Launch of Hilltop and Woodland Ridge, Otterpool Park Phase 1B

Community Planning Day Saturday 9 September 2023





The Team





COUNTRYSIDE · CONNECTED · CREATIVE



Masterplanning & design codes

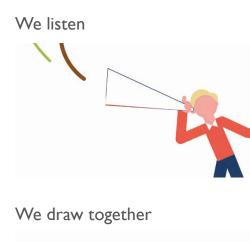


Landscape

JTP Community Planning Our approach













Understanding, engaging, creating













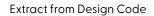












JTP Projects Rugeley Power Station















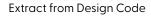
Extract from Design Code

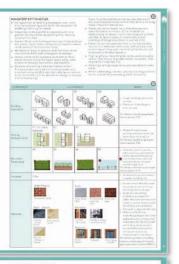


JTP Projects Rugby Radio Station, Rugby















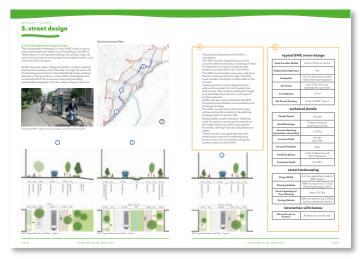
























Extract from Design Code

JTP Design Codes

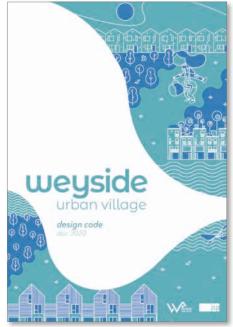


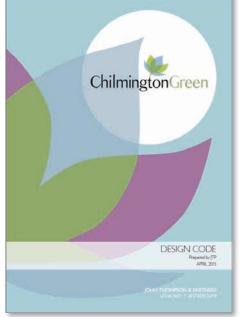
Creating successful design codes for both public and private sector clients for over 10 years

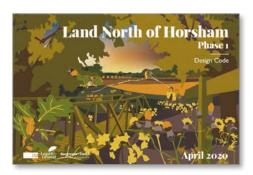




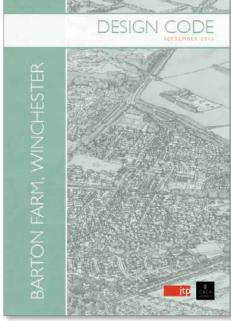












National Model Design Code Pilot at Weyside Urban Village

Design Code Policy



National Design Guide (October 2019)

The NDG defines ten interlinked characteristics of a well designed place, grouped into three categories:

- · Climate
- · Character
- · Community



National Model Design Code (January 2021)



What is a Design Code?



National Model Design Code

"A set of simple, concise, illustrated design requirements that...provide specific, detailed parameters for the physical development of a site or area."

"Effective design codes are:

- · Simple, concise and specific and;
- · Rely on **visual** and **numerical** information rather than detailed policy wording"

Purpose

The purpose of the design code is to inform development proposals by:

- · Providing maximum clarity about design expectations at an early stage.
- · Reflecting local character and preferences.
- · Providing a framework for creating high quality places, with a consistent and high-quality standard of design.

The level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and allow a 'suitable degree of variety' where justified.

A Successful Design Code



A successful Design Code should be:

- Approachable
- Understandable
- Easy to implement
- Adaptable
- Easy to navigate
- Easy to police
- Based on a single drawing that conveys as much information as possible
- Ensure character, distinctiveness and environmental responsiveness
- Ability to adapt or revisit to allow for future change
- Elements of flexibility to allow proposals to come forward at RMA stage





Hilltop and Woodland Ridge Phase 1B Framework Masterplan

The framework masterplan for Hilltop and Woodland Ridge areas will set out:

