

Planning Board	Agenda Item: 5
28 July 2021	Reference No: 21/0914/F

Applicant: Greenwich Builds
Agent: Fuse

Site Address: Land located at Thanington Court and adjacent to 93- 109 Restons Crescent, Eltham, SE9	Ward: Eltham South Application Type: Full Planning Permission
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Addendum

1.0 Introduction

- 1.1 This report provides details regarding updates to the Planning Policy Framework (NPPF) and details regarding the publication of the National Model Design Code (20th July 2021).
- 1.2 Deleted text is shown with a strikethrough and updated text underlined and in italics.

2.0 National Planning Policy Framework (NPPF) and National Model Design Code

- 2.1 Since the publication of the application a revised version of the NPPF was published on the 20th July 2021. In addition to this, Central government also published the National Model Design Code (20th July 2021).
- 2.2 The key change relevant to this application is the introduction of design guides and codes to be prepared at an area wide, neighbourhood or site specific scale should be produced either as part of a plan or as supplementary planning documents and to carry weight in the decision-making. Para 129 of the NPPF goes on to state that developers ‘...may also choose to prepare design codes in support of a planning application for sites they wish to develop...’ In this instance, the current application was accompanied by a design and access statement.
- 2.3 The Design and Access statement species the design principles, relevant policies and access arrangements for the development which would be in line with this change to the NPPF (2021) for the purposes of assessing this application.

2.4 In regards to the other revisions to the NPPF, there has been no material change from the previous 2019 version of the NPPF to the revised NPPF (2021) for the purposes of assessing this application.

3.0 Conclusion

3.1 The proposed development would be in accordance with the new NPPF and promotes good design, high quality materials and inclusive access.

3.2 Accordingly, it is recommended that permission is granted for application reference 21/0194/F in line with Section I of the Main Report.

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