



Buckinghamshire Design Code

Review of the project & update on progress and next steps

Growth Infrastructure & Housing Select Committee

6th October 2022



Buckinghamshire Council Design Code Pilot

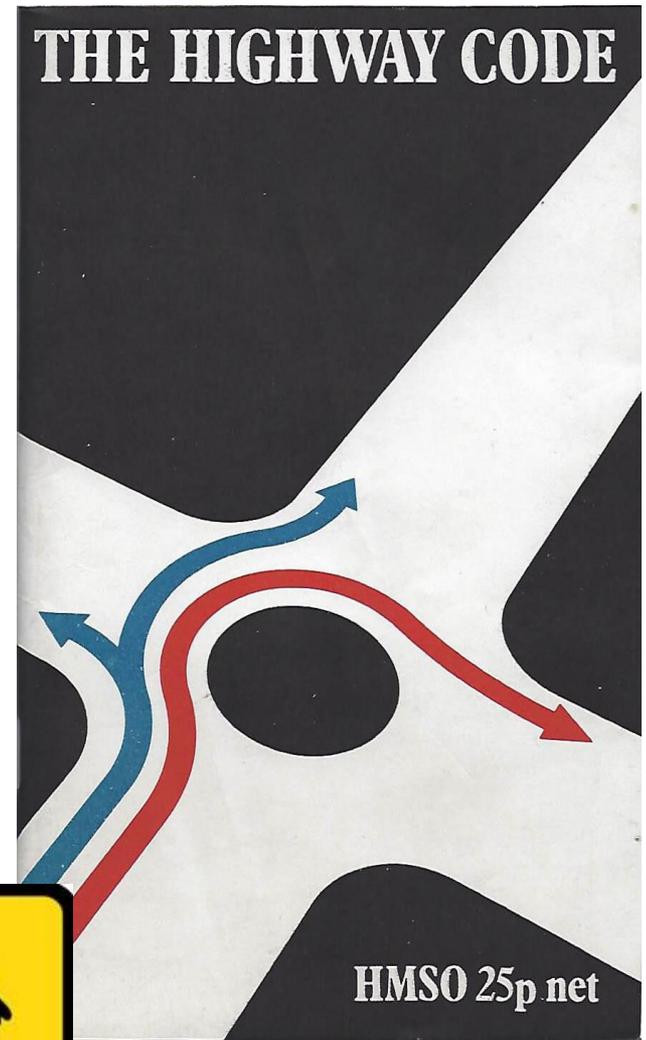
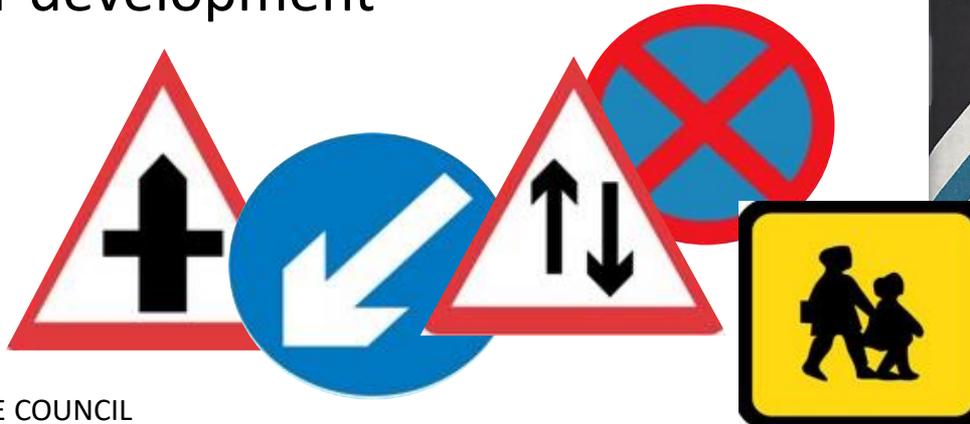
- What are Design Codes
- Why we need one
- Scope of work & policy context
- Progress to-date
- Next steps



What are design codes

A good design code is like the highway code:

