.
 - **Policy EV/5** - The Setting of Listed Buildings
 - **Policy EV/8** - Buildings of Local or Architectural Interest

- **Policy EV/16** - Access for People with Disabilities
- **Policy EV/17** - Safety in New Development
- **Policy EV/18** - Open Spaces of Special Character
- **Policy EV/20** - Landscaping in New Development
- **Policy EV/43** - Percent for Art
- **Policy H/9** Assessment of Gypsy Site Proposals
- **Policy H/10** Assessment of Travelling Showpeople Site Proposals
- **Policy H/16** - Design and Layout of New Housing Developments
- **Policy TR/4** – Roads and Highway Improvements to be provided in Association with New Development
- **Policy TR/5** – Transport Standards for New Development
- **Policy TR/6** - Traffic Generation from New Development
- **Policy TR/13** - Access for Cyclists and Pedestrians

- **Policy TR/18** - Parking Provision on New Development
- **Policy TR/20** - Public Car Parking Provision Serving District and Local Centres
- **Policy RT/3** - Play Spaces in New Development
- **Policy RT/4** - Youth/Adult Play in New Development
- **Policy RT/5** - Amenity Open Space in New Development
- **Policy RT/6** – Design of Play Areas
- **Policy RT/12** - Structural Open Space Provision in New Development

Design Council CABE, DCLG and Other Publications

A1.39 Generally, additional national urban design guidance is provided by the following documents:

- By Design;
- By Design, Better Places to Live;
- The Urban Design Compendium;
- Safer Places; The planning system and crime prevention;
- ‘Better Neighbourhoods, Making Higher Densities Work’ by CABE;
- Creating excellent primary schools A guide for clients;
- CABE 2010 Manual for Streets, DFT/DCLG/CABE (2007);
- Manual for Streets – Wider Application of the Principles, DFT/DCLG/CABE (2010);
- Car Parking What Works Where English Partnerships; and
- World Class Places 2009.

A1.40 ‘World Class Places’ (2009) is the Government’s strategy for improving the quality of place. Relevant objectives include:

- To ensure that all places are planned, designed and developed to provide everyone, including future generations, with a decent quality of life and fair chances;
- To mitigate climate change, by making cuts in carbon emissions;
- To plan places and design buildings so they are more energy efficient and less carbon dependent;
- To ensure that walking and cycling, not driving, become the norm; and
- To boost the urban ‘green and blue infrastructure’ – trees, plants, absorbent surfaces, streams, ponds and rivers – that can play a vital role in bringing down temperatures, promoting bio-diversity and preventing flooding.

Client

Commercial Estates Group

Planning Consultant

Environmental Impact Assessment Co-ordination

Retail Planning and Economics

Nathaniel Lichfield & Partners

Project Manager

Hawksmoor

Masterplanning

Nathaniel Lichfield & Partners and Civic Studio

Landscape and Visual Impact

Tyler Grange

Ecology and Nature Conservation

Baker Consultants

Water Environment

Weetwoods

Transport

WYG and Steer Davies Gleave

Air Quality, Noise and Vibration

Sustainability, Utilities, Energy and Waste

WYG

Education

EFM

Heritage

CgMs

Agriculture and Soils

SES Ltd

Community Engagement

Beattie Communications

Viability

Brookbanks

Legal Advisor

King & Wood Mallesons SJ Berwin