



DESIGN CODING

National Model Design Code

Role of Design Code

Coded Elements

Green Infrastructure

Streets and public realm

Development character areas



FIGURE 54. Illustration of how the proposed development might look

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The National Model Design Code will set a baseline standard of quality and practice across England which local planning authorities will be expected to take into account when developing local design codes and guides and when determining planning applications.

National Design Guide (2019) Para 163

National Model Design Code

Following the production of the National Design Guide and the Government intends to produce a National Model Design Code in 2020, supported by individual design codes created by local authorities.

The code is expected to set a baseline for local planning authorities to take into account when determining planning applications. The Government expects local authorities to develop their own codes, based on the national model, to suit local needs and environments.

In lieu of this design code, the applicant has provided a design code which takes into account the contextual analysis and vision for the site.

Role of Design Code

The purpose of the design coding in this document is to provide clarity over what constitutes acceptable design quality for the site, and thereby provide a level of certainty for developers and the local community alike. It is intended that future detailed proposals and reserved matters applications will refer to and use the Design and Access Statement to assist in their development.

The design coding sets out design principles aimed at delivering better quality places, for example the requirements for streets, blocks, massing. The coding aims to provide a positive statement about the particular qualities of a place and focuses on those design characteristics that are important to achieve, and they establish and firmly fix the 'must have' design elements. In so doing the coding will help to provide continuity in quality and consistency over time. To achieve this aim, the coding builds upon the design vision and masterplanning work and provides additional detail.

It is intended that the guidance is not just for developers building the site but should be used by future property owners developing new buildings or undertaking extensions or alterations.

Coded Elements

The character of the development will be defined by a number of factors which are interlinked. These are described below:

Public open space and green infrastructure

The design and characteristics of streets including:

- Typical shrub and tree planting
- SuDS features (if applicable)
- Opportunities for play
- Materials
- Street furniture

Streets and public realm

The design and characteristics of streets including:

- Public and private realm
- Width and scale
- Building set backs
- Landscaping
- Materials
- Building scale
- Boundaries
- Vehicles, cyclists and pedestrians
- Car parking
- SuDS

Development character areas

The role of character areas within the site and how they relate to their context and each other.

The key design elements of each character area including:

- Building design
- Scale
- Materials
- Porches and entrances
- Roofs including eaves
- Windows and dormers
- Doors and entrances
- Boundary treatments



DESIGN CODING | PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

Green Infrastructure

There are a number of key spaces within the site which form the green infrastructure as follows:

- A** Church Lane Community Park
- B** Tars Green
- C** Tars Park
- D** Green Edges
- E** Allotments and community orchard

The character of each area will be defined by the following characteristics:

- Shrub and hedge planting
- Tree planting
- SuDS features
- Opportunities for play
- Street furniture



FIGURE B5. Green Infrastructure Strategy

Church Lane Community park

The park will provide a large recreational, environmental and wildlife resource for the community. This area provides the opportunity to respond to initiatives driven by the local planning policy and respond to the published landscape character guidance / strategy and emerging aspirations of the Barnham and Eastergate Neighbourhood Plan.

The provision of a community park, which wraps around the proposed development with a notable area of new open space occupying the southern extent of the site, will include such features as species rich wildflower meadows, native shrub and tree planting. This will provide a robust and extensive green framework to the proposed development.

Existing woodland and scrub areas along Barnham Rife would be extended and enhanced as part of the ecological and landscape works, which would also enhance the current screening between the proposed and existing development, softening views from existing residential development into the site.

Two large SuDS features are located within the larger southern area of open space, surrounded by wooded blocks and tree belts. This forms an attractive setting and provides a sensitive transition between the proposed development and Church Lane conservation area that lies within the local landscape to the south of the site. This area will be overlooked by the proposed dwellings which will form an attractive place to live and work. New habitats would be created in association with pond include reed beds, scrub, meadow grass, short amenity grass and tree planting.

A network of paths will link with the existing public right of way that runs through the site, off which there will be opportunities for informal and natural play spaces. The informal and natural play can include more landscape led equipment such as logs, informal climbing frames and landscaped mounds which can form 'play on the way'. Opportunities for Other Play (OOP) will be proposed to supplement the formal play to promote a rich and diverse offering. These opportunities could include gym trails, bouldering walls, off road bike trails, skate parks and pump tracks.



FIGURE 56. Church Lane community park



FIGURE 57. Design themes for Church Lane community park

Tars Park

This door step amenity space will provide a village green focal point within the development with a formal play space. This multi-functional space will allow for flexible use to include communal gatherings and organised social events throughout the year.

A formal avenue of trees will filter views from the adjacent residential development, whilst helping to define a transition between the development and the wider community park.