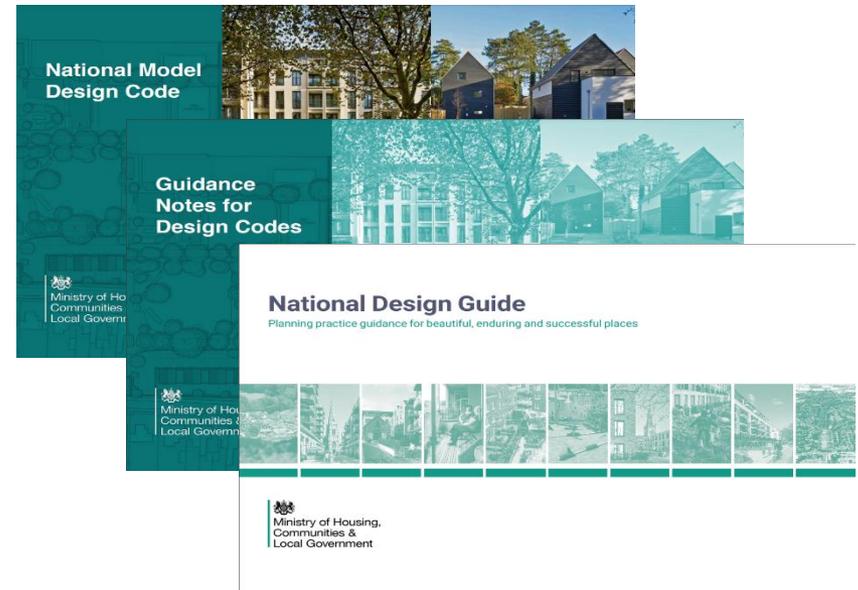
- A set of simple, concise, illustrated design requirements
- Visual and numerical wherever possible
- Provide specific, detailed guidance for development



National Model Design Code

The National Model Design Code expands the ten characteristics of good design as set out in the National Design Guide

In the absence of local design guidance, local planning authorities will be expected to defer to the National Design Guide, NPDC, & Guidance Notes



The current local policy context for design

Aylesbury Vale

- Adopted Aylesbury Vale District Local Plan 2004
- Vale of Aylesbury Local Plan 2013-2033 (expected to be adopted in 2021)
- 23 Neighbourhood Plans.
- Aylesbury Garden Town Vision to 2050, and Masterplan 2020.
- SPD adopted or planned following adoption of the Vale of Aylesbury Local Plan (programme currently under review).
- Conservation Areas SPD (2011)
- Aylesbury Garden Town Framework and Infrastructure SPD.
- Aylesbury South (D-AGT 1) Masterplan.
- RAF Halton SPD.
- Aylesbury Design Guidance.
- Biodiversity and Geodiversity SPD.
- Shenley Park, North East Aylesbury Vale (D-WHA001) Masterplan for the site to ensure comprehensive.
- A wide range of site briefs.
- SPGs including the Buckingham Design Guideline and Safety Through Design, and Parking.
- A wide range of topic-based guidance including new buildings in towns and villages, new buildings in the countryside, residential extensions, appropriate building materials, and shop fronts.

Chiltern

- Chiltern Adopted Local Plan (1997)
- Chiltern Adopted Core Strategy (2011)
- Residential Extensions and Householder Development SPD.
- Sustainable Construction and Renewable Energy SPD.

South Buckinghamshire

- South Bucks Adopted Local Plan (1999)
- South Bucks Adopted Core Strategy (2011)
- Mill Lane Taplow SPD.
- Wilton Park Development Brief SPD.
- Residential Development Design Guide SPD.
- 10 Neighbourhood Plans.
- Chiltern and South Bucks Townscape Character Study 2017
- DRAFT Chiltern and South Bucks Heritage Strategy 2016

Wycombe

- Wycombe District Local Plan August 2019
- Wycombe District Delivery and Site Allocations Plan 2013.
- 4 neighbourhood plans
- SPDs covering topics such as Canopy Cover, Householder Planning and Design Guidance, Housing Intensification, and Residential Design Guide SPD.
- Village Design Statements for Downley, Ellesborough, and Lacey Green and Loosely Row.
- A wide range of site briefs.
- A wide range of topic-based guidance including the planting of native hedgerows, tree pits and parking.

Buckinghamshire County Council

- Buckinghamshire Minerals and Waste 2016-2036

Cross boundary

- Chilterns Buildings Design Guide.
- Wide range of Conservation Area Appraisals.
- Biodiversity Accounting SPD (in production).

