

Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

Design Topic Paper

October 2026

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1. Overview of design policy changes

There have been quite significant changes to the design policies published as part of the First Proposals consultation (Regulation 18 stage) in February 2021.

1.1 Regulation 18 stage

The design-specific policies in the Reg 18 Plan were as follows:

- Policy SP14 Making Great Places (strategic policy)
- Policy DS1 Achieving Good Design
- Policy DS2 Working with the Landscape
- Policy DS3 Urban Character
- Policy DS4 Streets and Movement
- Policy DS5 Safe and Inclusive Places

1.2 Regulation 19 stage

Some key changes to note from the Reg 18 plan are:

- Policies SP14 and DS5 have been combined together along with Policy SP15 (Creating Healthy Places) into one strategic policy – Policy ST4 ‘Creating Well-designed and Healthy Places’. This helps avoid duplication and repetition.
- Additional content has been added to policies DS1-DS4 and design content has also been added to policies HO8 (Housing Design Standards) and TR3 (Parking). This is to reflect comments received at Reg 18 stage, updates to the NPPF since then, and primarily work on a design code undertaken as part of the government’s Pathfinder programme.
- The titles of the policies have also been modified for reasons of clarity.

As a result, the design-specific policies in the Reg. 19 Plan are:

- Policy ST4 Creating Well-designed and Healthy Places (strategic policy)
- Policy DS1 Design Process
- Policy DS2 Landscape Design
- Policy DS3 Urban Character and Form
- Policy DS4 Street Design
- Policy HO8 Housing Design Standards
- Policy TR3 Parking

1.3 Purpose of this note

This note provides a background and explanation to the changes made to the detailed design policies in the Regulation 19 plan, principally with regard to looking at how Bradford’s design code work has been integrated with the plan.

2. Design & Policy Context

This section sets out key considerations for the changes made to the design policies before drawing some reflections and conclusions.

2.1 National Planning Policy Framework (NPPF)

Since the publication of the Regulation 18 Plan in 2021 there have been updates to the NPPF most recently in December 2024 and August 2026.

As the Bradford Regulation 19 Local Plan is being submitted within the legacy planning system the policies have been prepared in alignment with the 2024 NPPF, but also with an eye to ensuring consistency with the new 2026 NPPF.

2.1.1 NPPF (December 2024 version)

Chapter 12 (Achieving well-designed places) states that Local Plans should set out clear design expectations so that applicants have as much certainty as possible about what is likely to be acceptable and design policies should be developed with local communities so that they reflect local aspirations.

To provide maximum clarity all local authorities should prepare design guides or codes consistent with the NMDC which reflect local character and design preferences. The geographic coverage, level of detail and degree of prescription of codes can be tailored to the issues of the place. They can be prepared at an area-wide scale and should be produced as part of the plan or as supplementary planning documents (the latter are now superseded by 'supplementary plans' under the new system).

2.1.2 NPPF (August 2026 version)

Chapter 14 (Achieving well-designed places) broadly takes forward the above, stating that plans should set out clear locally specific design policies or standards which are necessary to add further detail to the design principles set out in NPPF Policy DP3, in response to particular local issues which will benefit from clear design expectations.

Policy PM13 (Setting Standards) in the new NPPF states that quantitative standards set through development plan policies for design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. These should be justified, drawing on evidence of local characteristics and needs.

2.2 National Model Design Code (NMDC), National Design Guide (NDG) & Planning Practice Guidance (PPG)

The government published the National Model Design Code (NMDC) in July 2021, a few months after the Bradford Regulation 18 Plan publication. This sets out detailed guidance on the process for producing design codes, guides and policies. Bradford

Council applied and was one of 25 organisations in the country selected to take part in the Design Code Pathfinder programme to test and pilot this new approach (see below).

In January 2026, in part informed by the experience of the Pathfinder programme, the government published a draft 'Design & Placemaking Planning Practice Guidance' document (D&PPPG) for consultation in support of the NPPF. This combines the NMDC with the NDG and PPG, updating and streamlining them together into one document.

