

# 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.