The pilot

Buckinghamshire Council awarded £50k because we:

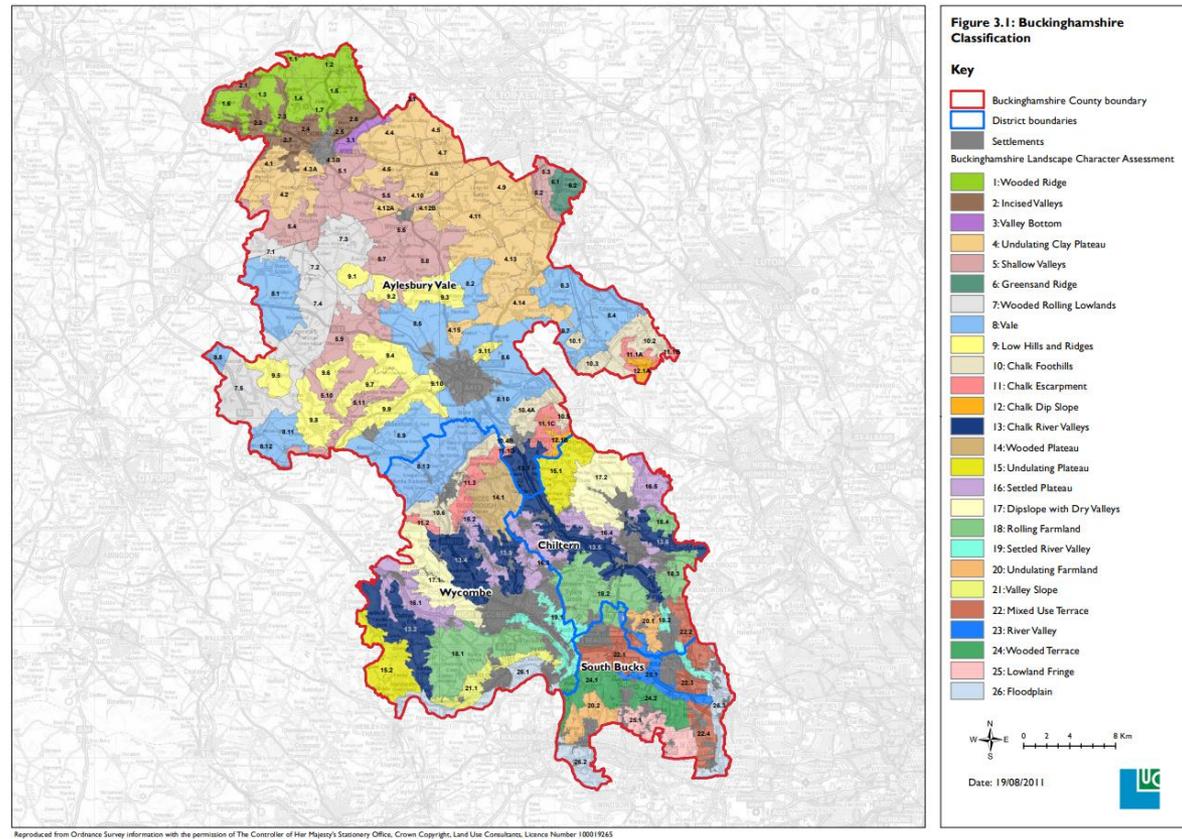
- Proposed to write a code for the whole of Buckinghamshire
- Proposed a two-tier approach to coding
- Proposed an innovative method for engagement via website & app
- Assembled an industry-leading team with significant experience drafting design codes.



