

## NPPF Comparison Table

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<b>Old NPPF (December 2024)</b>	<b>New NPPF Draft (December 2025)</b>
<b>Introduction</b>	
<p><b>1. Introduction</b></p> <ol style="list-style-type: none"> <li>1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied<sup>1</sup>. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.</li> <li>2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.</li> <li>3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.</li> <li>4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.</li> <li>5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.</li> <li>6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.</li> </ol>	<p><b>1. Introduction</b></p> <ol style="list-style-type: none"> <li>1. The National Planning Policy Framework sets out the government's policies for plan-making and for making decisions on development proposals in England<sup>1</sup>. It is a material consideration of critical importance in both contexts.</li> <li>2. The planning system should be genuinely plan-led. Preparing and maintaining up-to-date development plans should be seen as a priority for providing housing and other development in a sustainable manner. The plan-making policies in the Framework must be taken into account in preparing any part of the development plan.</li> <li>3. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise<sup>2</sup>. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.</li> <li>4. This chapter explains the role of the Framework, practical points on its structure and use, and an overview of the purpose of the planning system. The chapter does not contain substantive policy; the policies to be used for plan-making and decision-making are set out in the chapters which follow.</li> </ol> <p><b>Using the Framework</b></p> <ol style="list-style-type: none"> <li>5. Chapters 2 and 3 set out general procedural policies for plan-making and decision-making. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making. Taken together, the policies for decision-making (both procedural and thematic) comprise a set of national decision-making policies.</li> <li>6. The plan-making policies should be read as a whole (including relevant footnotes and annexes), and applied in a way which is appropriate to the type of plan being produced, the area which it covers and the period it is intended to cover. Reflecting this, some of the plan-making policies indicate actions which should be taken at the most appropriate level, which recognises that plan-making arrangements will vary across the country (for example in the geographic scale of spatial development strategies and local plans).</li> <li>7. The national decision-making policies should also be read as a whole (including relevant footnotes and annexes). Some of these policies indicate how much weight the government would expect a particular consideration to be given, including cases where it is appropriate to give substantial weight to certain benefits, and the limited circumstances in which it is expected that permission would be refused.</li> <li>8. The thematic chapters contain both plan-making policies and national decision-making policies so that the approach to particular topics can be seen in the round. However, the</li> </ol>



	<p>plan-making policies should not be used when making decisions on development proposals.</p> <p>9. The annexes included with this Framework are also national planning policy.</p> <p>10. Short objectives are included in boxed text at the start of chapters for context only and should not be applied as either plan-making or decision-making policy.</p>
<b>Purpose of the planning system</b>	
<p><b>2. Achieving sustainable development</b></p> <p>7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.</p> <p>8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</p> <p>a) <b>an economic objective</b> – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>b) <b>a social objective</b> – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p> <p>c) <b>an environmental objective</b> – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p><b>Purpose of the planning system</b></p> <p>14. The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.</p> <p>15. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>3</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>4</sup>.</p> <p>16. Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):</p> <p>a. <b>An economic objective</b> – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.</p> <p>b. <b>A social objective</b> – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>



	<p>c. <b>An environmental objective</b> – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.</p> <p>17. These objectives should be delivered through the preparation and implementation of development plans and the application of the policies in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p>
<b>Plan-making framework</b>	
<h3>3. Plan-making</h3> <p>15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p> <p>16. Plans should:</p> <ul style="list-style-type: none"> <li>a) be prepared with the objective of contributing to the achievement of sustainable development<sup>10</sup>;</li> <li>b) be prepared positively, in a way that is aspirational but deliverable;</li> <li>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</li> <li>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</li> <li>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</li> <li>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</li> </ul>	<h3>2. Plan-making policies</h3> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to create a system which is genuinely plan-led, through plan-making authorities<sup>5</sup> prioritising the preparation and updating of the plans for which they are responsible. The preparation of development plans allows people to influence development in their area, including directing growth to the most appropriate and sustainable locations, supporting regeneration and conserving and enhancing the quality of the built and natural environment.</p> </div> <p>The required parts of the development plan are:</p> <ul style="list-style-type: none"> <li>a. A spatial development strategy, produced by strategic planning authorities and the Mayor of London;</li> <li>b. A local plan produced by a local planning authority;</li> <li>c. A minerals and waste plan produced by a minerals and waste planning authority; and</li> <li>d. A policies map, prepared and maintained by a local planning authority, illustrating policies across all parts of the development plan.</li> </ul> <p>It may additionally include:</p> <ul style="list-style-type: none"> <li>e. Supplementary plans, produced by local planning authorities, minerals and waste planning authorities and the Mayor of London; and</li> <li>f. Neighbourhood plans, produced by parish councils and neighbourhood forums.</li> </ul> <p>The different parts of the development plan each have a discrete purpose and are expected to deal positively with particular issues, as set out in the relevant legislation and national policies, including the policies in this Framework.</p>

## The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area<sup>11</sup>. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
  - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
  - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

## Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision<sup>12</sup> for:
  - a) homes (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and
  - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies<sup>13</sup>. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

## The plan-making framework

### PM1: Spatial development strategies

1. Spatial development strategies should set a positive vision for future growth and change at a sub-regional scale and provide a clear spatial framework for investment and growth, including for new housing. Their content should be genuinely strategic in nature and allow for more detailed issues to be considered and addressed through other parts of the development plan.
2. They should do this by:
  - a. Setting out a strategy for a sustainable pattern of growth covering a period of at least 20 years, including through the apportionment to local planning authorities in the strategy area of objectively assessed needs for housing and other uses that are best considered at a strategic scale for the duration of the plan period;
  - b. Identifying broad locations for strategic development including new settlements, major urban extensions, major cross-boundary development and key locations with the potential for new homes and jobs; such broad locations should extend over any large site allocations in adopted<sup>6</sup> local plans;
  - c. Supporting economic growth by providing a spatial framework for strategic investments and giving spatial expression to strategic elements of Local Growth Plans and the National Industrial Strategy;
  - d. Identifying the general extent of areas established as Green Belt and broad locations where changes to Green Belt boundaries may need to be considered through local plan preparation, if necessary to meet the development needs of the strategy area;
  - e. Identifying broad locations for nature conservation and habitat enhancement, restoration and creation;
  - f. Setting out the type, extent and broad location of strategic infrastructure needed to enable development and serve existing communities, including transport, social and waste infrastructure, utilities provision, flood risk management schemes and, where considered appropriate, the provision of minerals. The spatial development strategy should also make provision for infrastructure that is committed to in the 10 Year Infrastructure Strategy, sectoral spatial plans and any planned strategic infrastructure identified in local transport plans;



<p>22. Strategic policies should look ahead over a minimum 15 year period from adoption<sup>14</sup>, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery<sup>15</sup>.</p> <p>23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non- strategic policies)<sup>16</sup>.</p>	<p>g. Using appropriate maps and diagrams to illustrate and communicate the strategy;</p> <p>h. Providing a proportionate level of information on the mechanisms for delivering the strategy; and</p> <p>i. Monitoring its implementation and adopting a replacement no later than 10 years after the current version was adopted, or earlier:</p> <ul style="list-style-type: none"> <li>i. if a strategic planning authority (or, where applicable, the Mayor of London) considers there are substantial inconsistencies with current national policies; or</li> <li>ii. where changes to infrastructure are planned that are likely to have a significant impact on development and land use in the strategy area and which were not considered during the preparation of the existing spatial development strategy; or</li> <li>iii. to respond to significant change or new evidence of needs, opportunities or development constraints.</li> </ul> <p>3. Alterations to spatial development strategies should be made at least every 5 years to reflect any changes to housing requirements for the local planning authorities in the strategy area. It may be possible to make limited alterations if they do not fundamentally change the overall spatial strategy.</p> <p><b>PM2: Local plans</b></p> <p>1. Local plans should set out a positive vision and spatial strategy, which supports the delivery of the spatial development strategy for their area, and should set out specific proposals for accommodating development needs and improving the environment at a local level. They should do this by:</p> <p>a. Setting out a vision for the plan area, supported by no more than ten measurable outcomes, which:</p> <ul style="list-style-type: none"> <li>i. articulates how the area should change over the plan period;</li> <li>ii. sets aspirational aims and objectives underpinned by a realistic appreciation of what the plan's policies can genuinely shape and deliver;</li> <li>iii. reflects longer term expectations extending beyond the plan period where appropriate, including for large scale development proposals; and</li> <li>iv. has particular regard to meeting the identified development needs of the area in a sustainable manner in accordance with policy S1.</li> </ul>
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	<p>b. Setting out a spatial strategy, policies for the minimum amount of development to be provided, land allocations<sup>7</sup> and broad locations for growth, and designations in accordance with policy S2, for a period of no less than 15 years from the point of adoption of the plan;</p> <p>c. Identifying the contributions expected from development towards meeting affordable housing requirements and on-and off-site infrastructure necessary to support delivery of the plan in accordance with policy PM12; and,</p> <p>d. Setting out other policies, accompanied by concise explanatory text as necessary to aid interpretation, only where these support the delivery of specific allocated sites (to set clear expectations of what is required in terms of layout, infrastructure and design); or where these address particular local issues in accordance with policy PM6.</p> <p>2. Local plans should be prepared and adopted within 30 months of publishing a Gateway 1 self-assessment<sup>8</sup>.</p> <p>3. Commencement of the preparation of the next local plan must be no later than 5 years after adoption of the current plan<sup>9</sup>, but should be prepared earlier where:</p> <p>a. an Inspector at examination of the current plan has made a recommendation to prepare a new plan earlier; or</p> <p>b. there has been a significant change in local circumstances, including where an area's housing requirement has significantly increased following the adoption of a spatial development strategy.</p> <p>4. The Secretary of State has powers to intervene in plans, including when a local planning authority fails to make adequate progress with plan-making.</p> <p>5. Joint local plans prepared by two or more local planning authorities should be considered where this would enable local planning matters to be dealt with most effectively.</p> <p><b>PM3: Minerals and waste plans</b></p> <p>1. Minerals and waste plans should set out specific proposals to facilitate a sufficient supply of minerals to meet society's needs and enable the delivery of sustainable waste management and a circular economy. Their preparation should accord with policy PM2, other than in relation to identifying contributions to affordable housing.</p> <p>2. Minerals and waste matters can be dealt with in separate plans or combined with local plans where an authority is responsible for all these matters. Minerals and waste planning authorities should consider the most appropriate form for their minerals and waste plan to take.</p> <p>3. Joint minerals and waste plans prepared by two or more minerals and waste planning authorities should be considered where this would enable matters related to minerals and waste planning to be dealt with most effectively.</p>
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	<p><b>PM4: Supplementary plans</b></p> <ol style="list-style-type: none"> <li>Supplementary plans may be used by relevant plan-making authorities<sup>10</sup> to address specific issues, where these are not already covered in other parts of the development plan for the area or the policies in this Framework. They should be limited to: <ol style="list-style-type: none"> <li>Setting out locally-specific design standards to provide clear design expectations that support the delivery of development; or</li> <li>Situations where a supplementary plan would allow the authority to respond positively and quickly to unanticipated changes in their area, between plan-making cycles, where it is important to put in place policies to shape and direct development for a site or group of sites which the authority considers to be nearby to each other.</li> </ol> </li> <li>Supplementary plans should not be used to subvert the role of local plans and minerals and waste plans, including the vision or spatial strategy set out within them. Their preparation should not be used to delay the implementation of sites allocated for development in those plans.</li> <li>Where supplementary plans allocate sites for development, these allocations should be included in the next local plan (or minerals and waste plan) for the area, unless changes in circumstances mean that it is no longer relevant to do so<sup>11</sup>.</li> </ol>
<b>Neighbourhood plans</b>	
<p><b>Non-strategic policies</b></p> <ol style="list-style-type: none"> <li>Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</li> <li>Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>17</sup>.</li> <li>Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.</li> </ol>	<p><b>PM5: Neighbourhood plans</b></p> <ol style="list-style-type: none"> <li>Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by: <ol style="list-style-type: none"> <li>Allocating land to meet the development needs of their designated area, where it is appropriate to do so; and</li> <li>Setting out policies which address particular local issues, these should relate to site-specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.</li> </ol> </li> <li>Neighbourhood plans should not promote less development than provided for in other parts of the development plan for the area.</li> </ol>

Preparing plans	
<p>16. Plans should:</p> <ul style="list-style-type: none"> <li>a) be prepared with the objective of contributing to the achievement of sustainable development<sup>10</sup>;</li> <li>b) be prepared positively, in a way that is aspirational but deliverable;</li> <li>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</li> <li>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</li> <li>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</li> <li>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</li> </ul>	<p><b>Preparing plans</b></p> <p><b>PM6: General principles for plan-making</b></p> <p>1. All plan-makers should, in preparing plans:</p> <ul style="list-style-type: none"> <li>a. Only address matters, and include policies, that are necessary and relevant to the plan being prepared, and which avoid unnecessary duplication of other parts of the development plan;</li> <li>b. Only include policies which extend beyond site or location-specific requirements where these are necessary and where plan makers consider there is a clear and justified reason for inclusion;</li> <li>c. Not duplicate, substantively restate or modify the content of national decision-making policies unless directed by other policies in this Framework;</li> <li>d. Engage positively with communities and other key stakeholders, at appropriate points during their preparation and using a range of methods, so that relevant issues are identified and addressed as early as possible during the plan-making process;</li> <li>e. Use environmental assessment to inform the preparation of plans, where legally required<sup>12</sup>; and,</li> <li>f. Publish plans in a searchable digital format (e.g. as a text-based webpage), which complies with defined data standards (where applicable), to ensure plans are easily navigable and accessible to different users.</li> </ul> <p><b>PM7: Initiating plan-making for local plans and minerals and waste plans</b></p> <p>1. Prior to initiating the preparation of a local plan or minerals and waste plan, planning authorities should, with reference to national guidance<sup>13</sup>, design an approach to preparing and adopting the plan within 30 months. This should involve:</p> <ul style="list-style-type: none"> <li>a. Setting realistic timings for key milestones and reflecting these in the local plan or minerals and waste plan timetable, which thereafter must be updated at prescribed points;</li> <li>b. Identifying how the plan and associated documents will be signed off expediently and efficiently at key points in its development by elected members;</li> <li>c. Using a project initiation document to develop and collate key information about how the plan will be resourced, managed and consulted on throughout its preparation; and</li> <li>d. Planning regular engagement with key stakeholders that are likely to be critical to the delivery of the plan.</li> </ul>



## Preparing and reviewing plans

32. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
33. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements<sup>18</sup>. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
34. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary<sup>19</sup>. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

2. When considering the scope of a local plan or minerals and waste plan, planning authorities should use their four year plan evaluation report (or other relevant monitoring information, where necessary) to identify and consider what pre-existing plan policies and content should be wholly replaced, amended or carried forward without change, though all elements will be subject to consultation and examination.