Whilst the D&PPPG is still in draft form, the preparation of the Reg 19 policies has had regard to it to try and ensure consistency with emerging national guidance. This includes the section on testing and developing design policies (paragraph 216) which states that authority-wide policies can specify design codes for types of development.

The final D&PPPG is scheduled to be published in Autumn 2026.

2.3 Design Code Pathfinder programme

In February 2022 Bradford Council was selected to take part in the government's Design Code Pathfinder programme. The programme ran for 2 years and the purpose was to produce a local design code using the process set out in the NMDC involving the local community. It was a pilot programme to test the NMDC process and help inform future national policy and guidance (see above) and disseminate learning to other authorities.

The focus of Bradford's design code was new homes and streets, in particular urban housing and achieving 'gentle density' together with good design quality in well-connected, sustainable locations. This was directly in support of the strategy set out in the Regulation 18 Plan, which has subsequently been carried forward into the Reg 19 plan, to focus housing growth in the main urban areas and help regenerate them and deliver better living environments.

Details of the Pathfinder process and the draft design code are provided in section 3.

2.4 National Housing Design Audit

In 2020 the Place Alliance published the National Housing Design Audit which used a systematic approach to assess the quality of new housing schemes across England against 17 design considerations.

The audit found that new residential developments in the country are overwhelmingly of 'mediocre' or 'poor' design. The Yorkshire & Humber region is identified as being 'solidly mediocre'. The audit highlights what design aspects are working well (including safety and security and housing mix), and the key things going wrong, including:

- Poor highway design and integration of car parking and bins.
- Little distinguishing positive character or sense of place.
- Lack of well-connected streets and walkable environments.

- A sub-standard approach to the environmental challenges we face including energy performance.
- Failure to deliver green and bio-diverse landscapes.

It's noted that the things going wrong above correlate quite consistently with the priorities Bradford residents want to see improved on new developments in the district (see 3 below).

2.5 Reflections and conclusions on the above

Given the changes that have occurred since the Regulation 18 Plan, it's considered that the proposed changes to the design policies are justified based on the following:

- National policy requires that Local Plans set clear design expectations so that applicants have as much certainty as possible.
- These should be developed with local communities to reflect local aspirations.
- Quantitative standards can be set through local design policies drawing on evidence of local characteristics and needs.
- The distinction between design policies and design codes can be seen as an overlapping one, it is more of a continuum, both form part of a flexible toolset for local authorities to tailor to their circumstances for setting clear design expectations.
- Bradford has produced a draft design code for new homes and streets through the government's Pathfinder programme.
- The draft code sets detailed requirements based on the things which are most important to communities in Bradford (see 3 below) and that also correlate closely with the things most likely to go wrong on new developments (as evidenced by the National Housing Design Audit).
- The draft code has been prepared and tested involving the local development sector, internal Council departments and viability appraisal.
- Design policies or codes can be produced as either part of the Local Plan or as a Supplementary Plan.
- In Bradford, the Council's resources are focused on producing a new Local Plan for the district as set out in its Local Development Scheme 2025-2028. No new Supplementary Plans are proposed during this period.
- On this basis the draft design code requirements have been adapted into the policies in the Local Plan to ensure a high degree of clarity of what is expected.
- As a result, the design policies at Reg. 19 stage include more detailed, specific and quantitative criteria than before at Reg. 18 stage.
- It's considered that this approach is justified and consistent with both the 2024 and 2026 versions of the NPPF.

2.6 Other key considerations

- Homes and Neighbourhoods: a guide to designing in Bradford SPD (2020) – The principles in this guide formed the foundation for the design code work and the basis for developing more detailed and measurable standards. Changes have been made to the design policies in the plan to better link to the guidance in this existing SPD.
- Bradford City Centre Design Guide SPD (2006) – Whilst this is now quite an old document it still includes relevant content, including design-code type requirements. Changes have been introduced to local plan policies DS3 (Urban Character & Form) and BCC1 (Bradford City Centre) to embed some of the key guidance from this document, including on tall buildings and balancing growth and density with existing character which is important to the plan strategy.
- Safer Parks: Improving access for women and girls (second edition, 2025) – changes have been made to Policy DS2 to reflect this guidance which is based on research undertaken in West Yorkshire.