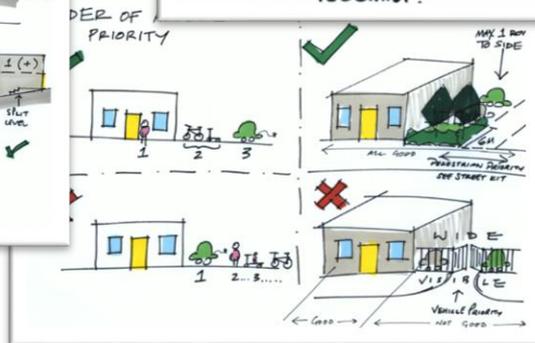
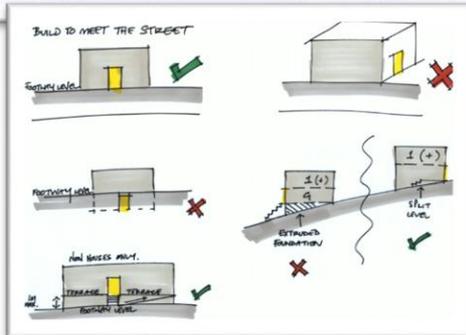
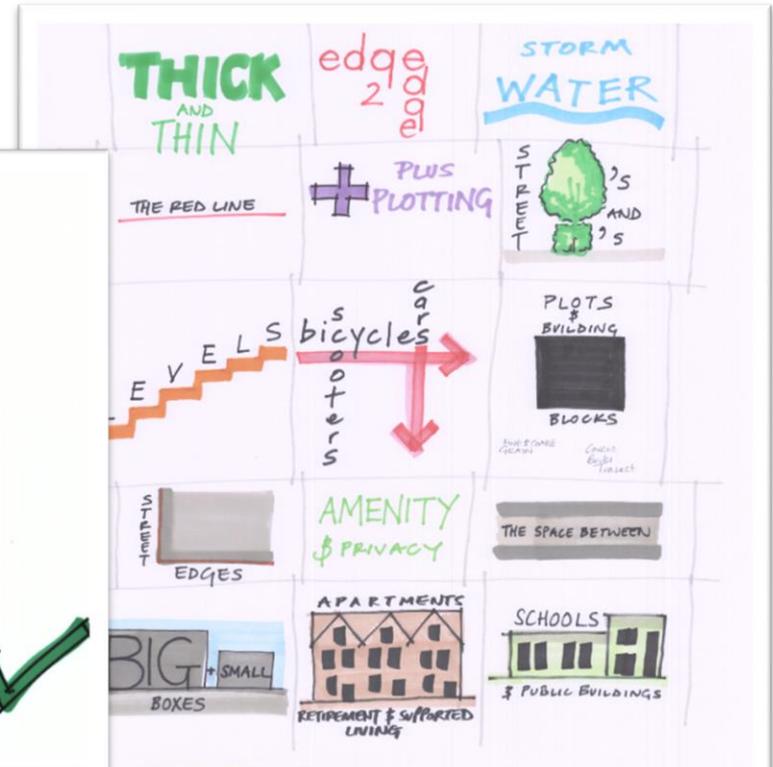
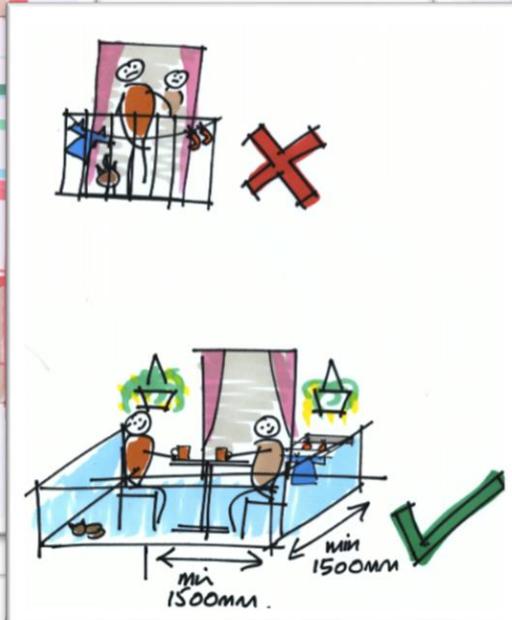
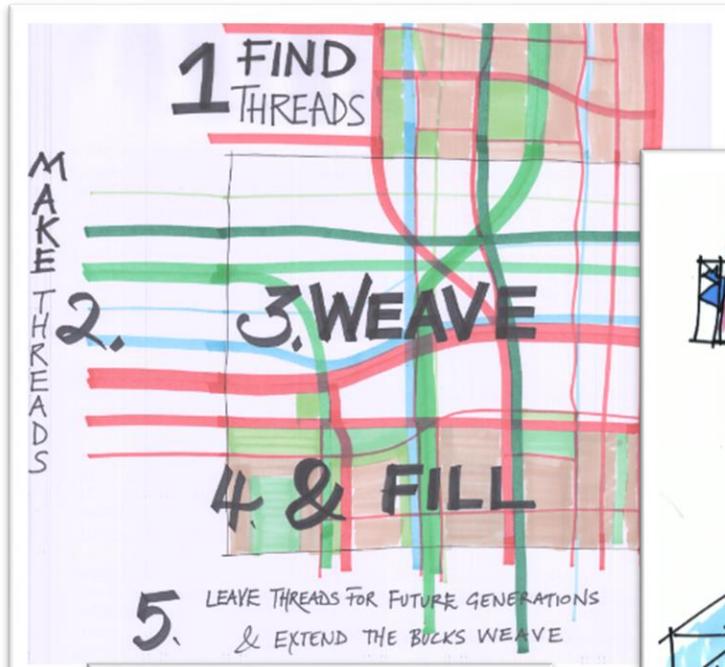
Two-tier coding

The Buckinghamshire Design Code – working title the ‘A Code’ - will cover structural issues

