



Charnwood Local Plan 2011 to 2028

Core Strategy

Adopted 9th November 2015



Designing Our Sustainable Developments

- 4.57** Making sure homes, jobs and shops are in the right place is only a part of our plans to deliver sustainable development. We also want new development to be attractive, safe⁽ⁱ⁾, long lasting and capable of being adapted over time to changing circumstances, including our climate. High quality design is not just about how something looks. It is a skillful response to the unique circumstances of a particular site and is at the heart of delivering sustainable development and high quality places where people want to live.
- 4.58** The design quality of new housing developments in the East Midlands has been assessed and the majority have been judged to be either poor or average. People expect new buildings to be designed to a higher standard than they have been in recent years. The success of our Vision can only be realised if there is a marked improvement in the quality of new development. We want to significantly improve the standard of new developments when compared to what has gone before.
- 4.59** Our towns and villages have distinct identities, shaped to respond to the landscape they are set in. We are fortunate to have a rich mix of buildings from different periods, built of local materials which are a product of our diverse geology.
- 4.60** We do not want to impose architectural styles or tastes and recognise the role that appropriate innovative and original design can play in reinforcing our local distinctiveness. We do, however, want to see architectural excellence where opportunities are available, such as on strategic sites and at prominent and high profile locations. We will make sure new development is of a high quality design.
- 4.61** Our approach to design is based upon Building for Life 12 (BfL12), the national standard for well designed homes and neighbourhoods, published by the Design Council and its partners including the Home Builders Federation. BfL12 poses a series of questions to stimulate the design process for, or appraisal of, new developments.
- 4.62** We will promote the use of design standards at the earliest opportunity in the development process to raise standards in new development. We will require independent design reviews for major or sensitive developments and we will work with organisations such as OPUN to influence the successful design of strategic developments. We will use assessments made under standards like BfL12 to determine quality of new developments under Policy CS2.
- 4.63** We will be preparing design guidance through an updated Leading in Design Supplementary Planning Document.

i As part our duty to consider crime and disorder implications under Section 17 of the Crime and Disorder Act 1998

- 4.64 We also expect Neighbourhood Plans to take a strong lead on the type of design they expect for their area. We will encourage those communities who wish to prepare a Neighbourhood Plan to provide local design guidance which reflects and accords with Building for Life criteria. Many villages also have a Village Design Statement and we will continue to work with our communities who wish to influence the design of new buildings using this type of document.
- 4.65 We will monitor the BfL12 design standard of new developments through our Annual Monitoring Report.

Policy CS 2

High Quality Design

We 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.

We 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.

We will do this by requiring independent design reviews for major or sensitive developments and using national design assessments to determine quality of new developments.