3. The Draft Bradford Design Code

3.1 Background to the code

In February 2022 Bradford was one of 25 places in the country selected to take part in the Design Code Pathfinder to test the new National Model Design Code (NMDC) and develop a local design code for the district.

Our Pathfinder bid was based on improving the quality of new urban housing development in support of the growth aspirations in the emerging local plan, and in response to many of the challenges in the district around health, deprivation, environmental quality etc.

In September 2022 the Council appointed a consultant team led by Tibbalds Planning & Urban Design with Civic Engineers, Aspinall Verdi and Integreat Plus, to work with us to prepare the design code. Their work consisted of the following outputs:

- Stage 1: Analysis Report (Nov 2022)
- Stage 2: Vision Report (Feb 2023)
- Stage 3: First Draft Design Code (Mar 2023) & Engagement Summary (Aug 2023)
- Stage 4: Final Draft Design Code (Oct 2023)

Extensive engagement informed the draft design code at stages 1, 2 and 3, including a web based public survey, community conversations with hard-to-reach groups, workshops with key stakeholders, the local development sector and housebuilders, and a wide range of teams from across the Council, as well as reviews with the Design Council, DLUHC (now MHCLG), and Office for Place.

The Draft Bradford Design Code received positive feedback from DLUHC and its partners who considered that it could become an exemplar code. They particularly liked that it is exceptionally short (less than 50 pages), very visual, and that each sub-section is limited to one page, with a strong focus on the requirements and limited description.

However, during the course of the project concerns were raised at the local level, including from the local development sector, with regard to a number of aspects such as the binary yes/no application of the code, its mandatory status, potential impacts on viability (particularly in marginal urban areas), and its relationship with the emerging local plan and existing Homes and Neighbourhoods Design Guide SPD.

Subsequently, it was decided to coordinate the progress of the design code with the emerging local plan.

This section provides a summary of how the code was prepared including the engagement that was undertaken at stages 1, 2 and 3, and also a summary of the integration of the code with the local plan.

The Draft Bradford Design Code forms part of the Local Plan evidence base (ref. EV31).

3.2 Coding Stage 1: Analysis

This stage involved a review of existing baseline information together with an assessment of Bradford's positive local character, including a focus on terrace housing blocks (a typical feature of the district). From this review early ideas were translated into potential code elements and a draft coding plan.

The Engagement at this stage consisted of the following:

- a) An inception workshop with various Council departments involved in the planning, design and delivery of new housing development and related strategies, plus representatives from DLUHC and Office for Place, to identify key themes, challenges, aspirations and objectives.
- b) A workshop with the Young Dynamos, a group of 16-25 year olds who act as a consultation group on issues relating to health and wellbeing. This mainly focused on identifying good ways to engage with young people on the project.
- c) A survey sent to housebuilders, designers and agents active in the district to seek to understand developer costs, challenges and aspirations. Responses included unrealistic landowner value expectations, the staffing capacity of planning/highways officers, and barriers to delivering street trees.
- d) A dedicated project website was set up using the Participatr platform to host information and updates about the project and also an online public survey which was the primary mode of engagement at this stage. A summary of the survey is provided below.

3.2.1 Summary of the online public survey:

- The survey was promoted using Twitter and Instagram and also a targeted advert on Facebook, as well as by email to people signed up to receive planning updates from the Council.
- The website and survey was available to view in 133 different languages spoken in Bradford.
- Paper copies of the survey and posters/flyers were also made available in town halls and all the libraries in the district.
- A total of 562 survey responses were received which was considered to be a good level of feedback.
- Respondents were asked a series of 7 multiple choice questions as well as general information about their age, gender, ethnicity, ability and location.
- This helped to build up a picture of what people in the district liked and wanted to see on new housing developments. A summary of the top answers is provided in the table below.