More localised ‘B Codes’ will cover locally distinctive issues



What it will cover – what to do



Engagement

Testing innovative engagement methods

bucks.place

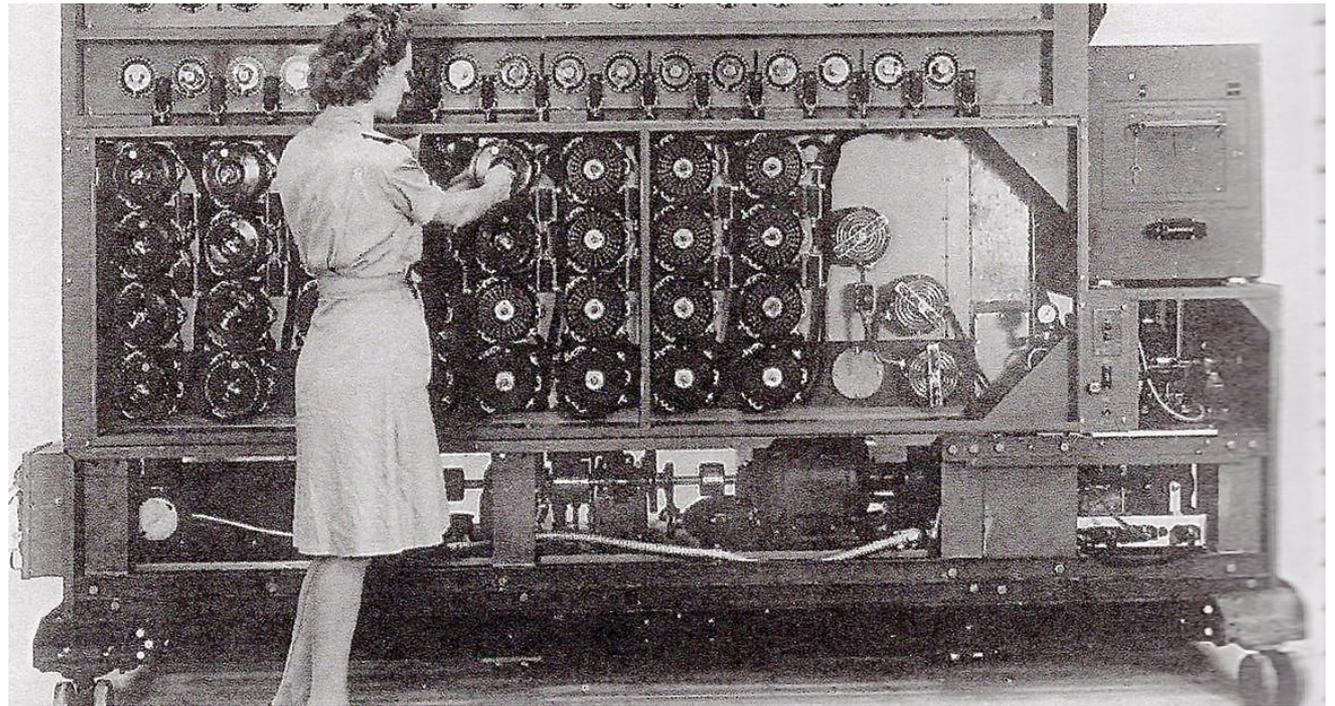
The image shows a screenshot of the Bucks.place website and its mobile app interface. The website header includes the Buckinghamshire Council logo and the URL 'bucks.place'. Navigation links include 'Tag a location', 'Tell me more', 'Get in touch', 'Stay in touch with me', and 'Home of 2050'. The main heading is 'Help us shape the future of Buckinghamshire...'. Below this, there are several sections of text and form fields:

- ... by telling us what you think about recent developments that have been built across the area. You can also tell us what you think about where you live or work.
- We are interested to know what you think about **streets, public spaces, buildings, nature and water.**
- What do you like?**
- What do you not like?**
- What do you think could be designed better?**
- We will use your comments, suggestions and ideas to help us create design policies for new developments across Buckinghamshire.
- Buckinghamshire Council has started work on a new Local Plan. Once the Local Plan is complete, this will set out where, when and how much new development will take place across Buckinghamshire. However, this is not the purpose of the **bucks.place** project.

The mobile app interface shows a map with a location pin and a form titled 'What are you highlighting?'. The form has three options: 'Something I like' (checked), 'An idea', and 'An issue or something I would change'. Below the form is a section titled 'Where is this?' with a text input field.

Next steps

- Code-breaking
- Iteration
- Consultation



Status of the Buckinghamshire Design Code

Options include:

- Full-adoption as SPD
- Partial adoption as SPD
- Guidance only, albeit with some weight
- Further iteration and eventual inclusion in the Buckinghamshire Local Plan

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Watch this space