- ·Overall defining vision and character of this area
- ·Distribution, shape and character of open space
- · Key movement routes, in particular pedestrian and cycling
- ·Relationship to the **existing communities**, and relationship to other neighbouring areas
- •Access and junction arrangements, including A20
- ·Approach to **heritage features** such as the Barrows
- ·Integration of two **schools**, liaising with KCC Education
- ·High-level **urban design framework,** setting out edges / frontage / location of landmarks and key buildings
- ·Nature and scale of community, retail and employment space in **local centres**, including potential for interim uses
- · Approach to **phasing**
- ·Approach to delivery of culture and arts (working with Creative Folkestone)
- Contribute to **delivery** strategy (tier 2 document)

Community Planning Timeline

















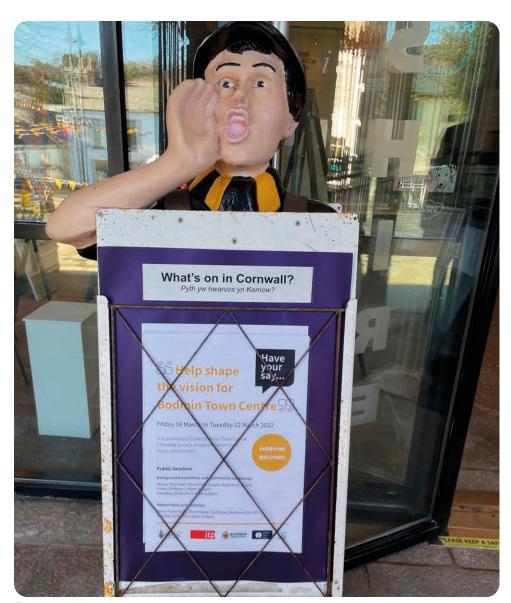






Community Planning Day Publicity







Podcast interview



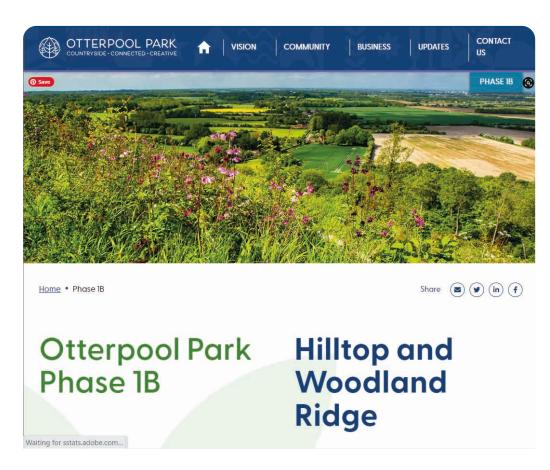
Facebook live

Posters

Community Planning Day Online

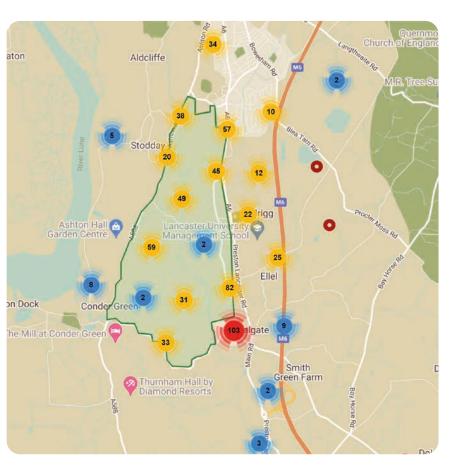


Project website



otterpoolpark.org/phase-1b

Create Communities



Interactive map comments

Community Planning Day Community Animation













Community Planning Day Team Briefing and Team Tour





OTTERPOOL PARK

Community Planning Day Sign-in & background exhibition





Community Planning Day Post-it workshop: Issues, Dreams, Solutions















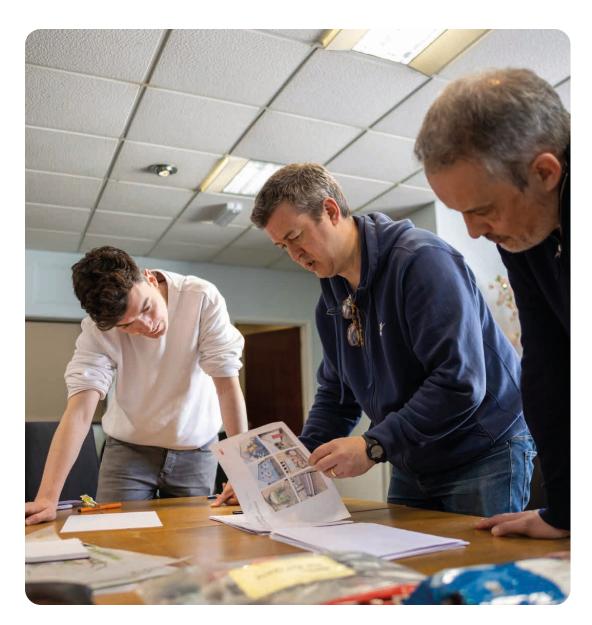


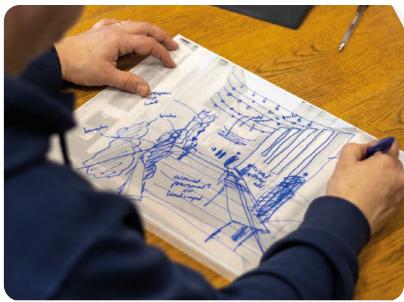




Community Planning Day Team Working











Community Planning Day Report Back Presentation



Community Planning Weekend Broadsheet







A Vision for Bodmin Town Centre Charrette Report Back Broadsheet: Key Themes

22 March 2022

The following key themes represent a summary of the views of the participants through the community planning process. All quotes are from participants in the process

Celebrating Bodmin's unique Cornish heritage &

culture

Bodmin and its institutions have played a unique role in buildings are a visible link to an eminent past. Bodmin's heritage is a significant asset that should be better appreciated and promoted as the town moves forward and seizes new opportunities. Revitalisation of the town centre