Table showing the top answers to the Public Survey questions

Respondents were given multiple options and could select more than one answer on each question.

Question 1 - What do you like about your home?

The most popular responses were:

1. 'The rooms are a good size', 68%
2. 'The outdoor areas are a good size', 66%
3. 'Places to grow plants', 61%
4. 'There are good levels of daylight', 59%
5. 'The way it looks from the street', 55%

Question 2 - What could be improved about your home?

The most popular responses were:

1. 'Easier/more affordable to heat & cool' 69%
2. 'Better sound insulation' 43%
3. 'Rooms could be bigger' 25%
4. 'Bigger outdoor areas' 25%
5. 'A convenient place to store bins' 24%

Question 3 - What do you like about the street you live on in Bradford?

The most popular responses were:

1. 'It feels safe', 62%
2. 'It's safe and convenient to walk to places', 57%
3. 'It's green - there are trees / areas of planting' 54%
4. 'It's clean and tidy – bins are never an eyesore' 40%
5. 'There's a strong sense of community' 36%

Question 4 - What could be improved about the street you live on in Bradford?

The most popular responses were:

1. 'More parking spaces' 36%
2. 'Making it safer for children to walk and cycle to school or shops' 35%
3. 'Wider footpaths that are level and clutter free' 34%
4. 'Making it feel safer generally' 33%
5. 'Providing seating and places to rest' 28%

Question 5. What are your top 3 priorities for housing development in Bradford?

The most popular responses were:

1. 'Energy Efficient Homes' 59%
2. 'Green Streets' 31%
3. 'Providing Enough Parking (e.g. in front of home or on street)' 26%
4. 'That development responds to local character' 25%
5. 'Streets that make it safe and easy to walk and cycle' 23%
6. 'Providing good sized private gardens/outdoor space (balconies etc)' 22%
7. 'Net zero/low carbon development' 21%
8. = 'Safe places for children to play' 19%
- = 'A strong sense of community' 19%

Question 6. Which photo(s) best represent Bradford's character?

The 3 most popular images were:



Image 05 – 74%



Image 08 – 55%



Image 07 – 47%

All 3 images show examples of terraced housing, stone built, 2 storeys high with small front yards, often with planting and boundary features.

Question 7. Which photo(s) represent the type of homes and streets you'd like to see more of in Bradford?

The 3 most popular images were:



Image 01 – 68%

Shows street trees and 'rain gardens' and on-street car parking on a street of 2-storey terraced houses at Greener Grangetown, Cardiff.



Image 06 – 42%

Shows a pedestrian route and planted areas between rows of two storey terrace homes at Accordia, Cambridge.



Image 04 – 23%

Shows children playing in a traffic-free street enclosed by 2-3 storey terraced homes at Marmalade Lane, Cambridge.

Note that whilst the number of people completing the online survey was promising, the demographics of respondents was not wholly representative of Bradford's population with a low number of responses from people aged under 25 and from people from ethnic minority backgrounds. This became a focus for the engagement in stage 2.

Stage 1 also involved a Design Review session organised by the Design Council and attended by representatives from DLUHC and Office for Place to help inform the direction of the code development.

3.3 Coding Stage 2: Vision

The purpose of stage 2 was to define the vision and objectives for the code and firm up the topics which the code needed to cover and its structure. This was based on extensive engagement at this stage summarised as follows:

- a) A Council Officer workshop involving representatives from various teams across the organisation to discuss how to engage and reach diverse groups, the draft strategic vision, and the 'long list' of potential coding requirements.
- b) A Technical Officer workshop focusing on highways and infrastructure details (including transport, drainage, landscape and biodiversity)
- c) An online roundtable with youth and health expert group representatives active in the city from Born in Bradford, Better Start Better Place, JU:MP, Act Early (with University College London), and Bradford Child Friendly District bid.
- d) An online roundtable with housebuilders active in the district.