### PM8: Evidence for plan-making

1. All plans should be informed by a baseline understanding of the needs, opportunities, constraints and wider context of the area to which they relate. The preparation of plans should then be shaped and underpinned by information and data that is: relevant to the matters being considered in the plan; proportionate, so that it is focused and not unnecessarily extensive; and drawn from suitable and reliable sources that are sufficiently up-to-date.
2. To achieve this, plan-makers should:
  - a. Draw upon existing evidence, and update this where appropriate, before preparing or commissioning wholly new evidence (which should be done only where necessary);
  - b. Consider using relevant evidence produced by other plan-makers, where doing so could avoid duplication and support alignment between plans;
  - c. Where appropriate, work jointly with neighbouring or other relevant plan-makers to prepare evidence, particularly relating to cross-boundary matters and where a joint approach could support improved cooperation;
  - d. Make use of any relevant standardised tools, methods and templates published by the Secretary of State, as appropriate to the type of plan being prepared<sup>14</sup>; and
  - e. Not prepare new or additional evidence after a plan has been submitted for examination, unless requested to do so by an appointed Inspector or examiner.
3. Evidence related to development needs should be considered up-to-date if it has been produced using appropriately up-to-date information and data. Where evidence on development needs has been established at an early stage of plan preparation, it should not require reviewing and updating unless there are strong reasons to do so.

### PM9: Identifying land for development

1. Development plans should be informed by an assessment of the land available in their area to meet development needs.
2. For plans that allocate specific sites for development the assessment should be undertaken with reference to national guidance<sup>15</sup> and include:
  - a. A thorough site identification process to identify a sufficient range and quantity of potential sites;

	<ul style="list-style-type: none"> <li>b. An assessment of the availability, suitability and achievability (including likely viability) of those sites;</li> <li>c. An assessment of the amount of development those sites have the potential to accommodate and the potential timescales over which development could be delivered<sup>16</sup>; and</li> <li>d. The identification of the most appropriate sites for development taking into account the emerging vision and spatial strategy of the plan and the information above.</li> </ul>
<b>Co-operation</b>	
<p><b>Maintaining effective cooperation</b></p> <ul style="list-style-type: none"> <li>24. Effective strategic planning across local planning authority boundaries will play a vital and increasing role in how sustainable growth is delivered, by addressing key spatial issues including meeting housing needs, delivering strategic infrastructure and building economic and climate resilience. Local planning authorities and county councils (in two-tier areas) continue to be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.</li> <li>25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).</li> <li>26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.</li> <li>27. Once the matters which require collaboration have been identified, strategic policy-making authorities should make sure that their plan policies align as fully as possible with those of other bodies where a strategic relationship exists on these matters, and take into account the relevant investment plans of infrastructure providers, unless there is a clear justification to the contrary. In particular their plans should ensure that: <ul style="list-style-type: none"> <li>a) a consistent approach is taken to planning the delivery of major infrastructure, such as major transport services/projects, utilities, waste, minerals, environmental improvement and resilience; and strategic health, education and other social infrastructure (such as hospitals, neighbourhood health facilities, universities, schools, major sports facilities and criminal justice accommodation);</li> </ul> </li> </ul>	<p><b>PM10: Maintaining cooperation between plan-making authorities</b></p> <ul style="list-style-type: none"> <li>1. Plan-making authorities should engage proactively and regularly with infrastructure providers, neighbouring and other relevant plan-making authorities (where there are strategic interdependencies across boundaries) and other relevant bodies to identify and address cross boundary matters that need to be addressed in their plans, including: <ul style="list-style-type: none"> <li>a. Where additional infrastructure is needed;</li> <li>b. Where development needs that cannot be met wholly within a particular plan area could be met elsewhere; and</li> <li>c. To determine optimal locations for growth, such as in connected places for housing or along major transport corridors for some types of employment (which may necessitate alignment between different strategic planning authorities<sup>17</sup>).</li> </ul> </li> <li>2. Plan-making authorities should ensure their plan policies align as fully as possible with those of other bodies where there are strategic interdependencies across boundaries, including neighbouring and other relevant nearby plan-making authorities. In doing so they should take into account the relevant infrastructure and investment plans of infrastructure providers and authorities.</li> <li>3. Where matters are already addressed by an adopted spatial development strategy, plan-making authorities within the strategy area do not need to revisit them when preparing their plans</li> <li>4. Where there is uncertainty about the future direction of other parts of the development plan or the plans of infrastructure providers, such as due to misaligned timings, plan-making authorities should make pragmatic decisions on the basis of available information rather than waiting for a full set of evidence from other bodies.</li> </ul>



	<p><b>PM11: Demonstrating cooperation between plan-making authorities</b></p> <ol style="list-style-type: none"> <li>1. Plan-making authorities should prepare, maintain and publish one or more statements of common ground to demonstrate that relevant cross-boundary matters have been addressed where possible including by: <ol style="list-style-type: none"> <li>a. Taking a consistent approach to planning the delivery of major infrastructure where this involves one or more neighbouring authorities;</li> <li>b. Distributing and providing for unmet needs across neighbouring and/or nearby areas; and</li> <li>c. Planning effectively for cross-boundary growth locations, allocations or designations with significant implications across neighbouring areas.</li> </ol> </li> <li>2. Where it has not been possible to fully address cross-boundary matters, plan-making authorities should demonstrate that they have taken all reasonable steps to address them.</li> </ol>
<b>Developer contributions</b>	
<p><b>Development contributions</b></p> <p>35. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.</p>	<p><b>PM12: Developer contributions</b></p> <ol style="list-style-type: none"> <li>1. Development plans should, at the most appropriate level, set out the contributions expected from development to support the delivery of the plan.</li> <li>2. These policy requirements may apply to different areas covered by the plan. This includes: <ol style="list-style-type: none"> <li>a. Plan-wide policies;</li> <li>b. Policies for strategic sites which are critical to the delivery of the plan; and</li> <li>c. Policies for different types or location of site or types of development.</li> </ol> </li> <li>3. Policy requirements should: <ol style="list-style-type: none"> <li>a. Include the levels and types of affordable housing provision required (with reference to policy HO5), along with other infrastructure required;</li> <li>b. Be set at a level that allows for the planned types of development and sites to be deliverable, maximising certainty and reducing the need for viability assessment at the decision-making stage;</li> <li>c. Be clear so that they can be accurately accounted for in the price paid for land. To</li> </ol> </li> </ol>



	<p>provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range.</p> <p>4. Plans should set out the circumstances in which review mechanisms will be used for development proposals where contributions are proposed to be reduced below the requirements set out in plan policies. Plans should clearly set out the processes and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to maximise policy compliance.</p>
<b>Setting standards</b>	
	<p><b>PM13: Setting standards</b></p> <p>1. Quantitative standards set through development plan policies should be limited to infrastructure provision, affordable housing requirements<sup>18</sup>, parking and design and placemaking, and where this will provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:</p> <ul style="list-style-type: none"> <li>a. Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist;</li> <li>b. Not cover matters which are already addressed by Building Regulations, other than in relation to: <ul style="list-style-type: none"> <li>i. accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in line with policy HO5; or</li> <li>ii. water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress.</li> </ul> </li> <li>c. Not cover matters relating to the construction or internal layout of buildings unless they are to implement the nationally described space standard.</li> </ul>

## Examining plans

### Examining plans

36. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs<sup>20</sup>; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

### Examining Plans

#### PM14: Examining spatial development strategies

1. Spatial development strategies are subject to an independent examination<sup>19</sup> by an examiner appointed by the Secretary of State. The purpose of the examination should be to assess whether relevant procedural requirements have been met and the strategy is 'sound' alongside any other matters the examiner considers to be appropriate. Where the inspector does not consider the spatial development strategy to be sound, the examiner will be able to suggest modifications for the strategic planning authority to consider or recommend that the strategy is withdrawn.
2. A sound spatial development strategy should satisfy the following tests:
  - a. **Positive** – the strategy sets out a positive approach to delivering growth which, as a minimum, seeks to meet the area's objectively assessed needs, and is based on effective joint working on cross-boundary strategic matters. A strategy which does not provide for objectively assessed needs should be considered an exception, and only where it is evidenced that stringent efforts have been taken to meet those needs through cooperation with other strategic planning authorities<sup>20</sup>;
  - b. **Appropriate** – the strategy sets out an appropriate strategy to enable the delivery of sustainable development, taking into account reasonable alternatives, the 10 Year Infrastructure Plan, the National Industrial Strategy, any relevant Local Growth Plan and other relevant strategies;
  - c. **Effective** – the strategy sets out effective policies for development and there is a reasonable prospect that local plans will be capable of identifying site allocations to implement its spatial strategy. Where spatial development strategies anticipate a change in market conditions which the strategy itself is intended to foster, a proportionate approach should be taken in assessing assumptions for the longer term, given the uncertainty which is likely to surround them. Post-adoption monitoring should be undertaken in such circumstances; and
  - d. **Consistent with national policy** – the strategy accords with the policies for plan-making in this Framework and other statements of national planning policy, where relevant, and does not duplicate, substantively restate or modify the content of national policies for decision-making.
3. When examining a spatial development strategy there may be limited certainty about the delivery of infrastructure towards the end of the plan period. Where this is the case, it will be sufficient to assess whether reasonable assumptions have been made based on adequate engagement with the relevant infrastructure providers.

	<p><b>PM15: Examining local plans and minerals and waste plans</b></p> <ol style="list-style-type: none"> <li>Local plans and minerals and waste plans are subject to an independent examination by an inspector (or panel of inspectors) appointed by the Secretary of State. The purpose of the examination is to assess whether the plan is 'sound'. A sound plan should satisfy the following tests: <ol style="list-style-type: none"> <li><b>Positive</b> – the plan sets out a positive approach to delivering growth to meet the development needs of the area in accordance with policy S1;</li> <li><b>Appropriate</b> – the plan sets out an appropriate strategy to enable the delivery of sustainable development, taking into account reasonable alternatives;</li> <li><b>Realistic</b> – the plan sets out realistic policies for development, is based on effective joint working on cross-boundary strategic matters, and there is a reasonable prospect that its site allocations are capable of being deliverable at the time envisioned;</li> <li><b>Consistent</b> – the plan accords with the policies for plan-making in this Framework and other statements of national planning policy where relevant, and does not duplicate, substantively restate or modify the content of national policies for decision-making; and</li> <li><b>Conformity</b> – the plan is in general conformity with any adopted spatial development strategy for the area<sup>21</sup>.</li> </ol> </li> <li>The tests of soundness should be applied in a proportionate way, taking into account the type and purpose of policy being considered.</li> </ol> <p><b>PM16: Examining supplementary plans</b></p> <ol style="list-style-type: none"> <li>Supplementary plans are subject to a streamlined preparation, consultation and examination process. The purpose of the examination of supplementary plans is to determine whether: <ol style="list-style-type: none"> <li>The relevant legal requirements have been met including, where a supplementary plan allocates multiple sites, that the local authority has reached a reasonable conclusion that the sites involved are nearby to each other; and</li> <li>The relevant plan-making authority has had regard to national policies and guidance issued by the Secretary of State, including the policy in this Framework that development plan policies should not duplicate, substantively restate or modify the content of national policies for decision-making.</li> </ol> </li> </ol>
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<p>37. These tests of soundness will be applied to non-strategic policies<sup>21</sup> in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.</p> <p>38. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements<sup>22</sup> before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p>	<p><b>PM17: Examining neighbourhood plans</b></p> <p>1. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p> <p>2. The basic conditions include consideration of whether, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate for the neighbourhood plan to be 'made'. In this context neighbourhood plans should accord with the policies for plan-making in this Framework, and should not duplicate, substantively restate or modify the content of national policies for decision-making.</p>
<b>Pre-application</b>	
<p><b>Pre-application engagement and front-loading</b></p> <p>40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.</p> <p>41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.</p> <p>42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.</p> <p>43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.</p>	<p><b>Preparing planning proposals</b></p> <p><b>DM1: Preparing development proposals</b></p> <p>1. Proposals for major development should:</p> <ul style="list-style-type: none"> <li>a. Be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the scheme and those likely to be affected by it; and</li> <li>b. Be accompanied by a concise planning statement setting out: <ul style="list-style-type: none"> <li>i. how the proposals are consistent with relevant development plan and national decision-making policies;</li> <li>ii. the outcome of pre-application engagement and the extent to which the proposals have changed in response to this engagement; and</li> <li>iii. the proposed use of any planning obligations to make the proposals acceptable in planning terms.</li> </ul> </li> </ul> <p>2. Proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision. In certain circumstances, set out elsewhere in this Framework, this should include pre-application discussions (see policies CO2 and P4). Pre-application engagement may also be required where proposals raise complex planning matters, such as the potential effect on heritage assets.</p>

<p>44. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.</p> <p>45. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.</p> <p>46. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.</p> <p>47. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.</p>	<p><b>DM2: Information requirements</b></p> <ol style="list-style-type: none"> <li>1. To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C).</li> <li>2. Local validation lists should only include additional information requirements if there is a policy in the development plan requiring a specific further assessment. Any such additional information requirements should not be applied equally to all applications but should be proportionate to the scale of development and its potential impact. Where appropriate, the requirements should clearly distinguish between what is required for major, medium and other types of development proposal.</li> </ol>
<p align="center"><b>Determining development proposals</b></p>	
<p><b>Determining applications</b></p> <p>48. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.</p>	<p><b>DM3: Determining development proposals</b></p> <ol style="list-style-type: none"> <li>1. When considering development proposals, local planning authorities should: <ol style="list-style-type: none"> <li>a. Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;</li> <li>b. Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;</li> <li>c. Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;</li> <li>d. Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;</li> <li>e. Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and</li> <li>f. Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.</li> </ol> </li> </ol>



### Emerging development plan proposals

<p>49. Local planning authorities may give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> <li>a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</li> <li>b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</li> <li>c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)<sup>23</sup>.</li> </ul> <p>50. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:</p> <ul style="list-style-type: none"> <li>a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and</li> <li>b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.</li> </ul> <p>51. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.</p>	<p><b>DM4: Emerging development plan proposals</b></p> <ol style="list-style-type: none"> <li>1. When preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to: <ul style="list-style-type: none"> <li>a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</li> <li>b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</li> <li>c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).</li> </ul> </li> <li>2. Development proposals should not be refused on the grounds of being premature, other than in the limited circumstances where both: <ul style="list-style-type: none"> <li>a. The development proposal is so substantial, or its cumulative effect alongside other development proposals would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and</li> <li>b. The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area. An emerging plan is unlikely to be in an advanced stage if a draft spatial development strategy, local plan, minerals and waste plan or supplementary plan has yet to be submitted for examination; or, in the case of a neighbourhood plan, the local planning authority publicity period on the draft plan has not ended.</li> </ul> </li> <li>3. Where planning permission is refused on grounds of prematurity, the reason for the refusal should indicate clearly how granting permission for the development proposal would prejudice the outcome of the plan-making process.</li> </ol>
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### Development viability

59. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available.

