

Suzanne Taylor

From: Nick Thomas
Sent: 12 November 2024 18:21
To: Suzanne Taylor
Cc: DC Support
Subject: 23/01496/DISC UD Consultation Response.

Dear Suzanne,

Urban Design comments in relation to the amended Design Code Submission – Planning Reference: 23/01496/DISC

My written application comments of the 31st of July 2024 and further feedback given as part of the post application PPA process have been broadly addressed through pro-active engagement by the applicant and the amended code submission.

A section has been added at the start of the document that sets out how the Design Code should be used. This section includes details of how the Regulating Plan and other plans and illustrations will need to be interpreted. Positive coding words throughout the document help set clear expectations.

The applicant has reviewed and developed the character of the new neighbourhood –the original outline submission has been evolved to establish four distinct character areas: ‘Himley Park’ and ‘Himley Woods’ north and south of ‘Central Green’ and a ‘Spine Street’ character. Character is further defined by Character Types nested within each of these areas.

The document clearly explains the approach to character. This includes an explanation of how Himley will sit within the wider allocation and references to the wider landscape and townscape.

Other amendments, which have addressed design comments include:

- Additional information added to the Regulating Plan to clarify when future linkages need to be delivered.
- Further detail added to the mixed-use neighbourhood centre to explain how this part of the site will relate to the adjacent residential areas including footpath links and frontages.
- An additional section setting out design expectations for the use of solar panels.
- Other design measures to promote sustainability include a requirement for rainwater harvesting, inclusive seating to promote walkability and clearly defined mobility hubs.
- A paragraph has also been added referencing the requirement for buildings to be adaptable to changing needs and uses.
- The parking strategy has been developed further to reflect the Cherwell Residential Design Guide, Building for a Healthy Life and Streets for a Healthy Life. All perpendicular parking shall be on plot to ensure consistent design and management as part of the public realm.

Overall, the Design Code is a good document, which will be used to develop and assess future reserved matters applications. This will help ensure a consistent and high-quality approach to design.

Best wishes,
Nick

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