- e) A presentation and Q&A to the Bradford Property Forum at their Breakfast Briefing session. The forum is a network of local developers, agents and built environment professionals.
- f) Discussions and correspondence with Town Councils and Bradford Civic Society.
- g) Two 'Community Conversations', face-to-face workshops with targeted citizen groups, including older and disabled people, people from diverse backgrounds, and younger people. These events were fully booked up and 50+ people attended across the two sessions.

The engagement at this stage was of a more qualitative nature and supplemented the quantitative data obtained through the Stage 1 public survey.

The comments received were crucial in informing the preparation of the draft code. All the requirements in the code are based on issues raised from the stage 2 engagement and the public survey.

Some examples of issues raised are as follows:

- The youth and health expert group identified the need to give big priority to opportunities for outdoor doorstep play and spaces for girls, and to provide safe streets where children can walk easily without fear of traffic accidents. They also called for the code to address internal layouts to provide potential for indoor play, built in storage and ventilation.
- The roundtable with housebuilders highlighted a risk of duplication with other documents (e.g. Building Regs), the need for buy in from Highways and S38 team on all aspects of green and inclusive streets (including landscape, drainage and street furniture), and a need to be careful with wording and make sure the requirements don't affect deliverability and put people off investing in Bradford. They also flagged up the issue of parking for terrace housing – advising that residents prefer it on plot but acknowledging the urban design challenges of this. They stressed how crucial it is to find the right balance or people won't buy them.
- In the community conversations participants discussed in small groups issues with their homes and streets and how they could be addressed as requirements in the design code. This raised a wide range of issues from housing quality (including energy efficiency, light, ventilation, privacy, storage, space and flexibility) to local character and materials, street design, outdoor spaces, gardens and trees, connectivity and walkability, and car parking and bins.

A second Design Review was undertaken at this stage, again organised by the Design Council, as well as 'Peer-to-Peer' Roundtable sessions organised by DLUHC to share learning and experiences with other Pathfinder authorities.



Flyer for the Stage 1 Public Survey



We want you to help shape the future of new housing in Bradford!

Bradford Council is currently producing a **Design Code for new housing development** across the District, working closely with local people and communities.

We want to hear your thoughts on how new housing and street design could address matters that are important to you, so please join us for a tea/coffee and a chat at either the morning or evening session at **The Great Victoria Hotel, Bradford, on Tuesday 10th January 2023.**

REGISTER FREE

We are particularly interested in hearing from people whose voices are often unheard. This is so we can ensure that the design of new housing developments within the Bradford District takes into account the breadth of diversity and difference that makes Bradford what it is.

These workshops will provide an opportunity for members of the community to share what you feel is important about your homes and streets. This will help inform the design code to make sure it addresses the issues that matter to you and your families.

For more information on the project, please visit www.bradforddesigncode.com



Invite for the Community Conversations

3.4 Coding Stage 3: First Draft Code

All the feedback received at stages 1 and 2 informed the content of the first draft of the design code which was shared with key groups. Engagement at this stage focused on the deliverability and usability of the code and involved the following:

- a) An online workshop with housebuilders
- b) An in-person meeting with Bradford Property Forum
- c) Online Council officer workshops:
 - A technical/highways-focused session, including highways, adoptions, maintenance, biodiversity, landscape, SUDS, active travel and waste.
 - A Development Management-focused session.
 - A follow-up combined technical/development management officer session
 - Follow-up in-depth 1:1s with principal officers from Development Management and Highways Development Control and Adoptions.

Written comments were also received from developers, Bradford Property Forum, and development management officers following the sessions.