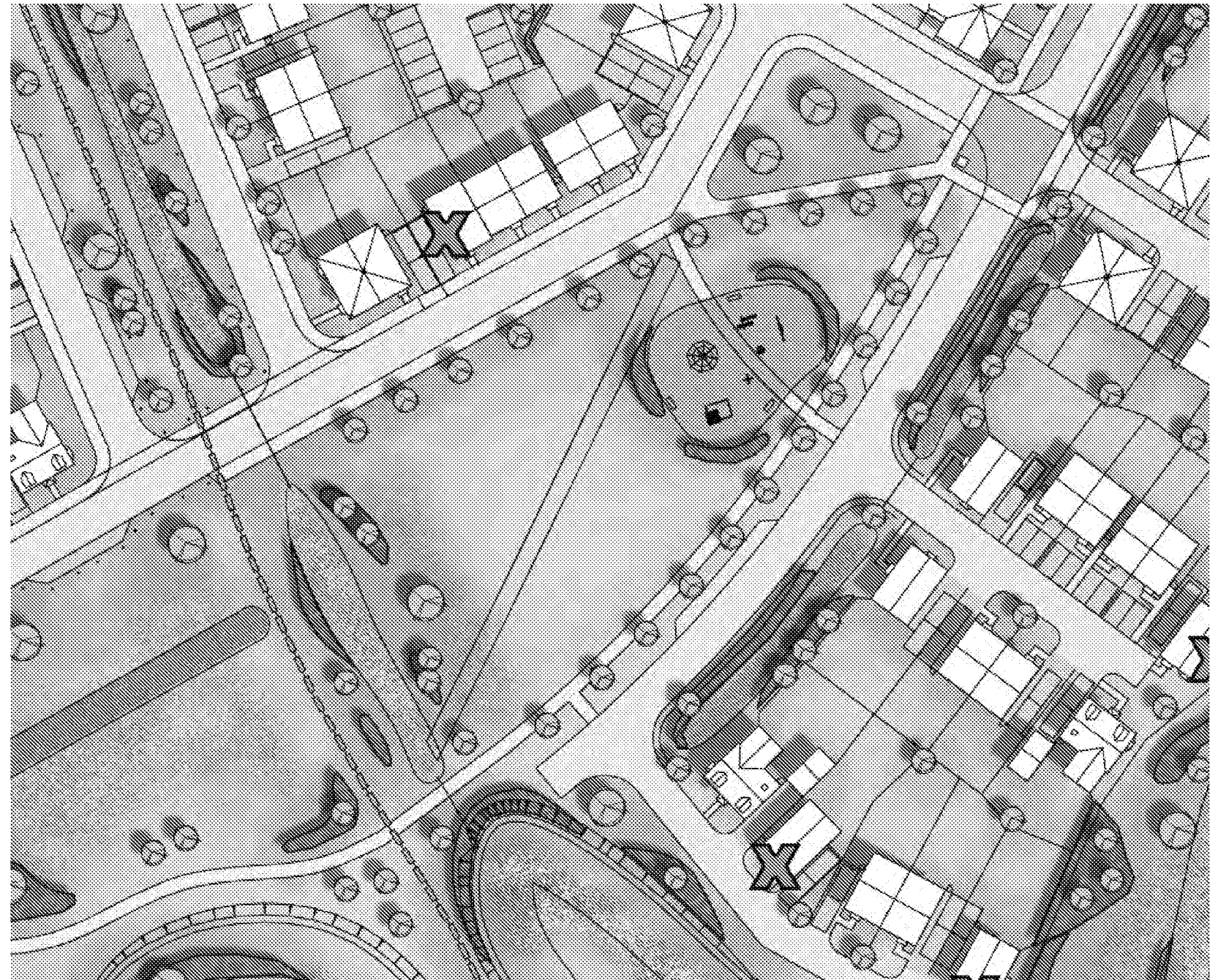


FIGURE 55. Tars Park



FIGURE 59. Design themes for Tars Park

Tars Green

An area of informal play that allows for flexible communal space, to include kick about space and picnics creating a hub at the entrance to the site.

It's character will draw on the informality of the community park using natural materials and planting.