#### DM5: Development viability

1. Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable. Relevant policies in this context are those which relate to the contributions expected from development.
2. There may be limited circumstances in which it would not be possible for development to proceed on a policy compliant basis, and a viability assessment to inform decision-making is justified to ensure that a proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include situations where:
  - a. The development is significantly different from any typology assumed in the development plan viability assessment;
  - b. Site characteristics differ substantially from the assumptions used to assess viability when the relevant development plan policies were prepared;
  - c. The development is demonstrably burdened by costs which were unforeseeable when the development plan was prepared; and/or
  - d. Site or economic circumstances have changed significantly since the development plan was prepared.
3. Neither the price paid for land, nor the price intended to be paid through an option agreement, should be a justification for failing to accord with relevant policies in the plan.
4. Where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. It should fully evidence all inputs and assumptions used in the assessment, and explain any differences from those used for viability assessment that informed the relevant plan policies. All viability assessments should reflect the recommended approach in planning practice guidance, utilising the standardised inputs set out in *[Annex X – to be added subject to the outcome of this consultation]*, and should be made publicly available.
5. These considerations should inform the decision maker's assessment of the weight to be given to a submitted viability assessment.
6. Where a viability assessment is submitted and contributions are reduced below the requirements set out in relevant development plan policies, decision makers should consider using review mechanisms to seek policy compliance over the lifetime of the project, in accordance with planning practice guidance.

## Planning conditions and obligations

### Planning conditions and obligations

56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
57. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification<sup>24</sup>.
58. Planning obligations must only be sought where they meet all of the following tests<sup>25</sup>:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
59. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available.

### DM6: Use of planning conditions and obligations

- Planning conditions should only be attached to planning permissions and other associated consents for development where they are:
  - Necessary to make the development acceptable in planning terms;
  - Relevant to the development and to planning considerations generally;
  - Sufficiently precise to make them capable of being complied with and enforced; and
  - Reasonable in all other respects.
- Conditions should not be used to:
  - Require payments of money; or
  - Require that land is formally given up to another party (such as highways to the local highway authority); or
  - Restrict national permitted development rights unless there is clear justification to do so.
- Where national model conditions are relevant to the development, they should be used unless there are strong reasons for using a different condition. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification. Applications to discharge conditions should be dealt with in a timely manner to avoid unnecessary delays to development.
- Planning obligations should only be used where it is not possible to address potential unacceptable impacts through a planning condition. Where national model planning obligations are relevant to the development, they should be used unless a different planning obligation is more appropriate.

Relationship with other regulatory regimes	
<p>201. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.</p>	<p><b>DM7: Relationship with other regulatory regimes</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.</li> <li>2. Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed (see policy PM13).</li> <li>3. The parallel processing of planning and other regulatory consents is encouraged where this can help to align and expedite the consenting of development.</li> <li>4. Where compliance under a separate regulatory regime requires subsequent changes to an approved development proposal, such changes should be approved unless they would mean the development is no longer acceptable when assessed against development plan and national decision-making policies.</li> </ol>
Enforcement	
<p><b>Enforcement</b></p> <p>60. Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.</p>	<p><b>DM8: Unauthorised development and enforcement</b></p> <ol style="list-style-type: none"> <li>1. Where there has been unauthorised development and local planning authorities are considering whether enforcement action is expedient, they should take account of their local enforcement plan, the impact of the breach of planning control, and the extent to which the breach would otherwise be acceptable.</li> <li>2. In cases of unauthorised development where consideration is being given to an application for retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission.</li> </ol>



Other routes to consent	
<p><b>Tailoring planning controls to local circumstances</b></p> <p>52. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.</p> <p>53. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.</p> <p>54. The use of Article 4 directions to remove national permitted development rights should:</p> <ol style="list-style-type: none"> <li>where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)</li> <li>in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)</li> <li>in all cases, be based on robust evidence, and apply to the smallest geographical area possible.</li> </ol> <p>55. Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.</p>	<p><b>Other routes to consent</b></p> <p><b>DM9: Use of development orders</b></p> <ol style="list-style-type: none"> <li>To provide certainty about the prospects of securing planning permission for specified forms of development, local planning authorities and Mayors are strongly encouraged to use Local Development Orders and Mayoral Development Orders, especially where this would support housing, regeneration, economic growth or environmental improvement. These orders should take account of the development plan and national decision-making policies, and set out precisely what development is permitted and how planning obligations will be secured.</li> <li>Local planning authorities should also respond positively to any proposals from communities for Neighbourhood Development Orders and Community Right to Build Orders, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.</li> </ol> <p><b>DM10: Removal of national permitted development rights</b></p> <ol style="list-style-type: none"> <li>The use of Article 4 directions to remove permitted development rights should: <ol style="list-style-type: none"> <li>Be limited to situations where it is necessary to protect local amenity or the wellbeing of the area (such as safeguarding against the demolition of local facilities, preventing an over-concentration of uses which could affect the quality of life or community cohesion, or supporting the vitality and viability of parts of town centres);</li> <li>Be based on robust evidence; and</li> <li>Apply to the smallest area possible.</li> </ol> </li> </ol>
Achieving sustainable development	
	<p><b>4. Achieving sustainable development</b></p> <div> <p>The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.</p> </div>

	<p><b>Plan-making policies</b></p> <p><b>S1: Positive plan-making</b></p> <ol style="list-style-type: none"> <li>The development plan should plan positively for future growth and change by: <ol style="list-style-type: none"> <li>Seeking to meet the development needs of their area as a minimum. For spatial development strategies, and for local plans where a spatial development strategy is not in place<sup>22</sup>, this means providing for objectively assessed needs for housing and other uses (including supporting infrastructure), as well as any needs that cannot be met within neighbouring areas, unless: <ol style="list-style-type: none"> <li>the application of the policies in this Framework that protect areas or assets of particular importance<sup>23</sup> provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or</li> <li>any adverse impacts of doing so would substantially outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</li> </ol> </li> <li>Providing for new development, and improvement of the environment, in a way which promotes a sustainable pattern of growth and seeks to mitigate climate change and adapt to its effects.</li> </ol> </li> </ol> <p><b>S2: Producing a spatial strategy</b></p> <ol style="list-style-type: none"> <li>The development plan should set out a spatial strategy setting clear expectations for the location of development and where land should be protected or enhanced for specific purposes, by identifying at an appropriate scale: <ol style="list-style-type: none"> <li>Settlements within the development plan area, whether existing or proposed, and their boundaries (or clear criteria for identifying settlement extents). Settlements should include any allocations that would ultimately form part of the settlement;</li> <li>The location and boundary of town centres within settlements, or other specific areas where particular approaches to development apply;</li> <li>Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply; and</li> <li>Sites allocated for development to meet the identified need for housing and other uses in the area and for local and strategic infrastructure (including any proposals to enable the development of land around stations).</li> </ol> </li> <li>The spatial strategy should be illustrated on a key diagram forming part of a spatial development strategy and/or local plan, with the boundaries of specific policy areas, land-use designations and allocations identified on a policies map.</li> </ol>
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## The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.

## National decision-making policies

### S3: Presumption in favour of sustainable development

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
  - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
  - b. Outside settlements, policy S5 should be applied; and
  - c. In all locations, development proposals that accord with an up-to-date development plan and also the decision-making policies in this Framework should be approved without delay.

### S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
  - a. Have an unacceptable impact in relation to:
    - i. the allocation or safeguarding of land for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
    - ii. the application of the policies in this Framework for safeguarding existing open space, sport and recreation facilities (HC7), Local Green Space (HC8), designated wildlife habitats (N6) and for managing development within residential curtilages (L2); or
  - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made which does not increase the risk of flooding either on or off-site); or
  - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.



12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

## 11. Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land<sup>49</sup>.
125. Planning policies and decisions should:
  - a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
  - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>50</sup>; and

### S5: Principle of development outside settlements

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:
  - a. Development proposals which are for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction; engineering operations and infrastructure (including for transport, energy and water); roadside facilities in accordance with policy TR5; and national defence and security;
  - b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;
  - c. The re-use, extension, alteration or replacement of an existing building, so long as the existing building is of permanent and substantial construction, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building<sup>24</sup>;
  - d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);
  - e. Limited infilling within groups of houses;
  - f. An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
  - g. Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation<sup>25</sup>, provided it meets the criteria in policy HO12;
  - h. Development for housing and mixed-use development which would be: within reasonable walking distance of a railway station which provides a high level of connectivity to jobs and services<sup>26</sup>; physically well-related to a railway station or a settlement within which the station is located; is of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and where the development would not prejudice any proposals for long-term comprehensive development in the same location;
  - i. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and
  - j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites<sup>27</sup> or scores below 75% in the most recent Housing Delivery Test<sup>28</sup>), and where the development would:

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.

126. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

See also ‘Purpose of the planning system’ (paragraphs 7 and 8) at page 3 above

i. be well related to an existing settlement<sup>29</sup> (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

ii. comprise major development for storage and distribution purposes which accords with policy E3.

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3. Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.

4. Any other development proposals which do not fall within one of the categories set out above should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

5. The preceding parts of this policy do not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and GB8. However, where development is not inappropriate in the Green Belt (as set out in policy GB7), proposals should also be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

#### **S6: Neighbourhood plans and the presumption**

1. For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply:

- a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b. The neighbourhood plan contains allocation to meet its identified housing requirement (see policy HO2).



## Meeting the challenge of climate change

### 14. Meeting the challenge of climate change, flooding and coastal change

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

#### Planning for climate change

162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures<sup>61</sup>. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
163. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.
164. New development should be planned for in ways that:
- avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
  - help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.
165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

### 5. Meeting the challenge of climate change

The objective of the policies in this chapter is to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

#### Plan-making policies

##### CC1: Planning for climate change

- Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero<sup>30</sup>. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:
  - Proposing development patterns through their spatial strategy and allocations which:
    - can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and
    - avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change);
  - Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;
  - Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and
  - Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.
- Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

##### CC3: Adaptation to climate change



<p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>166. In determining planning applications, local planning authorities should expect new development to:</p> <p>a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and</p> <p>b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.</p> <p>168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:</p> <p>a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;</p> <p>b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;</p> <p>c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.</p> <p>169. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.</p>	<p>1. Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should, where relevant to the proposal:</p> <p>a. Be located where the risk of flooding is minimised, or can be managed and the development made safe without increasing risk elsewhere, in accordance with policies F4, F5, F6, F7 and F8;</p> <p>b. Comply with policy F9 where development would be located in an area vulnerable to coastal change;</p> <p>c. Incorporate sustainable drainage systems to manage surface water flow rates and reduce volumes of runoff in accordance with policy F8;</p> <p>d. Use design approaches which minimise risks from overheating in accordance with policy DP3(1)(c), and include green infrastructure and suitable tree planting in accordance with policies DP3(1)(d) and N3; and</p> <p>e. Where development is, or is likely to be, at heightened risk from wildfires – such as where it is located adjacent to land used for agriculture, heathland or woodland – proposals should incorporate suitable mitigation measures, where possible, to reduce fuel loads and create defendable spaces (for example avoiding fire pathways such as fences, and incorporating firebreaks into development layouts and planting schemes).</p>
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## Delivering a sufficient supply of homes

### 5. Delivering a sufficient supply of homes

61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
62. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children<sup>26</sup>; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers<sup>27</sup>; people who rent their homes and people wishing to commission or build their own homes<sup>28</sup>.
64. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing<sup>29</sup> required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:
  - a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
  - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
65. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount<sup>30</sup>.
66. Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures<sup>31</sup>.

### 6. Delivering a sufficient supply of homes

The objective of the policies in this chapter is to support the delivery of a substantial increase in the supply of homes and traveller sites, by ensuring that a sufficient amount and variety of land can come forward where needed. This includes planning for an appropriate mix of accommodation for the local community, and ensuring that land with permission is developed without unnecessary delay.

