

Information Overload

- Farrell Review on Architecture and the Built Environment
- Housing design standards
- National Planning Practice Guidance *beta*

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National Planning Practice Guidance

National Planning Policy Framework Planning Practice Guidance

Welcome to the home of the National Planning Policy Framework for England and supporting national planning practice guidance.

This site is currently in **Beta** for testing and comment. The draft planning practice guidance on this site has not yet been finalised. Existing guidance will not be cancelled until the new planning practice guidance is published in its final form.

We want to know what you think about how this site works and the draft guidance. Please give us your **feedback** during Beta, which lasts until 9 October 2013.

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What types of Crown development are permitted for national security purposes?

Design

Provides advice on the key points to take into account on design.

[Why does good design matter in planning?](#)

[Why is design review important?](#)

[When should a design code be considered?](#)

Determining a planning application

Sets out process and expectations on planning performance and decision

[What are the time periods for determining a planning application?](#)

[How must decisions on applications for planning permission be made?](#)

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Guidance

Design

1. Why does good design matter in planning?
2. Why is design review important?
3. When should a design code be considered?

Why does good design matter in planning?

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters

[Related policy](#)


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What are the outcomes of good design?

The outcomes of good design are successful and valued places, and developments which commonly have the following qualities:

- are **functional**;
- support **mixed uses and tenures**;
- produce **successful public spaces**;
- are **adaptable and resilient**;
- have a **distinctive character**;
- are **attractive**; and
- encourage **ease of movement**.

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When considering the design of all new development, what are the key points to take

Guidance

Why does good design matter in planning?

1. **Functionality**

2. **Key points to take into account**

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Functionality

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get to and use. How the place relates to environmental circumstances, such as flooding, temperature extremes and air pollution, is also relevant.

Mixed uses and tenures

Design

Why does good design matter in planning

Why is design review important?

When should a design code be considered?

1. Functionality (Outcomes of good design)

are functional;

support mixed uses and tenures;

produce successful public spaces;

are adaptable and resilient;

have a distinctive character;

are attractive; and

encourage ease of movement.

2. Key points to take into account

character and landscape;

local context;

scale;

detailing;

quality of the public realm;

ease of movement and the quality of streets;

adaptability;

diversity of uses;

access for disabled people;

designing out crime; and

passive solar design

Thoughts.

- Total design?
 - Or just design as it relates to the planning system?
 - Manual for Streets
 - Drainage
 - “Guidance” – meaning
 - Viability?
 - Management?
 - Maintenance?
 - On-going funding?
- No numbers – all qualitative

PPG 24 – Noise -

Noise Exposure Categories	A	B	C	D
Influence on planning decision	noise not normally a factor	taken into account - conditions may be required to protect against noise	normally refused, unless alternatives exist	no conditions normally refused
Road	<55 <45	55-63 45-57	63-72 57-66	>72 >66
Rail Traffic	<55 <45	55-66 45-59	66-74 59-66	>74 >66
Air	<57 <48	57-66 48-57	66-72 57-66	>72 >66
Mixed sources	<55 <45	55-63 45-57	63-72 57-66	>72 >66
Values are free field noise levels measured in -dB(A) _{Leq} (Air includes ground reflection) The upper value gives the daytime noise threshold (0700-2300) The lower value gives the night time noise threshold (2300-0700)			Frequent individual night-time noise events above 82dB L _{Amax}	

DAYTIME NOISE LEVELS - RATIONALE

A|B 55dB(A)_{Leq} is regarded by the World Health Organisation as the maximum day time level before community annoyance sets in. This is the base level for residential areas: people should be able to enjoy their gardens and other open space without noise nuisance.

B|C Based on the 68dB_{LA10,18h} (facade) threshold for grant schemes, adjusted for free field, and LAeq 68 - 3dB (free field correction) - 2dB (convert to LAeq)= 63dB.

C|D 72dB the maximum external noise level which the noise insulation package detailed in the Noise Insulation Regulations can reduce to acceptable internal levels.

NIGHT TIME NOISE LEVELS - RATIONALE

35dB(A) is viewed by WHO as the maximum desirable noise level for sleep. The NECs below have been calculated on the basis of the type of measure required to achieve a 35dB(A) interior noise level.

A|B An open window is assumed to give 13dB(A) noise reduction. 35+13=48dB(A)-3dB(A)FFC= 45dB(A)

B|C Assuming noise reduction from closed double glazed window...35+25=60 - 3dB FFC = 57 dB.

C|D 66dB(A) above this level of noise, the standard noise insulation package will not be able to achieve the WHO 35dB (A) standard.

NIDDO Noise

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to		

Problem – Silos – “Drilling down”

Why does good design matter in planning?

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, will last well, and adapt for the needs of future generations

Good design responds in a practical and creative way to both the function and identity of a place. **It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term. ??????**

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