



Policy, Finance and Development Committee	Tuesday, 17 December 2024	Matter for Information and Decision
--	----------------------------------	--

Report Title:**Borough of Oadby and Wigston
Draft Design Code (January 2025)****Report Author(s):****Lisa Chevallereau (Planning Policy and Monitoring Officer)**

Purpose of Report:	<p>The purpose of this report is to seek Committee's approval to publicly consult on the Draft Design Code for public consultation alongside the emerging Pre-Submission draft Local Plan for a 6-week period proposed to commence Friday 10 January 2025, running until Friday 21 February 2025.</p>
Report Summary:	<p>The Design Code is a new planning document required under the Levelling Up and Regeneration Act 2023. The Design Code sets out clear principles and expected standards for how development should be designed in the Borough. All residential development, including minor and major development, will be subject to the Design Code.</p> <p>The document builds on design principles set out in the emerging Pre-Submission draft Local Plan, as well as the National Planning Policy and Guidance on what constitutes good design.</p> <p>Themes and types of Codes include windows and detailing; connected road layouts; continuous green corridors; car parking standards; build quality; materials; cycle infrastructure; and, architecture and distinctive detailing. Design Codes are supported by clear and logical reasoning for how and why they contribute to high quality design.</p> <p>The Design Code, once adopted, will have material weight in the assessment of planning applications by the Council as the Local Planning Authority, as well as in appeals.</p> <p>The overall objective for this Design Code is to enable the Council to deliver new development to higher quality design standards than that currently being delivered across the Borough.</p>
Recommendation(s):	It is recommended that Members approve the draft Design Code for the purpose of a 6-week public consultation at the same time as the emerging Pre-Submission draft Local Plan Pre-Submission document.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Ed Morgan (Principal Planning Policy Officer) (0116) 257 2650</p>

	ed.morgan@oadby-wigston.gov.uk Lisa Chevallereau (Planning Policy and Monitoring Officer) (0116) 257 2636 lisa.chevallereau@oadby-wigston.gov.uk
Strategic Objectives:	Our Council (SO1) Our Communities (SO2) Our Economy (SO3) Our Environment (SO4) Our Partners (SO5)
Vision and Values:	"Our Borough - The Place To Be" (Vision) Customer & Community Focused (V1) Proud of Everything We Do (V2)
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	Regulatory Governance (CR6)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None so far, however this report is seeking approval to consult with the public and other key stakeholders.
Background Papers:	<ul style="list-style-type: none"> • National Design Guide • National Model Design Code • Manual for Streets • Building for a Healthy Life • Building with Nature • Leicestershire Highways Design Guide • Secured by Design Homes Guide
Appendices:	1. Borough of Oadby and Wigston Draft Design Code (January 2025)

1. Information

1.1. Following the passing of the Levelling Up and Regeneration Act 2023, every local planning

authority is required to produce a Design Code for its area. The Design Code sets out clear principles and standards for how new development should be designed in the Borough. The document is to be used by stakeholders to understand the design expectations held by the Council and ensure that forthcoming proposals are designed and delivered to a high standard.

- 1.2. The National Planning Policy Framework (NPPF) focuses on the quality of homes provided, emphasising on the granting of permission for well-designed development and the refusal of poor-quality schemes. The Design Code therefore includes a checklist in the appendix, to be used by applicants in a self-assessment of their proposal, and by the Case Officer to decide if the Code has been fulfilled. It is intended that the Design Code will result in higher quality design proposals coming forward.
- 1.3. The Design Code may be incorporated into the Local Plan or be adopted as a Supplementary Plan. The Planning System is anticipated to undergo further change and so the status of the Design Code may alter in response to how central Government amends the planning system in England.
- 1.4. The Design Code is informed by a wealth of Government guidance and has been developed in consultation with the wider Planning Department and Health and Wellbeing colleagues. All Codes are justified with supporting text.
- 1.5. The Design Code is split into two sections. Section A contains codes that all residential development, including major development, changes of use, urban infill development and demolition rebuilds will be required to follow. Demolition rebuild projects and urban infill development will be held to design principles set out in the Pre-Submission draft Local Plan and subject to the Local Character Assessment.
- 1.6. Section B contains codes that apply specifically to major development on land allocated for housing in the most recently adopted Local Plan. Due to the nature of allocated land generally being Greenfield, the Code enables areas with no existing character to be developed to higher quality standards than that currently being delivered across the Borough. Major development proposals on unallocated sites will also be held accountable to Section A and Section B of the Design Code.
- 1.7. Applications in a Conservation Area will be subject to the Conservation Area Supplementary Planning Document (SPD). Every application is slightly different and not all elements of the Design Code will apply to every application.
- 1.8. The requirements of the Design Code have been created on the 'comply or justify' principle, meaning variations from the Code are acceptable if an appropriate alternative approach has been justified.

2. Next Steps

- 2.1 Subject to Committee approval, the Council is to publish the Design Code for public consultation for a period of 6-weeks. Therefore, this report seeks approval to carry out a public consultation, commencing Friday 10 January 2025, running until Friday 21 February 2025.
- 2.2 Once the Design Code has been subject to public consultation, any representations that have been received will be taken account of and factored into a final version, as necessary. The final version will then be submitted to Members for approval at the next appropriate Member Committee.