There was positive feedback about the ambition of the code, its very visual content, and the way it supported Bradford's ambitions of clean growth, child friendly city, clean air etc. However, some important issues were raised for consideration including:

- A feeling that the code was too long (at 72 pages) with too many requirements that felt overwhelming. It was felt the code should not try to cover everything and just focus on the essentials.
- Querying how much of the code a development would have to comply with to be acceptable e.g. 70%? Other suggestions included having a points-based system or a traffic light (red-amber-green) checklist similar to Building for a Healthy Life instead of a must comply with everything approach.
- The need for further clarification on the relationship of the code with the Homes and Neighbourhoods SPD and the emerging Local Plan. It was suggested it could be an appendix to Homes and Neighbourhoods.
- Concern that the mandatory nature of the code requirements did not offer sufficient flexibility given the varied character and topography of the district.
- Concern that the requirements for things like outdoor spaces and wider streets could impact on site densities and the viability of development in Bradford where in many areas housing schemes are already marginal, and querying if there is enough space on site to accommodate everything.
- Need for clarification on where the code applies – most requirements being relevant to housing anywhere in the district not just in urban areas.
- The cost of maintenance of landscape elements and street trees could make achieving Green and Blue Streets challenging.

- Big concerns that restrictions on on-plot parking in urban areas would impact on deliverability.
- The requirements to demonstrate things like the movement network and parking strategy will take more time for developers to produce and planning officers to assess. Important that the code helps improve the overall design and planning process and does not create additional complications.
- Some of the requirements could be difficult to assess or enforce.

Additionally, a 'high-level' viability appraisal of the draft code was undertaken at this stage by Aspinall Verdi working with cost consultants Gleeds. This suggested that the majority of the code requirements would generally not impact on scheme viability but it did flag certain elements such as restrictions on on-plot parking, the provision of significant green infrastructure and outdoor spaces, the avoidance of single aspect homes, and setting higher energy performance targets as being potentially problematic.

3.5 Coding Stage 4: Final Draft Code

The feedback received during stage 3 helped to refine and improve the final version of the draft code into a more usable, shorter (less than 50 pages) document focused more on the essentials with some less important or unworkable codes being removed. The coverage of the code was expanded to encompass housing development anywhere in the district not just urban areas. And it was proposed that the code would become an Addendum to the Homes and Neighbourhoods SPD.

This is the version of the code included in the Local Plan Evidence Base (ref. EV31).

This stage marked the end of the consultants' commission and since then the Draft Code has been used internally, testing it against recently completed or approved schemes of varying densities, locations and design quality to try and gauge whether the code is pitched at the right level and identifying any areas where further modifications may be beneficial (more on that in section 4 below).

3.6 Summary of integration with the local plan

In taking the code forward after Stage 4 three main options were identified:

- a) Attach the code as an Addendum to Homes and Neighbourhoods as SPD guidance.
- b) Undertake a wider piece of work to combine the code with an updated Homes and Neighbourhoods guide as a single new Supplementary Plan (SP).
- c) Integrate the code into policy in the new Local Plan.

As stated above in section 2.5, the Council is currently prioritising resources on getting a new local plan in place, and so option (c) is the chosen approach. Additionally, the

code requirements are clearly more similar to policy than to guidance and therefore should be considered in the round alongside all the other policy requirements.

Also, the scope of the code overlaps considerably with other policy areas, and parts have been updated by the emerging local plan strategy around things like density zones (Policy HO2), parking zones (Appendix 11), urban greening factor (Policy NE1) and sustainability statements (ST4).

And there are requirements in the draft code which could be applied to other types of development, not just housing, such as Character Assessments, Slopes and Street Design. Integrating them into policy enables this.

Section 4 provides further details on how the code requirements have been integrated into the design policies. A general point is that the wording is based more on 'shoulds' rather than mandatory 'musts' in response to concerns that the code lacked sufficient flexibility for the variety of development scenarios that can arise in the district.

3.7 Future guidance

A downside of the above approach is that a lot of what made the code good and potentially exemplar is a bit lost in the local plan – i.e. the very short length, very visual content, one topic per page, and a focus on requirements with limited description. Everything was together in one place whereas now it is split between different policy areas in the plan.