#### Plan-making policies

##### HO1: Assessing the need for homes

1. The preparation of spatial development strategies, and local plans where a spatial development strategy is not in place, should be based upon:
  - a. A housing need assessment that establishes the overall number of homes needed in the area as a minimum over the plan period, using the standard method in Annex D;
  - b. An assessment of the permanent and transit site accommodation needs of travellers in the area; and
  - c. An understanding of any accommodation needs that cannot be met within neighbouring areas.
2. At the most appropriate level, development plans should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups. These groups include, but are not limited to:
  - a. Those who require affordable housing (including Social Rent) as defined in the glossary;
  - b. Older people (including those who require retirement housing, housing-with-care and care homes);
  - c. Disabled people;
  - d. People who rent their homes;
  - e. Families with children;
  - f. Looked after children (evidence of need for which can be found in the relevant local authority's Children's Social Care Sufficiency Strategy);
  - g. Specialist community-based accommodation (where evidence of need is available for the relevant local authority);
  - h. Students;



<p>67. As part of the 'Golden Rules' for Green Belt development set out in paragraphs 156-157 of this Framework, a specific affordable housing requirement (or requirements) should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt or which may be permitted on land within the Green Belt. This requirement should:</p> <ul style="list-style-type: none"> <li>a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and</li> <li>b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability).</li> </ul> <p>68. The affordable housing requirement for land within or released from the Green Belt may be set as a single rate or be set at differential rates, subject to the criteria above.</p> <p>69. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>32</sup>. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.</p> <p>70. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>33</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors</p> <p>71. Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.</p>	<ul style="list-style-type: none"> <li>i. Travellers; and</li> <li>j. People wishing to commission or build their own homes<sup>31</sup>.</li> </ul> <p><b>HO2: Setting requirement figures for homes</b></p> <ol style="list-style-type: none"> <li>1. Spatial development strategies should establish a housing requirement, and set pitch and plot requirements where a need has been identified, for each local planning authority within the strategy area. These figures should not be re-tested as part of local plan preparation unless there has been a significant change in circumstances which affects the overall requirement and its distribution to each local planning authority area.</li> <li>2. Where a spatial development strategy is not in place, local plans should establish the housing requirement figure and pitch and plot requirements for their area, taking account of any relevant emerging spatial development strategy.</li> <li>3. Housing requirement figures should:             <ul style="list-style-type: none"> <li>a. Reflect the extent to which the identified needs of the area can be accommodated over the plan period as a minimum, in accordance with policy S1; and</li> <li>b. Be higher than the overall figure identified in the local housing needs assessment where appropriate. This includes situations where a higher housing requirement is necessary to meet the needs of neighbouring areas, or where it reflects growth ambitions linked to economic development or infrastructure investment.</li> </ul> </li> <li>4. Pitch and plot requirements should reflect the extent to which identified permanent and transit site accommodation needs of travellers in the area can be accommodated over the plan period as fully as possible, in accordance with policy S1.</li> <li>5. In the case of local plans, a housing requirement figure should also be set for designated neighbourhood plan areas, unless it is impractical to do so (because a neighbourhood planning area has been designated at a late stage in the local plan preparation process, or after the plan has been adopted, or in instances where the local plan is out of date; in which case the local planning authority should provide an indicative figure). This requirement figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority. Local planning authorities should avoid setting housing requirement figures for neighbourhood planning areas at nil other than where:             <ul style="list-style-type: none"> <li>a. The local plan already meets or exceeds the housing need figure for the neighbourhood planning area;</li> <li>b. The neighbourhood planning area has a clear and well evidenced need for no additional housing; or</li> <li>c. The constraints within the neighbourhood planning area are so substantial as to preclude any additional housing of any kind from coming forward.</li> </ul> </li> </ol>
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## Identifying land for homes

72. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
  - a) specific, deliverable sites for five years following the intended date of adoption<sup>34</sup>; and
  - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
  - a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
  - b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
  - c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
  - d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
  - e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
74. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
75. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

## HO3: Providing land for homes

1. Local plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure and pitch and plot requirements for their areas over the plan period, drawing on the land availability assessment in accordance with policy PM9. This should include:
  - a. In relation to housing:
    - i. a supply of specific deliverable sites for five years following the intended date of adoption of the plan, with an appropriate buffer (as set out in Annex D; the Annex also sets out how a five year housing land supply should be calculated for decision-making purposes); and
    - ii. a supply of specific, developable sites or broad locations for growth for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
  - b. In relation to traveller sites:
    - i. a supply of specific deliverable sites for five years following the intended date of adoption of the plan (as set out in Annex D); and
    - ii. a supply of specific, developable sites or broad locations for growth for the subsequent years 6 to 10 and, where possible, for years 11-15 of the remaining plan period.
  - c. A trajectory showing the expected rate of housing and pitch and plot delivery over the plan period and, where appropriate, the anticipated rate of development for specific sites.
2. Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends.

## HO4: Land for large scale residential and mixed-use development

1. The development plan should identify suitable locations for large scale development, such as new settlements, new urban quarters or significant extensions to existing settlements. These locations should:
  - a. Be capable of being supported by the necessary infrastructure and facilities at appropriate points in the development's delivery (including complying with relevant aspects of policies TR1 and TR3, and taking advantage of any opportunities presented by existing or planned infrastructure investment);



<p>76. Local planning authorities should support the development of exception sites for community-led development<sup>35</sup> (as defined in Annex 2) on sites that would not otherwise be suitable as rural exception sites. These sites should be on land which is not already allocated for housing and should:</p> <ul style="list-style-type: none"> <li>a) comprise community-led development that includes one or more types of affordable housing as defined in Annex 2 of this Framework. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding; and</li> <li>b) be adjacent to existing settlements, proportionate in size to them<sup>36</sup>, not compromise the protection given to areas or assets of particular importance in this Framework<sup>37</sup>, and comply with any local design policies and standards.</li> </ul> <p>77. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:</p> <ul style="list-style-type: none"> <li>a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;</li> <li>b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;</li> <li>c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed homes to meet the needs of different groups in the community;</li> <li>d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)<sup>38</sup>; and</li> <li>e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.</li> </ul>	<ul style="list-style-type: none"> <li>b. Support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access by sustainable transport modes; and</li> <li>c. Address strategic environmental opportunities and safeguards, including those set out in Local Nature Recovery Strategies.</li> </ul> <p>2. Local plans should identify specific sites, infrastructure and other site-specific requirements for large-scale development, including:</p> <ul style="list-style-type: none"> <li>a. Setting clear expectations for the quality of places to be created (such as by following New Town principles and using design tools such as masterplans and design codes);</li> <li>b. Making a realistic assessment of the likely rates of delivery and identifying opportunities for supporting rapid implementation, such as through joint ventures, land assembly or locally led development corporations; and</li> <li>c. Supporting delivery by setting expectations for an appropriate mix of tenures which would meet the needs of different groups. This can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots for custom or self-build.</li> </ul> <p><b>HO5: Meeting the needs of different groups</b></p> <p>1. The development plan should, at the most appropriate level, set out policies to address the housing needs of different groups assessed under policy HO1. This should include:</p> <ul style="list-style-type: none"> <li>a. In relation to affordable housing: <ul style="list-style-type: none"> <li>i. setting requirements for the type and mix of affordable housing (applying the definition in Annex B) required to meet identified local needs, including the minimum proportion of Social Rent homes required, as part of major development. In Designated Rural Areas, development plans may set affordable housing requirements for residential developments which are not major development; and</li> <li>ii. setting a specific affordable housing requirement (or requirements) for major development involving the provision of housing on land which is proposed to be released from the Green Belt, or which may be approved on land within the Green Belt<sup>32</sup>.</li> </ul> </li> <li>b. In relation to accessible housing, setting out the proportion of new housing that should be delivered to requirement M4(2) and M4(3) of the Building Regulations. M4(2) requirements should reflect local levels of need, and should ensure that at least 40% of new housing delivered over the course of the plan is delivered to M4(2) or M4(3) standards.</li> </ul>
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## Maintaining supply and delivery

78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
  - 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or
  - From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:
- where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
  - where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;
  - where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

- Identifying sites, or setting requirements for parts of allocated sites, which can provide specific types of housing where there is an identified need, including (but not limited to):
  - specialist housing for older people;
  - purpose-built accommodation for students;
  - plots for self and custom build housing; and
  - sites suitable for gypsies and travellers and travelling showpeople, including sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents. Sites identified for travelling showpeople should have regard to their need for mixed-use yards with both residential accommodation and space for storage of equipment.
- Setting out policies for the mix of tenures to be provided on sites for 150 homes or more. This mix should be informed by the needs of different groups assessed under policy HO1.

### HO6: Planning for a diverse mix of sites

- To support the provision of a diverse mix of sites, local plans should:
  - Allocate land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, and a further 10% on sites of between one and two and a half hectares, unless there are strong reasons why these targets cannot be achieved; and
  - Allocate sites which will support and enhance the vitality of rural communities and enable villages to grow and thrive, especially where this will support local services.

## National decision-making policies

### HO7: Meeting the need for homes

- In applying the policies in this Framework, substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing and traveller sites, and performance against the Housing Delivery Test).



80. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used.
81. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.

### Rural housing

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential building; or
  - e) the design is of exceptional quality, in that it:

### HO8: Providing affordable homes

1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:
  - a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of homes built; or
  - b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.
2. Development proposals that include military affordable housing should not be required to meet development plan requirements for the mix of affordable housing tenures (including the minimum proportion of Social Rent). These proposals should:
  - a. Demonstrate an evidenced unmet need for military affordable housing (as provided by the Ministry of Defence); and
  - b. Meet development plan requirements for the proportion of affordable housing on the site. This includes where military affordable housing is the only form of affordable housing provided, or where military affordable housing is delivered alongside other tenures of affordable housing.
3. Where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to the application of any development plan requirements relating to the size of market homes, taking into account prevailing market conditions.

### HO9: Specialist forms of accommodation

1. Development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users. This includes:
  - a. Housing for older people:
    - i. being located where residents will be able to access frequently-used services easily and safely by walking, wheeling (including mobility scooters) and public transport; including through on-site provision where applicable; and
    - ii. being delivered to M4(2) or M4(3) accessibility standards.

- i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

b. Specialist community-based accommodation:

- i. being supported by a management plan or other supporting evidence which shows how the development will provide a safe and secure environment for residents; and
- ii. being located where residents will be able to access frequently-used services (such as education facilities) easily and safely.

c. Purpose-built student and large-scale shared living accommodation:

- i. being located where residents will be able to access frequently-used services (and, for student accommodation, relevant education facilities) easily and safely by walking, wheeling or public transport;
- ii. providing adequate living and storage space and sufficient shared cooking, laundry and amenity areas (other than where cooking and laundry facilities are provided within student rooms, in which case these do not need to be available on a shared basis); and

- iii. being supported by a management plan which shows how the development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services (and which should be secured by means of a planning condition).

**HO10: Exception Sites**

1. Development proposals for housing or traveller sites on land not already allocated for this purpose, and which are located outside settlements, should be supported where they are:
  - a. A rural exception site (as defined in the glossary of this Framework) that will provide affordable housing or affordable traveller sites to meet identified local needs – as evidenced through a local housing needs survey or secondary data which is no more than five years old; or
  - b. Sites which comprise community-led development which would not qualify as a rural exception site, but which include one or more types of affordable housing as defined in the glossary of this Framework.
2. Unless otherwise specified in the development plan, exception sites brought forward in one of these two ways should:
  - a. Adjoin or be physically well-related to settlements;
  - b. Be no larger than 1 hectare in size, or exceed 5% of the size of the existing settlement; and



- c. Comprise a majority of affordable housing or affordable traveller pitches. A proportion of market homes may be allowed on the site where essential to enable the delivery of affordable units without grant funding.

**HO11: Isolated homes in the countryside**

1. Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:
  - a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b. The development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE5;
  - c. The development would re-use redundant or disused buildings and enhance its immediate setting, including specifically securing the long-term reuse of a vacant or underused listed building, weighing this against any harm as in policy HE6;
  - d. The development would involve the subdivision of an existing residential building; or
  - e. The design is of exceptional quality, in that it:
    - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

**HO12: Traveller Sites**

1. Development proposals for traveller sites should be located and designed so that they:
  - a. Provide a settled base that limits the need for long-distance travelling and potential environmental damage caused by unauthorised encampment, while recognising the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability;
  - b. Enable access to education, welfare, and health services, including ensuring that children can attend school on a regular basis;
  - c. Promote opportunities for healthy lifestyles, such as by providing adequate landscaping and play areas for children, and minimising adverse impacts from local environmental factors (such as noise and air quality) on the health and wellbeing of travellers that may locate there; and
  - d. Do not enclose the site such that the site and its occupants appear to be isolated from the rest of the community.

2. Alongside the criteria in this policy, when considering proposals for traveller sites, local planning authorities should take into account:
  - a. The existing level of local provision and need for additional sites;
  - b. Other personal circumstances which may be relevant; and
  - c. That applications for sites from any travellers should be considered and not just those with local connections.
3. Where development proposals require the permanent or temporary relocation of an authorised traveller site, an alternative site should be identified and provided. Alternative sites should take into account existing family or community groupings where possible, and involve residents occupying existing pitches, sites or plots in planning any unavoidable relocations to ensure satisfactory solutions are achieved.

**HO13: Build out of residential and mixed-use development**

1. To significantly boost the supply of homes, it is important that land with permission is developed without unnecessary delay. Proposals for major residential and mixed-use development should be capable of bringing housing forward within a reasonable period, taking into account the proposed housing tenure mix for the development, local market conditions (including absorption rates) and the development history of the site.
2. Consideration should be given to whether to impose a planning condition requiring that development begins within a timescale shorter than the relevant statutory default period, where this would expedite the development without threatening its implementation or viability.
3. Where there are development proposals for large scale residential and mixed-use development which will be implemented through multiple phases across development plan periods, the consenting framework for the proposal should:
  - a. Secure the approach to design, infrastructure and other site-specific requirements for the development, including the scale of affordable housing; and
  - b. Be flexible enough to respond positively to changing circumstances as phases are brought forward, including changes to housing need, viability and design.
4. Development proposals affecting sites for large scale residential and mixed-use development set out in emerging development plans should not be inconsistent with the proposed scale, location and phasing of those emerging proposals.

**NB:** See Annex D on housing calculations and supply



## Building a strong, effective economy

### 6. Building a strong, competitive economy

85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
86. Planning policies should:
  - a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy<sup>43</sup> and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;
  - b) set criteria, and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
  - c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;
  - d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
  - e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.
87. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:
  - a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);
  - b) storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation; and
  - c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.

### 7. Building a strong, effective economy

The objective of the policies in this chapter is to enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long term economic growth both locally and nationally.

