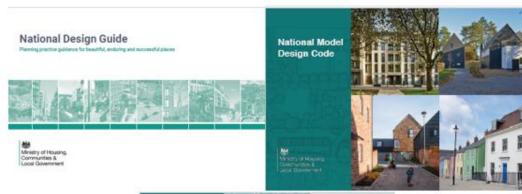
National Planning Policy Framework and National Model Design Code: consultation proposals





National Design Guide – sets out to illustrate "how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice."

National Model Design Code - sets out design considerations which local planning authorities will be expected to take into account when developing local design codes and guides and when determining planning applications.

Guidance Notes for Design Codes: to be used to inform the production of local design guides, codes and policies

Also some changes to the NPPF

- View from central government that 'good' design can be 'codified'.
- Want to provide more 'certainty' in the planning process for developers once sites are allocated in a Local Plan
- Very different ways of working more work up-front rather than at planning application stage
- Assessment of design to be done by reference to a set of ten characteristics of good design
- Want to reduce the consideration of a planning application to a process of checking it meets the model design code
- National Model Design Code the default in the absence of local design codes
- National Model Design Code is very urban centric very much focused on increasing density of development in urban areas
- Serious concerns about its application in rural and suburban areas, and our area in particular

- Government accepts National Model Design Code not appropriate in all areas
- Local Design Codes can be prepared by LPAs, Neighbourhood planning groups and developers
- The process set out in the Governments guidance is complex and technical and requires significant community involvement
- 'Old' style design guidance is unlikely to be given any weight in future
- Will be resource intensive in the next few years to get Local Design Code(s) in place
- Will need to consider and re-appraise use of existing skills and resources within the service.
- NFDC is in a relatively good starting place in terms of skill-set of officers.