In response to this, the intention is that concise, visual guidance will be published alongside the plan in support of the new policy requirements taking forward those positive aspects of the code document.

The thinking is this could illustrate examples for different densities and street types, showing solutions the council will support and adopt, focusing in particular on providing further clarity on the following key priorities:

- doorstep play/spaces for girls
- examples of character assessments
- green and blue streets (including potential species/planting arrangements)
- inclusive streets
- parking treatments
- creating a successful transition zone (including setbacks, boundaries and bins)
- gardens and outdoor spaces.

It could also set out an assessment system to help determine design quality e.g. a percentage range or a traffic light checklist as suggested during the engagement.

4. Design policies – key changes

This section explains the key changes to the detailed design policies in the Reg 19 Plan.

4.1 Policy DS1 Design Process

- The title is changed from ‘Achieving Good Design’ to more clearly reflect the purpose of the policy which is all about getting the design process right.
- Criteria B (Site & Context Appraisal) and C (Design Concept) are added to embed the process set out in the Homes and Neighbourhoods SPD into policy.
- Part D (Design Tools) is added in response to the requirement in the NPPF that local plans should clearly identify the circumstances where Masterplans, design codes and design review will be expected.
- Criterion E2 is added to reflect the staged approach to Community Engagement proposed in the Homes and Neighbourhoods guide for larger sites.
- Criterion F (Neighbourhood Plans) is added in response to a representation made at Reg 18 stage.

4.2 Policy DS2 Landscape Design

- The title is changed from ‘Working with the Landscape’ in response to a representation made at Reg 18 stage.
- References are added to Criteria A to link to other policies in the plan.
- Part B (Safe and Welcoming Spaces) is added in support of the recently published design guidelines ‘Safer Parks: Improved access for women and girls.’
- Part C (Access to Play) is added, drawn from the draft design code and modified slightly to link to the open space standards in Policy NE2.

4.3 Policy DS3 Urban Character and Form

- Part A (Character Assessment) includes new criteria drawn from the draft design code, and in response to a Reg 18 representation about the need to reference neighbourhood plans.
- Part B (Landform/Slopes) contains new criteria based on the draft design code including treatments for large retaining walls.
- Parts C (Urban Form) and D (Appearance) include new criteria based on principles in the Homes and Neighbourhood SPD to more effectively link the guidance to the policy.
- Part E (Tall Buildings) is significantly expanded to support the growth and density aspirations in the plan. Much of the content is drawn from the Bradford City Centre Design Guide SPD.

4.4 Policy DS4 Street Design

- Title is changed from 'Streets and Movement' to avoid confusion with policies in the Transport chapter and to state clearly that this policy is about street design.
- Criteria B (Green and Blue Streets) and C (Inclusive Streets) are added, drawn from the draft design code with minor alterations following further advice from Highways Development Control and deliverability issues on recent schemes.

4.5 Policy HO8 Housing Design Standards

- Significant new content is added – the Transition Zone (criteria A-E), Internal Layout and Aspect (I-J), and Private/Semi-Private Outdoor Space (K-L). These are all drawn directly from the draft design code, modified and streamlined slightly taking account of factors such as potential overlap with existing Building Regulations and improved usability and deliverability.
- A new Appendix 12 (Household Waste Requirements) is added in support of the policy (specifically part E. Bin Storage). This is drawn from the draft design code but updated to reflect the Council's latest standards.

4.6 Policy TR3 Parking

- Introduces a new section 'Parking design for new residential development'. This is based on the draft design code but there are some changes, in particular more flexibility around the proportion of shared communal parking to be provided and a less restrictive approach to on-plot and front of plot parking in urban areas. This is in response to strong concerns from developers and others on this issue, a review of recent schemes which suggests densities and design quality can still be achieved with a more flexible approach, and new guidance in Homes England's Parking What Works Where (2026).
- In the linked Appendix 3 (Parking Standards) a new table (Table 4) has been added recommending suitable parking treatments for different area categories. This is based on a combination of the Draft Code and Parking What Works Where.