#### Plan-making policies

##### E1: Providing the conditions for long term economic growth

1. To support business investment and employment, development plans should, at the most appropriate level:
  - a. Set out a clear economic vision and strategy, which takes a positive, proactive and realistic approach to encouraging sustainable economic growth in both urban and rural areas, having regard to the Industrial Strategy<sup>33</sup> and any relevant strategic and local strategies for economic development and regeneration. In doing so they should take into account both local business needs and wider opportunities for economic growth, including priority places for investment in key sectors set out in the Industrial Strategy, and the location of Industrial Strategy Zones<sup>34</sup> and AI Growth Zones;
  - b. Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
  - c. Allocate sites to implement the economic vision and strategy and meet existing and anticipated needs over the plan period, paying particular regard to facilitating development to meet the needs of a modern economy (including sites and premises which are flexible and adaptable) and the specific locational requirements of different sectors. This includes, where a need exists or is anticipated, making provision for:
    - i. clusters, networks and sites for knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure to support the growth of these industries (including laboratories, campus facilities, data centres and associated generating capacity, and grid connections);
    - ii. storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain (including 'last mile' deliveries), transport innovation and decarbonisation; and
    - iii. the expansion or modernisation of other businesses of local, regional or national importance to support economic growth and resilience (including industries such as leisure and tourism which may be of particular importance in certain areas).

## Supporting a prosperous rural economy

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

2. Given changing commercial property requirements, development plans should not be overly prescriptive about the types of uses that would be acceptable on particular sites (other than where there is a clear and justified rationale for being specific about acceptable uses at the plan-making stage).

## National decision-making policies

### E2: Meeting the need for business land and premises

1. To support business growth, substantial weight should be given to:

- a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy<sup>35</sup>, support improvements in freight and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones;
- b. Benefits for domestic food production, animal welfare and the environment which can be demonstrated through proposals for development for farm and agricultural modernisation.

2. Where a development proposal is required to demonstrate whether an unmet need exists (including to demonstrate compliance with policy S5) consideration should be given to whether:

- a. Market signals indicate an undersupply of specific types of land or premises, taking into account the anticipated catchment area for the type of development proposed, the changing needs of different sectors and the availability of existing land and buildings; or
- b. A development proposal's specific locational requirements are met by existing allocations in the development plan. This includes, but is not limited to, situations where:
  - i. existing businesses plan to expand or improve their premises, or clusters or networks of businesses need to grow (such as clusters of knowledge and data-driven, creative or high technology industries and associated facilities and infrastructure); or
  - ii. the availability of infrastructure (such as adequate grid connections or water and wastewater capacity) makes certain locations particularly important, including opportunities to co-locate large-scale generators and users of power (such as data centres); or
  - iii. proposals would meet a local, regional or national need for the provision of new, expanded or upgraded facilities that would result in more efficient, reliable or sustainable handling of goods (whether for their receipt, storage, processing, interchange or distribution).



	<p><b>E3: Freight and logistics</b></p> <p>1. To support the effective and efficient movement of goods, development proposals for freight and logistics uses and associated infrastructure should:</p> <ul style="list-style-type: none"> <li>a. Have good access to transport networks (including via sustainable transport modes where possible) appropriate to the type of development;</li> <li>b. Be sited and designed to limit environmental impacts (such as through the co-location or intensification of facilities to limit vehicle movements, and sensitive building design and landscaping). The impact on local residents or other neighbouring uses should be acceptable, taking into account proposed mitigation, especially where night-time activity will be required; and</li> <li>c. Provide sufficient and secure parking for lorries or other vehicles to cater for the anticipated use.</li> </ul> <p><b>E4: Rural business development</b></p> <p>1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:</p> <ul style="list-style-type: none"> <li>a. The conversion of existing buildings and well-designed new buildings;</li> <li>b. The development and diversification of agricultural and other land-based businesses;</li> <li>c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and</li> <li>d. Development to maintain and enhance farm viability and sustainability and support domestic food production, such as better accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).</li> </ul> <p>2. Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:</p> <ul style="list-style-type: none"> <li>a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and</li> <li>b. The siting and design of development should be appropriate having regard to the character of its surroundings.</li> </ul>
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## Ensuring the vitality of town centres

### 7. Ensuring the vitality of town centres

90. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
- define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
  - define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
  - retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
  - allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
  - where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
  - recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
91. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
92. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

### 8. Ensuring the vitality of town centres

The objective of the policies in this chapter is to promote the long-term vitality and viability of town centres by prioritising them as locations for main town centre uses and allowing them to adapt to changing community and business needs, in a way which reflects their locally distinctive roles and opportunities.

#### Plan-making policies

##### TC1: Planning for town centres

- To promote the long-term vitality and viability of town centres<sup>36</sup>, development plans should, at the most appropriate level:
  - Be informed by a strategy for town centres in the area, to ensure that the full range of potential needs and opportunities for development is considered, including the scope to accommodate additional floorspace, to broaden the mix of uses (including residential uses) and to bring vacant sites and premises back into use;
  - Set out the hierarchy of centres, and any areas within them where specific policies on the nature and scale of development apply, including:
    - the extent of town centres;
    - areas particularly suitable for a greater diversity and/or intensification of use, including through residential development; and
    - areas within which infrastructure and public realm improvements are proposed.
  - Allocate a range of suitable sites in town centres to meet the scale and type of main town centre uses needed over the plan period in these locations, as well as for any complementary uses. Before reviewing town centre boundaries to accommodate any increase in development which is needed, existing vacant town centre sites and areas that are particularly suitable for intensification should be considered to maximise effective use of land;
  - Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should set out proposals for identified needs to be met in other accessible locations that are well connected to the town centre; and
  - Where appropriate, set a locally defined floorspace threshold for development proposals outside town centres, above which an impact assessment would be required, as set out in policy TC4.



<p>93. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.</p> <p>94. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> of gross floorspace). This should include assessment of:</p> <ul style="list-style-type: none"> <li>a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</li> <li>b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</li> </ul> <p>95. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94 it should be refused.</p>	<p>2. Local planning authorities should consider the use of design guides, design codes and masterplans to support their vision for, and the development of, town centres. They should also consider the use of Article 4 directions to remove a permitted development right where these are justified as a means to support the vitality and viability of particular centres and maintain their character.</p> <p><b>National decision-making policies</b></p> <p><b>TC2: Development in town centres</b></p> <ul style="list-style-type: none"> <li>1. In considering proposals for development in town centres, substantial weight should be given to the benefits of: <ul style="list-style-type: none"> <li>a. Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and</li> <li>b. Improving or retaining access to local shops and other facilities which provide day-to-day services for the local community.</li> </ul> </li> </ul> <p><b>TC3: Main town centre uses outside town centres</b></p> <ul style="list-style-type: none"> <li>1. A sequential test should be applied to proposals for main town centre uses for which planning permission is required, where these are neither in an existing centre nor in accordance with an allocation for that purpose in an up-to-date development plan.</li> <li>2. The sequential test means that main town centre uses involving new development should be located within town centres identified in the development plan; then, if this is not feasible, in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre locations, preference should be given to accessible sites which are well connected to the town centre.</li> <li>3. Applicants and local planning authorities should exercise flexibility when considering issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. In doing so it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development proposed, and it should be considered whether the type of development proposed could be accommodated across multiple sites.</li> <li>4. Where a development proposal fails to satisfy the sequential test, or is likely to have a significant adverse impact on one or more of the considerations in policy TC4, it should be refused.</li> <li>5. This sequential test does not apply to applications for small scale rural offices or other small scale rural development.</li> </ul>
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	<p><b>TC4: Assessing the impact of development on town centres</b></p> <ol style="list-style-type: none"> <li>1. Development proposals for retail and leisure uses located outside town centres should be accompanied by an impact assessment if the proposal exceeds a floorspace threshold set out in an up-to-date development plan, and is not on a site which is allocated for the proposed use in the plan. If no threshold for impact assessments has been set in the development plan, a default threshold of 2,500m<sup>2</sup> gross floorspace should be applied.</li> <li>2. In circumstances where an impact assessment is required, it should be demonstrated that the development would be unlikely to have a significant adverse impact on: <ol style="list-style-type: none"> <li>a. Existing, committed and planned public and private investment in a town centre or centres in the catchment area of the proposal; and</li> <li>b. Town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</li> </ol> </li> </ol>
<b>Supporting high quality communications</b>	
<p><b>10. Supporting high quality communications</b></p> <ol style="list-style-type: none"> <li>119. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</li> <li>120. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.</li> <li>121. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:</li> </ol>	<p><b>9. Supporting high quality communications</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to enable the expansion and upgrading of telecommunications infrastructure to meet changing technological, social, business and security requirements (including securing coverage of standalone 5G in all populated areas, and nationwide gigabit-capable broadband), in ways which limit an unnecessary proliferation of equipment and respect important environmental safeguards.</p> </div> <p><b>National decision-making policies</b></p> <p><b>CO1: Proposals for telecommunications infrastructure</b></p> <ol style="list-style-type: none"> <li>1. Development proposals for the expansion or upgrading of electronic telecommunications networks, including (but not limited to) next generation wireless technologies (such as standalone 5G), gigabit-capable broadband connections and supporting infrastructure such as fibre exchanges, should: <ol style="list-style-type: none"> <li>a. Use existing masts, buildings and other structures already employed for this purpose, unless there is no reasonable opportunity to do so (taking into consideration meeting consumer needs, the efficient operation of the network and providing reasonable capacity for future expansion);</li> <li>b. Be sited and designed to minimise the visual impact of the proposals, especially in situations where a new site or structure is proposed;</li> <li>c. Not result in cumulative exposure to non-ionising radiation exceeding International Commission guidelines<sup>37</sup> when the development is operational; and</li> </ol> </li> </ol>



<p>a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and</p> <p>b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.</p> <p>122. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:</p> <p>a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and</p> <p>b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or</p> <p>c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.</p> <p>123. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.</p>	<p>d. Not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.</p> <p>2. In assessing proposals for telecommunications infrastructure, local planning authorities should not require minimum distances to be maintained between telecommunications infrastructure and other development, seek to prevent competition between different operators, question the need for the expansion or upgrading of telecommunications networks, or use health safeguarding standards different from the International Commission guidelines on non-ionising radiation protection.</p> <p><b>CO2: Supporting information for telecommunications infrastructure proposals</b></p> <p>1. Development proposals for electronic telecommunications infrastructure (including applications for prior approval under the General Permitted Development Order, as amended) should be supported by the following, where relevant:</p> <p>a. Information on the outcome of pre-submission consultation with organisations with an interest in the proposed development (in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area), summarising the issues raised and how these have been addressed;</p> <p>b. Where a new site or structure is proposed, evidence that the applicant has sought to keep the number of these to a minimum in accordance with policy CO1(1)(a). This should include evidence that the possibility of erecting any antennas on an existing building, mast or other structure has been explored; and</p> <p>c. Evidence in support of the requirements in policy CO1(1)(c) and (d), including a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection.</p>
<p align="center"><b>Securing clean energy and water</b></p>	
<p>165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);</p>	<p><b>10. Securing clean energy and water</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to support the development and operation of energy and water infrastructure in ways which align with wider development, clean power and net zero objectives (including the delivery of clean power by 2030).</p> </div> <p><b>Plan-making policies</b></p> <p><b>W1: Planning for energy and water</b></p>

<p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>166. In determining planning applications, local planning authorities should expect new development to:</p> <p>a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and</p> <p>b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.</p> <p>168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:</p> <p>a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;</p> <p>b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;</p> <p>c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.</p> <p>169. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.</p>	<p>1. The development plan should be informed by early engagement between the relevant plan-making authority, utility providers, regulators and network operators, so that there is a clear understanding of energy supply and network capacity, water supply, drainage and wastewater capacity, and associated requirements for additional infrastructure provision. This engagement should take into account the impacts of planned growth, changing consumption patterns and climate change, as well as relevant infrastructure plans<sup>38</sup>, and be used to address potential constraints to development arising from current or anticipated infrastructure shortfalls.</p> <p>2. The development plan should reflect this at the most appropriate level by:</p> <p>a. Making provision for development which is required for new or enhanced renewable and low carbon energy development, electricity network infrastructure, water supply, drainage and wastewater infrastructure, whether as part of wider development proposals or as stand-alone developments; and</p> <p>b. Setting out any measures to avoid constraints on the operation or future expansion of renewable and low carbon energy development and electricity network infrastructure and water supply and wastewater infrastructure as a result of neighbouring (or nearby) development.</p> <p><b>W2: Securing renewable and low carbon energy, and electricity network infrastructure</b></p> <p>1. The development plan should support the transition to clean power by planning positively for the increased supply and use of renewable and low carbon energy and electricity network infrastructure. This means that the development plan, should, at the most appropriate level, seek to maximise the potential for suitable development by identifying:</p> <p>a. Areas which are suitable for renewable and low carbon energy development and electricity network infrastructure, including for future re-powering and life extension, where this would help secure their development; and</p> <p>b. Opportunities for development to draw its heat or energy supply from decentralised networks (such as district heat networks), renewable or low carbon energy supply systems, and for co-locating potential customers and suppliers of surplus heat or energy<sup>39</sup>.</p> <p><b>National decision-making policies</b></p> <p><b>W3: Renewable and low carbon energy development and electricity network infrastructure</b></p> <p>1. In considering proposals for renewable and low-carbon energy development and electricity network infrastructure, substantial weight should be given to:</p> <p>a. The benefits of such development for improving energy security, supporting economic development and moving to a net zero future;</p>
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	<ul style="list-style-type: none"> <li>b. In the case of applications for the re-powering and life-extension of existing sites, the additional benefit of utilising an established site for this purpose; and</li> <li>c. The contribution that small-scale and community-led renewable and low carbon energy projects can make to reducing emissions, along with their associated economic and social benefits.</li> </ul> <ol style="list-style-type: none"> <li>2. Applicants should not be required to demonstrate the need for renewable or low carbon energy development and electricity network infrastructure. Where proposals for this form of development come forward outside areas which have been identified as suitable for them they should be acceptable when assessed against the national decision-making policies in this Framework, taken as a whole.</li> <li>3. Where development is expected to be time-limited, applications should be accompanied by proposals for decommissioning and site restoration, including details of how these measures are expected to be implemented.</li> </ol> <p><b>W4: Water infrastructure</b></p> <ol style="list-style-type: none"> <li>1. In considering proposals for water supply, drainage and wastewater development, substantial weight should be given to: <ul style="list-style-type: none"> <li>a. The benefits of providing the capacity needed to serve proposed development as well as improving the security of supply and capacity for existing users (both residential and commercial, including agricultural users); and</li> <li>b. Improving water quality and reducing water-borne pollution.</li> </ul> </li> <li>2. Applicants should not be required to demonstrate the need for water infrastructure developments.</li> </ol>
<b>Facilitating the sustainable use of minerals</b>	
<h2 style="margin: 0;">17. Facilitating the sustainable use of minerals</h2> <p>222. It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.</p> <p>223. Planning policies should:</p> <ul style="list-style-type: none"> <li>a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;</li> </ul>	<h2 style="margin: 0;">11. Facilitating the sustainable use of minerals</h2> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to ensure there is a sufficient supply of minerals to provide the infrastructure, buildings, green energy and goods that the country needs, while at the same time restricting specific types of minerals development that could harm environmental objectives. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.</p> </div> <p><b>Plan-making policies</b></p> <p><b>M1: Planning for a sufficient supply of minerals</b></p>