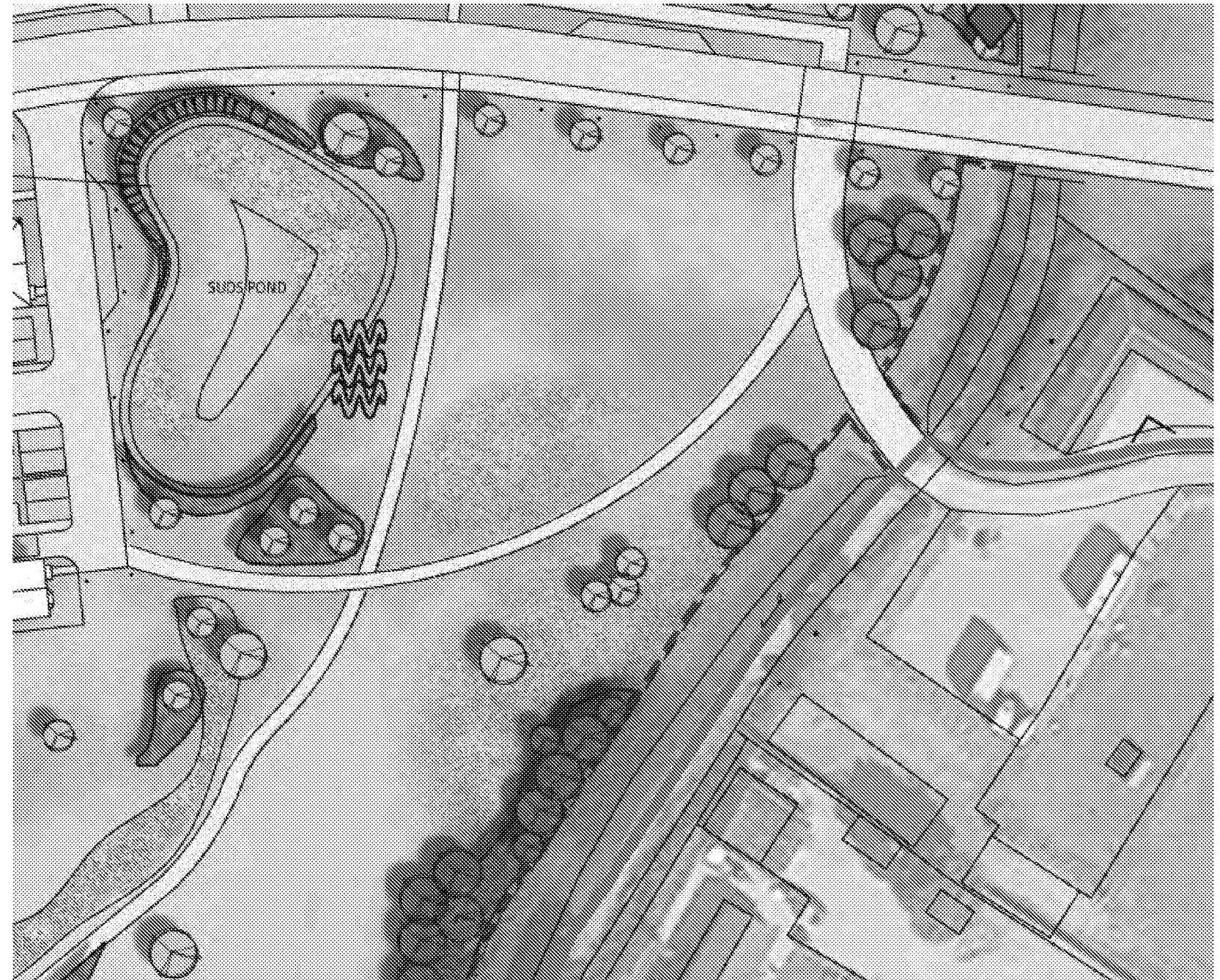


FIGURE 60. Tars Green



FIGURE 61. Design themes for Tars Green

Green Edges

This linear section of the wider community park will include a substantial belt of new native woodland planting that would provide a soft landscaped edge, in keeping with the local character. When mature, this will enhance the immediate setting and mitigate the negative impacts from the adjacent railway line. The area will include the circular route that runs throughout the wider green infrastructure and provide connectivity to the landscape.

Within this area it is proposed that there would be a series of interlinked SuDS features, allowing the creation and establishment of a range of habitat types that including woodland, scrub, wetland, marginal and meadow grassland.

These features would provide a green and attractive setting to the immediate footpath link and adjacent residential development.



FIGURE 62. Green edges



FIGURE 63. Design themes for Green Edges

Allotments and Community Orchard

The proposed allotments which will provide a resource for the community and are easily accessible by foot / cycle. The orchard which can contain flowering and fruiting trees provides a foraging trail for both people and wildlife. This space in combination with the adjacent Tars Green would provide a communal gathering point for potential seasonal community events and more family picnics.



FIGURE 64. Allotments and community orchard



FIGURE 65. Design themes for Allotments and community orchard



DESIGN CODING | STREETS AND PUBLIC REALM