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Press release

All new developments must meet local standards of beauty, quality and design under new rules

Local communities will be at the heart of plans to make sure that new developments in their area are beautiful and well-designed.

From: Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>) and The Rt Hon Robert Jenrick MP (<https://www.gov.uk/government/people/robert-jenrick>)

Published
30 January 2021



Image credit: Pollard Thomas Edwards; PRP Architects LLP; Jeferson Smith; Tim Crocker Architectural Photography; ADAM Architecture

- Communities to be at the heart of plans for well-designed neighbourhoods, to help us Build Back Better
- Every council to create their own local design code so new developments can reflect what local communities truly want
- New 'Office for Place' to be set up, to help communities turn these designs into a local standard for all new developments
- More funding to help communities nominate local historic buildings for listing

- Proposals mean local communities will have the power to decide what buildings in their areas should look like, to help the country Build Back Better

Local communities will be at the heart of plans to make sure that new developments in their area are beautiful and well-designed, under proposals outlined by Housing Secretary Rt Hon Robert Jenrick MP today (30 January 2021).

In response to the Building Better, Building Beautiful Commission report, the government is today:

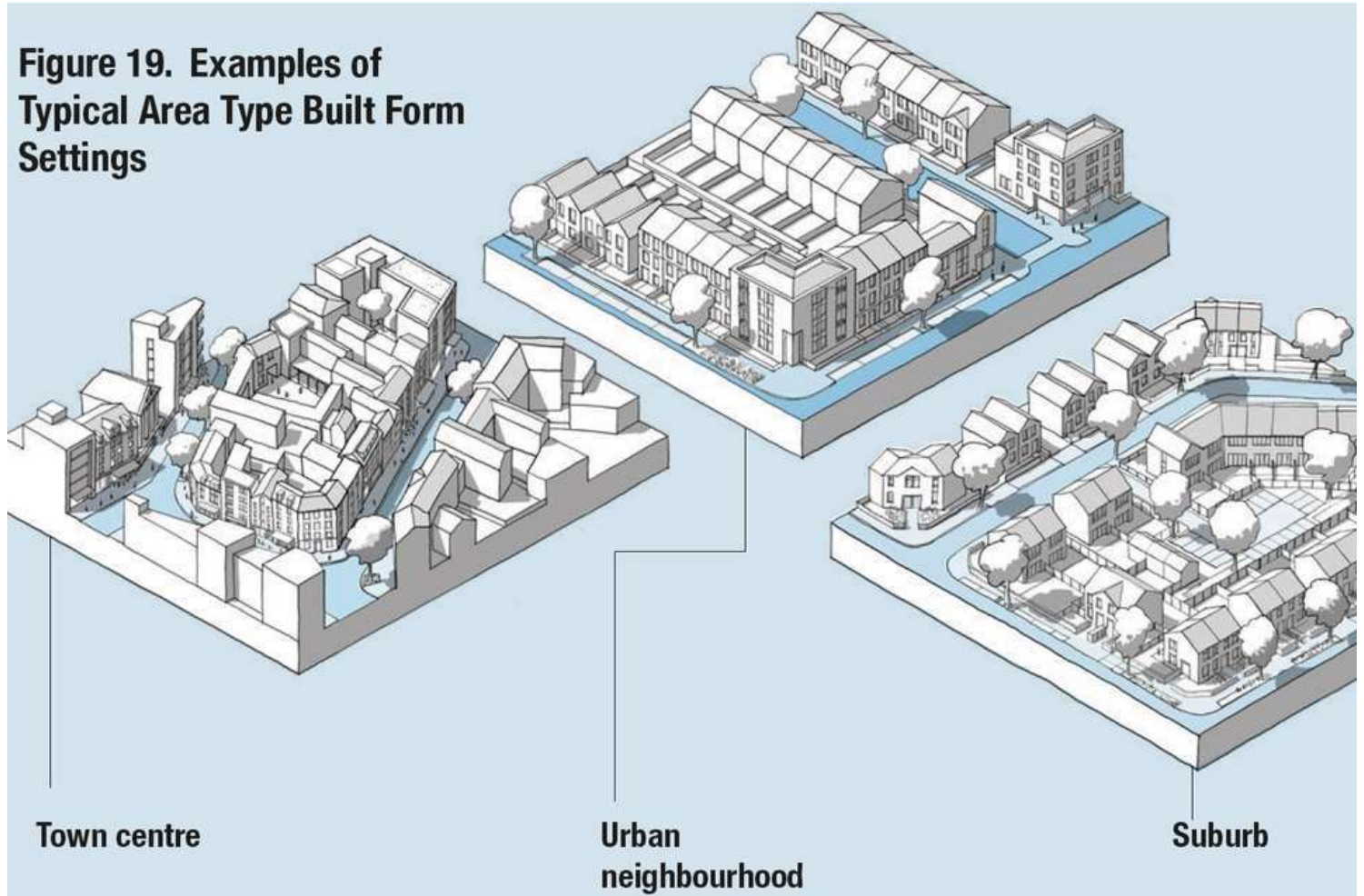
- Proposing changes to the National Planning Policy Framework (<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>) to place greater emphasis on beauty and place-making, and to ensure that all new streets are lined with trees.
- Publishing a draft national design code (<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>) that provides a checklist of design principles to consider for new developments, such as street character, building type, façade, and the requirements that address wellbeing and environmental impact, which councils can use as a foundation for their own local design codes.
- Encouraging all councils to publish their unique design code, so residents have a real say in the design of new developments in their area.
- Creating an 'Office for Place' within the next year, which will support local communities to turn their designs into the standard for all new buildings in their area.
- Opening a new Community Housing Fund to support community-based organisations to bring forward local housebuilding projects for the £11.5 billion Affordable Homes Programme, backed by £4 million of support for local plan.
- And doubling the available funding for areas under the "local heritage listing – monuments men" campaign, with up to £1.5 million now available for communities to nominate local heritage sites including historical buildings or modern architecture, art and memorials for inclusion in their council's local heritage list.

Taken together, these measures will help the country to Build Back Better and ensure that current and new residents alike will benefit from beautiful homes in well-designed neighbourhoods as we recover from this pandemic.

Greater concentration will now be placed on the quality, design and the environment in planning than ever before, with the local community fully involved in how they want new developments to look and feel. For example, the proposed changes to the National Planning Policy Framework will set an expectation that good quality design will be approved while poor quality will be rejected, and includes a commitment to ensure that all streets are lined with trees.

The measures mean the word "beauty" will be specifically included in planning rules for the first time since the system was created in 1947 – going back to a previous time when there was a greater emphasis on whether a building was considered attractive to local people.

Figure 19. Examples of Typical Area Type Built Form Settings



Housing Secretary Rt Hon Robert Jenrick MP said:

We should aspire to pass on our heritage to our successors, not depleted but enhanced. In order to do that, we need to bring about a profound and lasting change in the buildings that we build, which is one of the reasons we are placing a greater emphasis on locally popular design, quality and access to nature, through our national planning policies and introducing the National Model Design Codes.

These will enable local people to set the rules for what developments in their area should look like, ensuring that they reflect and enhance their surroundings and preserve our local character and identity.

Instead of developers forcing plans on locals, they will need to adapt to proposals from local people, ensuring that current and new residents alike will benefit from beautiful homes in well-designed neighbourhoods.

The government has published a new National Model Design Code (<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>) that outlines the design standards new developments are expected to meet. This provides a checklist that will guide local councils to create their own, unique, local design code, centred on genuine community involvement so residents have a real say in the design of new developments, embracing the history, culture and heritage of their local area.