<p>c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas<sup>77</sup>; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);</p> <p>d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;</p> <p>e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;</p> <p>f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and</p> <p>h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.</p> <p>224. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy<sup>78</sup>. In considering proposals for mineral extraction, minerals planning authorities should:</p> <p>a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, National Landscapes and World Heritage Sites, scheduled monuments and conservation areas;</p> <p>b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;</p> <p>c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source<sup>79</sup>, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</p> <p>d) not grant planning permission for peat extraction from new or extended sites;</p> <p>e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;</p> <p>f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and</p>	<p>1. The development plan should provide for a sufficient supply of minerals of national and local importance.</p> <p>2. This means that in relation to aggregate minerals, the development plan should:</p> <p>a. Use the Local Aggregate Assessment, the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate, and any published National and Sub National Guidelines on future supply, to identify the provision needed in the plan area<sup>40</sup>. The Local Aggregate Assessment should be prepared annually, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information and an assessment of all supply options (including marine dredged, secondary and recycled sources);</p> <p>b. Allocate sites and/or identify preferred areas to maintain this provision, including landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock (longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and the productive capacity of permitted sites);</p> <p>c. Calculate and maintain separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market; and</p> <p>d. Ensure that large landbanks bound up in very few sites do not stifle competition.</p> <p>3. In relation to industrial minerals, the development plan should:</p> <p>a. Use evidence of existing site capacities and demand to identify the level of provision needed to maintain a continuing level of supply for their use in industrial and manufacturing processes; and through cooperation with neighbouring and more distant authorities, identify how these requirements can be met through the allocation of sites and/or identification of preferred areas, taking into account the distribution of industrial minerals deposits;</p> <p>b. Maintain reserves of:</p> <p>i. at least 10 years for individual silica sand sites;</p> <p>ii. at least 15 years for silica sand sites where significant new capital is required, and for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant; and</p> <p>iii. at least 25 years for brick clay, and for cement primary and secondary materials where this is needed to support a new kiln.</p> <p>c. Take account of the need for the provision of brick clay from a number of different sources to enable appropriate blends to be made.</p>
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- g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.

225. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

## Maintaining supply

226. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:
- preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);
  - participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;
  - making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate.

Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;

- taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;
- using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised<sup>80</sup>;
- ensuring that large landbanks bound up in very few sites do not stifle competition; and
- calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.

227. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;

- In relation to oil and gas, the development plan should distinguish between, and plan for, the three phases of development (exploration, appraisal and production) within licenced areas. The development plan should not identify new sites or extensions to existing sites outside licenced areas.
- The development plan should not identify new sites or extensions to existing sites for peat or coal extraction.
- Relevant development plan policies should take account of the contribution that substitute or secondary and recycled materials and minerals waste can make to supply, in preference to the extraction of primary materials, whilst aiming to source minerals supplies indigenously. Where further extraction is necessary, landbanks of non-energy minerals should so far as practical be maintained through sites which lie outside National Parks, the Broads, National Landscapes and designated heritage assets, although the identification of sites or preferred areas in development plans should also reflect that minerals can only be worked where they are found.

## M2: Safeguarding mineral resources and infrastructure through plan-making

- The development plan should:
  - Define Mineral Safeguarding Areas and (in two tier areas) Mineral Consultation Areas to support the safeguarding of mineral resources;
  - Where necessary to prevent the sterilisation of mineral resources, require the prior extraction of minerals on sites allocated for non-mineral development, where practical and environmentally feasible; and
  - Identify existing, planned and potential sites which need to be safeguarded for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

## National decision-making policies

### M3: Assessing the benefits of mineral development

- In assessing proposals for minerals development<sup>41</sup>, substantial weight should be given to the benefits of mineral extraction, including to the economy. In this context, particular importance should be given to:
  - Maintaining minimum reserves of aggregates and industrial minerals, as specified in policy M1(2)(b) and M1(3)(b);
  - Ensuring that the capacity of operations to supply a wide range of materials is maintained (with reserves which are sufficient to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment);

- b) encouraging safeguarding or stockpiling so that important minerals remain available for use;
- c) maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment<sup>81</sup>; and
- d) taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.

## Oil, gas and coal exploration and extraction

228. Minerals planning authorities should:

- a) when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for;
- b) encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
- c) indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
- d) encourage the capture and use of methane from coal mines in active and abandoned coalfield areas; and
- e) provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.

229. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.

230. Planning permission should not be granted for the extraction of coal unless:

- a) the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or
- b) if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).

- c. Processing secondary aggregates, where this can help to reduce the need for new extraction;
- d. Facilitating the exploration and extraction or processing of critical and growth minerals, the use of which supports any or all of the following:
  - i. the green energy transition;
  - ii. the delivery of net zero;
  - iii. national security; and
  - iv. the growth of key sectors set out in the Industrial Strategy<sup>42</sup>.
- e. Maintaining a supply of building and roofing stone for the repair or extension of historic buildings and structures, or where the use of traditional materials is important to conserve or enhance the character of an area. The duration of planning permission should, where appropriate, give the flexibility needed to cater for the intermittent or low rate of working at many sites.

### M4: Considering the impacts of mineral development

1. Proposals for mineral development should:

- a. Not have unacceptable adverse impact on the natural and historic environment, human health or aviation safety, including as a result of any cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- b. Ensure any unavoidable noise, dust and particle emissions and any vibrations from blasting will be controlled, mitigated or removed at source, and that appropriate noise limits are established for extraction in proximity to noise sensitive properties (recognising that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction); and
- c. Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.

### M5: Development involving peat, coal or onshore oil and gas

- 1. Proposals for the extraction of peat at new or extended sites should be refused.
- 2. Development involving surface or underground coal workings, or for onshore oil and gas extraction, should not be approved unless it is necessary:
  - a. To facilitate the exploration, appraisal or production of oil and gas within licensed areas; or
  - b. For public safety; or



	<p>c. To facilitate the capture and use of methane from coal mines in active and abandoned coalfield areas.</p> <p>3. If proposals for surface or underground coal extraction come forward under the criteria listed above, minerals planning authorities should provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.</p> <p>4. Minerals planning authorities should support proposals for underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility. It should also be ensured that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.</p> <p><b>M6: Safeguarding mineral resources and infrastructure through decision-making</b></p> <p>1. Proposals for non-mineral development should not:</p> <p>a. Constrain likely or foreseeable future use for mineral working in a Mineral Safeguarding Area; or</p> <p>b. Prevent the use of existing, planned and potential sites for:</p> <p>i. the bulk transport, handling and processing of minerals;</p> <p>ii. the manufacture of concrete and concrete products; or</p> <p>iii. the handling, processing and distribution of substitute, recycled and secondary aggregate material.</p> <p>2. Where proposals for non-mineral development are located within a Minerals Consultation Area, the decision-making authority should consult the mineral planning authority and take account of the local minerals plan before determining the planning application.</p> <p>3. The prior extraction of minerals, where practical and environmentally feasible, should be approved where it would prevent the sterilisation of minerals deposits as a consequence of other forms of development proposals or allocations.</p>
<b>Making effective use of land</b>	
<p><b>11. Making effective use of land</b></p> <p>125. Planning policies and decisions should:</p> <p>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</p> <p>b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p>	<p><b>12. Making effective use of land</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>The objective of the policies in this chapter is to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</p> </div> <p><b>Plan-making policies</b></p> <p><b>L1: Planning for an effective use of land</b></p> <p>1. To support the effective and efficient use of land the development plan should, at the most appropriate level:</p>

<p>c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</p> <p>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>50</sup>; and</p> <p>e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.</p> <p>126. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by</p> <p>127. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:</p> <p>a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and</p> <p>b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.</p>	<p>a. Identify ways of accommodating as much as possible of the development required in the area on previously developed land, including by:</p> <p>i. allocating small, medium and large sites which have the potential for redevelopment to secure a more effective use, such as through the re-use of service yards, car parks and other transport infrastructure, under-utilised retail sites and estate regeneration schemes;</p> <p>ii. using design guides and design codes to establish common design principles that illustrate opportunities in the area for making more effective use of land, including on small sites; such as proposals to fill gaps in the prevailing roof line, the redevelopment of low-density residential plots, introducing higher buildings at street corners and infill development within residential curtilages;</p> <p>iii. setting minimum residential density standards for town centres and for locations that have a high level of connectivity, where this can support more effective land use and extend beyond the requirements of policy L3; and</p> <p>iv. identifying whether minimum density standards should be set for other parts of the plan area, especially where there are opportunities for intensification. It may be appropriate to set out a range of densities that reflect the identified need for different types of housing, local market conditions, the availability of infrastructure and its scope for improvement, the importance of securing well-designed, attractive and healthy places, and the desirability of maintaining an area's prevailing character or of promoting regeneration and change.</p> <p>b. Contain policies to optimise the use of allocated sites through:</p> <p>i. an appropriate scale and density of development; and</p> <p>ii. taking opportunities to secure multiple benefits, such as through mixed-use schemes which provide retail, employment, education and community facilities that help reduce the need to travel, and securing net environmental gains (for example by enabling significant new habitat creation or improving public access to the countryside); and</p> <p>2. Mayors and local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.</p> <p>3. The extent to which development plans are making as much use as possible of previously developed land and using minimum densities to accommodate their identified development need will be tested robustly when plans are examined.</p>
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## Achieving appropriate densities

129. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;
  - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - e) the importance of securing well-designed, attractive and healthy places.
130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:
- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
  - b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
  - c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

## National decision-making policies

### L2: Making effective use of land

1. Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:
  - a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
  - b. Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);
  - c. Making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period (including as a result of the land being allocated for an alternative purpose in the development plan);
  - d. Creating additional homes within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages). Such proposals should:
    - i. be consistent with the overall street scene, other than where it is appropriate to have larger buildings such as at street corners, or where specific changes are provided for through a design code which forms part of a development plan;
    - ii. maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and
    - iii. where the development would involve the use of residential curtilages, not occupy more than twice the footprint of the existing building on the site, and retain at least 50% of the non-developed area within the building curtilage<sup>43</sup>.
2. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.
3. Proposals for land which is not previously developed should use development footprints which optimise a site's development potential.

	<p><b>L3: Achieving appropriate densities</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including sustainable transport options) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.</li> <li>2. Within this context development proposals for residential and mixed-use development within settlements should contribute to an increase in the density of the area in which they are situated. The existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.</li> <li>3. Minimum densities for residential development proposals are appropriate in locations which provide high levels of connectivity to jobs and services. Where development proposals for housing or mixed-use schemes are within reasonable walking distance of a railway station<sup>44</sup>, a density of at least 40 dwellings per hectare should be achieved within the net developable area of the site, or 50 dwellings per hectare where the station or stop is defined as 'well-connected'<sup>45</sup>.</li> <li>4. Development proposals that do not make efficient use of land in accordance with this policy should be refused.</li> </ol> <p><b>L4: Residential extensions</b></p> <ol style="list-style-type: none"> <li>1. Development proposals to extend existing dwelling houses should: <ol style="list-style-type: none"> <li>a. Blend effectively with the existing building<sup>46</sup> and its immediate surroundings in terms of its scale and form; and</li> <li>b. Maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.</li> </ol> </li> </ol>
<b>Protecting the Green Belt</b>	
<p><b>13. Protecting Green Belt land</b></p> <p>142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p>	<p><b>13. Protecting Green Belt land</b></p> <p>The objective of Green Belt policy, as set out in this chapter, is to prevent urban sprawl by keeping land permanently open. The government attaches great importance to Green Belts, the essential features of which are their openness and permanence.</p>



<p>143. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>a) to check the unrestricted sprawl of large built-up areas;</li> <li>b) to prevent neighbouring towns merging into one another;</li> <li>c) to assist in safeguarding the countryside from encroachment;</li> <li>d) to preserve the setting and special character of historic towns; and</li> <li>e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>144. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:</p> <ul style="list-style-type: none"> <li>a) demonstrate why normal planning and development management policies would not be adequate;</li> <li>b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;</li> <li>c) show what the consequences of the proposal would be for sustainable development;</li> <li>d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and</li> <li>e) show how the Green Belt would meet the other objectives of the Framework.</li> </ul> <p>145. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.</p> <p>146. Exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means. If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and</p>	<p><b>Plan-making policies</b></p> <p><b>GB1: Establishing new Green Belts</b></p> <ol style="list-style-type: none"> <li>1. As the general extent of Green Belt land across the country is already established, new Green Belts should be established only in exceptional circumstances: for example, when planning for larger scale development such as new settlements or major urban extensions. Any proposals to establish new Green Belts in development plans should demonstrate: <ul style="list-style-type: none"> <li>a. Whether major changes in circumstances exist which make establishing a new Green Belt necessary as an exceptional measure; and</li> <li>b. Why normal planning and development policies would be inadequate for addressing these circumstances; and</li> <li>c. That it would be compatible with long term growth ambitions for the relevant area.</li> </ul> </li> </ol> <p><b>GB2: Assessing existing Green Belt land</b></p> <ol style="list-style-type: none"> <li>1. The preparation of spatial development strategies should be informed by an assessment of the strategic role of Green Belt land within the strategy area. This strategic Green Belt assessment should take into account the five purposes of the Green Belt, which are to: <ul style="list-style-type: none"> <li>a. Check the unrestricted sprawl of large built-up areas;</li> <li>b. Prevent the merging of neighbouring towns;</li> <li>c. Assist in safeguarding the countryside from encroachment;</li> <li>d. Preserve the setting and special character of historic towns; and</li> <li>e. Assist urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ul> </li> <li>2. The strategic assessment should be used to help develop the spatial development strategy and to identify whether there are areas where Green Belt boundaries may require further consideration through the preparation of local plans.</li> <li>3. The preparation of local plans should be informed by an assessment, conducted in accordance with the process at Annex E, which identifies grey belt and informs any Green Belt boundary alterations which accord with policy GB3.</li> </ol>
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propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.

147. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph and whether the strategy:
- a) makes as much use as possible of suitable brownfield sites and underutilised land;
  - b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
  - c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
148. Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
149. When defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
  - b) not include land which it is unnecessary to keep permanently open;
  - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

### **GB3: Altering existing Green Belt boundaries**

1. Green Belt boundaries should be altered through the preparation and updating of local plans and where:
  - a. This would enable the development of land around stations; or
  - b. Exceptional circumstances are fully evidenced and justified.
2. Exceptional circumstances in this context include a local planning authority being unable to meet its identified need for development in full<sup>47</sup>, having examined all other reasonable options for doing so, including:
  - a. Making as much use as possible of suitable brownfield sites and underutilised land;
  - b. Optimising the density of development in line with policy L3; and
  - c. Assessing whether sufficient suitable sites can be identified outside the Green Belt.
3. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should be specifically allocated in the development plan as a traveller site only.

### **GB4: Defining Green Belt boundaries**

1. When defining Green Belt boundaries, whether as a result of altering or establishing Green Belts, local plans<sup>48</sup> should:
  - a. Only include land which it is necessary to keep permanently open as Green Belt;
  - b. Include villages where it is necessary to restrict development because of the important contribution the open character of the village makes to the openness of the Green Belt;
  - c. Use other, more relevant, policy approaches, such as conservation area designation where the character of a village needs to be protected for other reasons;
  - d. Demonstrate that new Green Belt boundaries are broadly consistent with the spatial strategy for accommodating growth and meeting development needs across the plan area and adjoining areas, including those of any relevant spatial development strategies. This includes ensuring that any alterations to Green Belt boundaries promote sustainable patterns of development, including by:
    - i. giving priority to the release of previously developed land within the Green Belt, then to grey belt land which is not previously developed, and then other Green Belt locations, so long as this promotes a sustainable pattern of development overall;



<p>e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and</p> <p>f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</p> <p>150. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.</p> <p>151. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the 'Golden Rules' in paragraph 156 below should apply.</p> <p>152. The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.</p> <p><b>Proposals affecting the Green Belt</b></p> <p>153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness<sup>55</sup>. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:</p> <p>a) buildings for agriculture and forestry;</p> <p>b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</p>	<p>ii. not proposing alterations where there is clear evidence these alterations would fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan.</p> <p>e. Ensure that allocations for major development involving the provision of housing on land released from the Green Belt can meet the Golden Rules, as set out in policy GB8, and that these requirements are set out within the local plan;</p> <p>f. Ensure Green Belt boundaries are defined clearly, using physical features that are readily recognisable and likely to be defensible;</p> <p>g. Identify areas of safeguarded land, where necessary to meet longer-term development needs well beyond the plan period. It should be made clear that safeguarded land is not allocated for development at the present time (and does not form part of settlements), and that its status will change only when the plan is updated and proposes that the land is released for development.</p> <p><b>GB5: Beneficial uses of Green Belt Land</b></p> <p>1. Green Belt land should provide benefits for communities and nature, which means that the development plan should, at the most appropriate level, set out:</p> <p>a. Proposals for securing improved public access to greenspace within the Green Belt, including for outdoor sport or recreation, allotments and community food production;</p> <p>b. How the Green Belt can contribute to the priorities for nature recovery set out within relevant Local Nature Recovery Strategies;</p> <p>c. Opportunities to support the objectives of the National Forest, England's Community Forests and Protected Landscapes, where these lie wholly or partly within the Green Belt; and</p> <p>d. How the impact of any proposals to remove land from the Green Belt by altering Green Belt boundaries can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.</p> <p><b>National decision-making policies</b></p> <p><b>GB6: Control of development in the Green Belt</b></p> <p>1. Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.</p>
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<p>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p> <p>e) limited infilling in villages;</p> <p>f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and</p> <p>g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.</p> <p>h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:</p> <ul style="list-style-type: none"> <li>i. mineral extraction;</li> <li>ii. engineering operations;</li> <li>iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;</li> <li>iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;</li> <li>v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</li> <li>vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.</li> </ul> <p>155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:</p> <ul style="list-style-type: none"> <li>a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;</li> <li>b. There is a demonstrable unmet need for the type of development proposed<sup>56</sup>;</li> <li>c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework<sup>57</sup>; and</li> <li>d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.</li> </ul>	<p>2. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.</p> <p>3. In the case of proposals for renewable and low carbon energy development, very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</p> <p><b>GB7: Development which is not inappropriate in the Green Belt</b></p> <p>1. The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or required to demonstrate very special circumstances:</p> <ul style="list-style-type: none"> <li>a. Development which is for agriculture, horticulture and forestry;</li> <li>b. The re-use, extension, alteration or replacement of an existing building, provided that: <ul style="list-style-type: none"> <li>i. the existing building is of permanent and substantial construction; and</li> <li>ii. the extension or alteration will not result in a disproportionate increase in size over and above the size of the original building<sup>49</sup>; or</li> <li>iii. in the case of proposals for a replacement building, it is in the same use and not materially larger than the one it replaces.</li> </ul> </li> <li>c. Limited infilling in villages;</li> <li>d. Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);</li> <li>e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;</li> <li>f. Certain other forms of development provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are: <ul style="list-style-type: none"> <li>i. mineral extraction;</li> <li>ii. engineering operations;</li> </ul> </li> </ul>
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<p>156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review<sup>58</sup>, or on sites in the Green Belt subject to a planning application<sup>59</sup>, the following contributions ('Golden Rules') should be made:</p> <ul style="list-style-type: none"> <li>a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;</li> <li>b. necessary improvements to local or national infrastructure; and</li> <li>c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.</li> </ul> <p>157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%<sup>60</sup>. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.</p> <p>158. A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.</p> <p>159. The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.</p> <p>160. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</p>	<ul style="list-style-type: none"> <li>vi. the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.</li> </ul> <p>g. Development where all of the following apply:</p> <ul style="list-style-type: none"> <li>i. the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;</li> <li>ii. there is an evidenced unmet need for the type of development proposed<sup>50</sup>;</li> <li>iii. the development would be in a sustainable location, with particular reference to policy TR3 of this Framework<sup>51</sup>; and</li> <li>iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8;</li> </ul> <p>h. Development for housing and mixed-use development which would:</p> <ul style="list-style-type: none"> <li>i. be within reasonable walking distance of a railway station capable of providing a high level of connectivity to services and employment<sup>52</sup>;</li> <li>ii. be physically well-related to a railway station or a settlement within which the station is located;</li> <li>iii. be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;</li> <li>iv. not prejudice any proposals for long-term comprehensive development in the same location;</li> <li>v. in the case of major development, comply with policy GB8.</li> </ul> <ul style="list-style-type: none"> <li>iii. transport, electricity network and water infrastructure required in a Green Belt location;</li> <li>iv. development brought forward under a Community Right to Build Order or Neighbourhood Development Order;</li> <li>v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</li> </ul>
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	<p><b>GB8: The Golden Rules</b></p> <p>1. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, all of the following contributions ('Golden Rules') should be made<sup>53</sup>:</p> <p>a. Affordable housing which reflects either:</p> <ul style="list-style-type: none"> <li>i. development plan policy requirements for major development on land within or released from the Green Belt (as established under policy HO5(1)(a)(iii)); or</li> <li>ii. until such policies are in place, a contribution which is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of a 50%<sup>54</sup>. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default.</li> </ul> <p>b. Necessary improvements to local or national infrastructure; and</p> <p>c. The provision of new green space, or improvements to existing green space, which is accessible to the public. New residents should be able to access good quality green spaces within a short walk of their homes, whether through on-site provision or through access to offsite spaces. This provision should:</p> <ul style="list-style-type: none"> <li>i. make a positive contribution to the landscape setting of the development;</li> <li>ii. support nature recovery; and</li> <li>iii. meet local standards for green space provision where these exist in the development plan. Where no locally-specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.</li> </ul>
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	<p>2. Where major development involving the provision of housing on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, complies with the Golden Rules, this should be given substantial weight in considering whether to grant planning permission.</p> <p>3. There are only three circumstances in which a site-specific viability assessment may be justified to allow the contributions expected by this policy to be adjusted, which are where a development proposal is:</p> <ul style="list-style-type: none"> <li>a. On previously developed land;</li> <li>b. For a multi-phase, strategic site; or</li> <li>c. For a development model which is of a wholly different type to that assumed in the viability assessment that informed the development plan.</li> </ul> <p>4. Where the circumstances in paragraph 3 of this policy apply, development should still make the maximum possible contribution to affordable housing and other infrastructure requirements.</p> <p><b>NB:</b> See Annex E on Green Belt assessments</p>
<b>Achieving well-designed places</b>	
<h2 style="margin: 0;">12. Achieving well-designed places</h2> <p>131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</p> <p>132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p>	<h2 style="margin: 0;">14. Achieving well-designed places</h2> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to promote well-designed, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.</p> </div> <h3 style="margin: 0;">Plan-making policies</h3> <p><b>DP1: A strategy for design</b></p> <p>1. Development plans should, at the most appropriate level, set out clear design expectations by:</p> <ul style="list-style-type: none"> <li>a. Ensuring the vision for the plan reflects the desired design and placemaking outcomes. This should be informed by an evaluation of the area's existing characteristics and potential;</li> <li>b. Identifying where design guides, design codes and masterplans are necessary to deliver design and placemaking outcomes, such as for significant site allocations and areas of change (e.g. town centres, regeneration areas and suburban areas where there is scope for intensification);</li> </ul>

<p>133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.</p> <p>134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.</p> <p>135. Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li> <li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li> <li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</li> </ul>	<ul style="list-style-type: none"> <li>c. Setting out locally-specific design policies or standards which are necessary to add further detail to the principles in policy DP3, in response to particular local issues which will benefit from clear design expectations; and</li> <li>d. Setting out in what circumstances design review and other design processes will be required, as described in the Design and Placemaking planning practice guidance.</li> </ul> <p><b>DP2: Local Design Guides, Local Design Codes and Masterplans</b></p> <ol style="list-style-type: none"> <li>1. Where design guides, design codes and masterplans are necessary, these design tools should: <ul style="list-style-type: none"> <li>a. Reflect a clear understanding of and address the character of the site or area which they cover, the wider context and opportunities to strengthen existing character;</li> <li>b. Be informed by an understanding of the economic, social and environmental context and conditions for implementation, including through effective community engagement so that local aspirations are taken into account;</li> <li>c. Include a level of detail and degree of prescription proportionate to the circumstances and scale of change proposed; and</li> <li>d. Be supported by monitoring and review processes that allow for necessary adjustments in the light of implementation.</li> </ul> </li> </ol> <p><b>National decision-making policies</b></p> <p><b>DP3: Key principles for well-designed places</b></p> <ol style="list-style-type: none"> <li>1. To respond to their context and create well-designed places development proposals should<sup>55</sup>: <ul style="list-style-type: none"> <li>a. Context: respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings (such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets). This should not preclude innovation and change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3;</li> <li>b. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;</li> </ul> </li> </ol>
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<p>136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>52</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.</p> <p>137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.</p> <p>138. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The National Model Design Code is the primary basis for the preparation and use of local design codes. For assessing proposals there is a range of tools including workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life<sup>53</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.</p> <p>139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>54</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:</p> <ul style="list-style-type: none"> <li>a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or</li> <li>b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</li> </ul>	<ul style="list-style-type: none"> <li>c. Climate: contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;</li> <li>d. Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies NE3 and F8;</li> <li>e. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;</li> <li>f. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;</li> <li>g. Public Space: include spaces that are safe, secure, inclusive, accessible for all ages and abilities and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and</li> <li>h. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.</li> </ul> <p>2. Development proposals that are not well designed should be refused, when assessed against this policy and local design policies, guides, codes and masterplans set out in the development plan. Substantial weight should be given to compliance with these policies when assessing the design quality of proposals.</p> <p>3. The principles set out in the Design and Placemaking planning practice guidance should be used to inform how this policy is applied in the absence of locally-produced design policies, guides, codes or masterplans.</p> <p>4. Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.</p>
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<p>140. Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).</p> <p>141. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.</p>	<p><b>DP4: The Design process</b></p> <ol style="list-style-type: none"> <li>Design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement; as outlined in Part 2 of the Design and Placemaking planning practice guidance.</li> <li>The local planning authority should: <ol style="list-style-type: none"> <li>Ensure that they have access to, and encourage the appropriate use of design review and other design tools and processes (especially for significant projects such as major housing and mixed-use developments), and take into account their outcomes, including any design recommendations made by design review panels;</li> <li>Make sure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, including the approved use of materials where appropriate; and</li> <li>Not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval (for example through changes to approved details).</li> </ol> </li> </ol>
<p align="center"><b>Promoting sustainable transport</b></p>	
<p><b>9. Promoting sustainable transport</b></p> <p>109. Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:</p> <ol style="list-style-type: none"> <li>making transport considerations an important part of early engagement with local communities;</li> <li>ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;</li> <li>understanding and addressing the potential impacts of development on transport networks;</li> <li>realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;</li> </ol>	<p><b>15. Promoting sustainable transport</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.</p> </div> <p><b>Plan-making policies</b></p> <p><b>TR1: Vision-led approach to planning for transport</b></p> <ol style="list-style-type: none"> <li>Sustainable transport should be considered from the earliest stages of plan-making, so that it is reflected in the vision for the plan area and its specific proposals, and forms an integral part of a plan's strategy for creating well-designed, sustainable, inclusive and popular places. This should be done by:</li> </ol>