"We've got some fabulous buildings. If you look up, you can see the beauty, but we're not making the most of them."

"We need to blug in technology!"

Focus on the Bodmin community

in the Charrette, with all ages and backgrounds, including many young people. Existing community activities should be supported and there is a clear need for more provision and access to appropriate, affordable community spaces, Many Bodmin residents have to cope with the huge challenges of living on low incomes and there is a need for more investment in skills and training, youth work and social care. The revitalised town centre must provide welcoming and safe spaces for everyone. Employment and training opportunities will need to be a key component of the high street supplementing more traditional commercial zones on

"KBSK need a big space that's permanent, the kids need continuity. There would be a hell of a lot of disappointed kids if this had to stop."

Connecting attractions

Beacon, Lanhydrock, Bodmin Town Museum, Discovering42 Science Museum, Bodmin & Wenford Railway, Bodmin



heritage, bring more footfall to benefit the local economy and make Bodmin town centre a destination. Providing a Camel Trail cycle hub/cafe at Dennison Road could be an

"Showcase what we are, not what everyone says we are!"

"Make Bodmin a destination!"

When Dennison Road was built in the late 1950s the fine, urban grain of the north side of the town centre was taken away, exposing the backs of Fore Street and interrupting the natural flow of the town. New mixed-use development at Dennison Road car park will complete the frontage onto Dennison Road and act as the catalyst for the restoration of an attractive, fine grain network of streets and spaces throughout the town, incorporating Fore Street, to enable visitors to explore, discover and enjoy all that the town has to offer. Opportunities should be taken to reduce the dominance of cars in Fore Street, with car parking in the main on the periphery of the town centre.

"High Streets aren't isolated things, it's all about connectivity - how to provide spin off benefits







For more information please visit jep.co.uk/projects/bodmin or contact the JTP Community Planning Team at community@jep.co.uk or Preephone 0800 0126730.



Summary Vision

Key Themes







otterpoolpark.org/phase-1b