<p>e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and</p> <p>f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.</p> <p>110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>111. Planning policies should:</p> <p>a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;</p> <p>b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;</p> <p>c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;</p> <p>d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</p> <p>e) provide for any large scale transport facilities that need to be located in the area<sup>46</sup>, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and</p> <p>f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the General Aviation Strategy<sup>47</sup>.</p>	<p>a. Making sustainable transport considerations part of early engagement with local communities, highway and transport authorities, transport infrastructure providers, operators, land promoters and neighbouring councils; so that proposals reflect local views, evidence relating to accessibility, capacity and transport service provision, and take account of opportunities for prioritising and maximising sustainable movement across the area. Plans should align land use policies and allocations with wider strategies (such as Local Transport Plans, Local Cycling and Walking Infrastructure Plans and Rights of Way Improvement Plans) and investments in transport to ensure that the potential impacts of development on transport networks are understood and addressed;</p> <p>b. Locating proposed development where it can support sustainable patterns of movement and make effective use of existing or proposed transport infrastructure, reflecting the principles in policy TR3. The Connectivity Tool (<a href="https://www.gov.uk/government/publications/connectivity-tool">Connectivity Tool - GOV.UK</a>) should be used to inform the assessment and selection of sites for development alongside other relevant evidence;</p> <p>c. Supporting an appropriate mix of uses across the plan area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;</p> <p>d. Identifying and protecting sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure;</p> <p>e. Providing for any transport facilities that need to be located in the area, or for their necessary expansion or adaptation, and the infrastructure and wider development required to support them. This includes uses such as ports, airports, lorry parking facilities, freight interchanges, public transport hubs and roadside services. In doing so it should be considered whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements, and the importance of maintaining a national network of aviation airfields.</p> <p>2. Spatial development strategies and local plans may set out thresholds for what constitutes a significant amount of movement arising from new development, based on the circumstances of their areas, for the purposes of applying policies TR3 and TR6.</p> <p><b>TR2: Local parking standards</b></p> <p>1. Development plans should set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas, in a way which aligns with the transport vision for the plan and opportunities to promote sustainable transport.</p> <p>2. Maximum standards for car parking should be set where they will support efforts to encourage the use of sustainable transport modes, optimise the density of development in well-connected locations, or where they are necessary for managing the local road network.</p>
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112. If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
  - b) the type, mix and use of development;
  - c) the availability of and opportunities for public transport;
  - d) local car ownership levels; and
  - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
113. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.
114. Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.

### Considering development proposals

115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
  - b) safe and suitable access to the site can be achieved for all users;
  - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code<sup>48</sup>; and
  - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

## National decision-making policies

### TR3: Locating development in sustainable locations

1. So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:
  - a. Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are, or can be made sustainable, by limiting the need to travel and offering a genuine choice of transport modes for residents and users, unless the nature of the use makes this impractical;
  - b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;
  - c. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution;
  - d. In rural areas, opportunities to improve wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed.
2. The Connectivity Tool ([Connectivity Tool - GOV.UK](#)) should be used alongside other relevant evidence in assessing the connectivity of particular locations proposed for development.

### TR4: Street design, access and parking

1. To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:
  - a. Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;
  - b. Incorporate or contribute towards appropriate facilities to support this prioritisation, such as continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;



<p>116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.</p> <p>117. Within this context, applications for development should:</p> <ul style="list-style-type: none"> <li>a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;</li> <li>b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;</li> <li>c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;</li> <li>d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and</li> <li>e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</li> </ul> <p>118. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored.</p>	<ul style="list-style-type: none"> <li>c. Make sure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users – including through measures to minimise the scope for conflict between pedestrians, cyclists and vehicles, to meet the needs of disabled people, older people and children in relation to all modes of transport, and to avoid unnecessary street clutter;</li> <li>d. Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3); and</li> <li>e. Provide a suitable number of parking spaces where appropriate, reflecting the location and nature of the development, any locally-set standards in the development plan, and including adequate provision of spaces that allow for the charging of plug-in vehicles in safe, accessible and convenient locations.</li> </ul> <p>2. The principles set out in national design guidance<sup>56</sup> should be used to inform how this policy is applied.</p> <p><b>TR5: Roadside facilities</b></p> <p>1. Development proposals for roadside facilities located outside settlements should:</p> <ul style="list-style-type: none"> <li>a. Meet an evidenced need to improve the safety and welfare of road users, or to improve access to electric vehicle charging infrastructure or other alternative fuels, if new or significantly expanded facilities are being proposed. This includes the provision of overnight lorry parking facilities to address any local or wider shortages and reduce the risk of parking in locations which lack appropriate facilities or could cause a nuisance; or</li> <li>b. Improve driver welfare and security, support changes in transport technology, or improve environmental impacts (such as through the facility's design, landscaping or measures to support climate change mitigation), where the proposal is to upgrade existing facilities without significant expansion.</li> </ul> <p>2. Development proposals should not result in the loss of existing roadside facilities unless alternative provision with good access to the strategic transport network is likely to be provided in the local area, or it can be shown that the facility is no longer needed or viable.</p>
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	<p><b>TR6: Assessing transport impacts</b></p> <ol style="list-style-type: none"> <li>1. Development proposals that are likely to generate significant amounts of movement should be supported by: <ol style="list-style-type: none"> <li>a. A transport statement or transport assessment (depending on the extent and significance of the transport issues involved), proportionate to the nature and scale of the development, so that the likely impacts of the proposal for transport can be assessed and monitored; and</li> <li>b. A travel plan, indicating how sustainable transport objectives will be delivered, monitored and managed over time.</li> </ol> </li> <li>2. Transport assessments and statements, and travel plans, should reflect the transport vision for the development and how it is intended to be achieved (including, in the case of Travel Plans, identifying fallback options if initial measures do not deliver the expected outcomes).</li> <li>3. All development proposals should be capable of proceeding without having a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety, taking into account any mitigation measures proposed as well as any wider network improvements.</li> <li>4. In assessing potential impacts, all reasonable future scenarios should be considered, taking into account impacts at different times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself.</li> </ol> <p><b>TR7: Marine ports, airports and other aviation facilities</b></p> <ol style="list-style-type: none"> <li>1. Development proposals involving the provision, expansion or alteration of port, airport, advanced air mobility and aviation facilities<sup>57</sup> (and development ancillary to them) should: <ol style="list-style-type: none"> <li>a. Facilitate the modernisation, diversification and improvement of facilities, including through innovation in the handling of goods and passengers, and the transition to the use of low and zero carbon fuels; or</li> <li>b. Meet a freight and logistics need in accordance with policy E3; or</li> <li>c. Help to maintain a national network of aviation airfields, and support an airfield's economic or public service role (for example in serving business, leisure, training and emergency service needs); and, in all cases:</li> <li>d. Have an acceptable environmental effect in terms of noise, air quality, carbon emissions, the transport network, landscape, visual and marine impacts.</li> </ol> </li> </ol>
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	<p><b>TR8: Public rights of way</b></p> <p>1. Development proposals should:</p> <ul style="list-style-type: none"> <li>a. Maintain the network of public rights of way, including through suitable diversions agreed with the highway authority; and</li> <li>b. Take opportunities to extend, link or improve the quality of existing routes where this enables one or more of the following: <ul style="list-style-type: none"> <li>i. improved access to green spaces and the countryside;</li> <li>ii. new direct and circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;</li> <li>iii. the provision of accessible, safe and convenient links to services and facilities; and</li> <li>iv. improved connections with public transport stops and interchanges.</li> </ul> </li> </ul>
<b>Promoting healthy communities</b>	
<p><b>8. Promoting healthy and safe communities</b></p> <p>96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <ul style="list-style-type: none"> <li>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</li> <li>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and</li> <li>c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</li> </ul>	<p><b>16. Promoting healthy communities</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.</p> </div> <p><b>Plan-making policies</b></p> <p><b>HC1: Planning for healthy communities</b></p> <p>1. To promote the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure, development plans should, at the most appropriate level:</p> <ul style="list-style-type: none"> <li>a. Be informed, through engagement with relevant service providers, by an understanding of any existing deficits in the availability of community facilities and public service infrastructure, and additional requirements expected over the plan period, arising from proposed development and wider changes in the local population and public service provision. In doing so, they should take into account both quantitative and qualitative aspects of provision, identified local health needs and opportunities to reduce inequalities through the availability of facilities;</li> </ul>

<p>97. Local planning authorities should refuse applications for hot food takeaways and fast food outlets:</p> <ul style="list-style-type: none"> <li>a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or</li> <li>b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.</li> </ul> <p>98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> <li>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</li> <li>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li> <li>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</li> <li>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul> <p>99. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.</p> <p>100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and</li> <li>b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.</li> </ul>	<ul style="list-style-type: none"> <li>b. Set out the facilities and contributions expected from development, including as part of allocations for major housing and mixed-use sites;</li> <li>c. Allocate land specifically for community facilities and public service infrastructure where it is appropriate to do so, and assess whether any land is suitable to designate as Local Green Space in accordance with policy HC2;</li> <li>d. Set local standards for the provision of different types of outdoor recreational land, including for play, sport, informal recreation and allotments. In doing so they should draw upon relevant national standards and best practice, tailoring these as necessary to local circumstances and evidence<sup>58</sup>. Policies for play and informal recreation should aim to secure a connected network of high quality, inclusive and accessible opportunities as part of the wider network of green space provision, secured through both on-site provision in conjunction with land allocated for development and through other contributions and investment; and</li> <li>e. Identify wider opportunities to promote good health, prevent ill-health and support social interaction through their spatial strategy and land allocations, including through policies for strengthening town centres, locating development where it will support walking and cycling and promoting mixed-use developments.</li> </ul> <p>2. In planning for community facilities and public service infrastructure, authorities should engage proactively with local communities and service providers, taking into account relevant strategies to improve health, address inequalities and foster social and cultural well-being for all sections of the community. They should attach considerable importance to providing for sufficient education facilities (including early years, school and post-16 provision), health care provision and other essential community facilities and public service infrastructure over the plan period, in a way that aligns with the needs of the local population and any wider requirements for improvements in public service infrastructure identified by the government or public agencies (recognising that some public service infrastructure serves a larger than local population).</p> <p><b>HC2: Local Green Space</b></p> <p>1. Local and neighbourhood plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community. Local Green Space should be limited to situations where the land concerned is:</p> <ul style="list-style-type: none"> <li>a. In close proximity to the community it serves;</li> <li>b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c. Local in character and not an extensive tract of land.</li> </ul>
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101. To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

## Open space and recreation

103. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
105. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

2. Designating land as Local Green Space should be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated when a plan is prepared or updated, and should be capable of enduring beyond the end of the plan period.

## National decision-making policies

### HC3: Community facilities and public service infrastructure serving new development

- Proposals for housing, employment or other development which would give rise to significant numbers of additional people living in, working in or visiting an area should:
  - Be informed by an understanding of the need for any associated improvements to community facilities and public service infrastructure, whether on or off-site; and
  - Provide for community facilities and improvements to public service infrastructure which are necessary for the development to be acceptable in planning terms, whether by direct provision or a contribution to off-site improvements (which may be through Community Infrastructure Levy payments, where applicable).
- Where the development plan does not set out locally-specific standards for green space provision, all development proposals should use relevant national standards and best practice<sup>59</sup> to identify improvements in the quantity and quality of provision which should be provided or contributed towards, as appropriate to the nature of the development and

taking into account existing levels of provision in the area.

- Planning conditions and obligations should be used to secure the timely delivery of community facilities and public service infrastructure required to serve new development, so that these facilities are available for use when the development (or an agreed proportion of the development) is first occupied or comes into use.

### HC4: Proposals for new and improved community facilities and public service infrastructure

- Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities.
- Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate, they should also engage with local communities in the design of proposals, including with children and families where new or improved facilities for play are involved, so that developments can reflect user needs and be inclusive.

<p>106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p>107. The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.</li> </ul> <p>108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework<sup>45</sup>.</p>	<p>3. Planning conditions and obligations should be used to secure the timely delivery of community facilities and public service infrastructure required to serve new development, so that these facilities are available for use when the development (or an agreed proportion of the development) is first occupied or comes into use.</p> <p><b>HC4: Proposals for new and improved community facilities and public service infrastructure</b></p> <ul style="list-style-type: none"> <li>1. Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities.</li> <li>2. Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate, they should also engage with local communities in the design of proposals, including with children and families where new or improved facilities for play are involved, so that developments can reflect user needs and be inclusive.</li> </ul> <p><b>HC5: Hot food takeaways and fast food outlets</b></p> <ul style="list-style-type: none"> <li>1. Development proposals for hot food takeaways or fast-food outlets should be refused: <ul style="list-style-type: none"> <li>a. Within reasonable walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or</li> <li>b. In locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.</li> </ul> </li> </ul> <p><b>HC6: Retention of key community facilities and public service infrastructure</b></p> <ul style="list-style-type: none"> <li>1. Development proposals should not result in the loss of key community facilities and public service infrastructure serving a local area unless: <ul style="list-style-type: none"> <li>a. It can be demonstrated that there is no reasonable prospect of the facility being retained, due to there being insufficient community support for the service it provides, or it no longer being viable (in the case of shops and public houses where viability is an issue, evidence should be provided that reasonable steps have been taken to market the property for its existing use without success, for a period of at least twelve months); or</li> <li>b. The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves.</li> </ul> </li> <li>2. For the purpose of this policy, key community facilities and public service infrastructure means established services that are used on a frequent basis in a local area such as local shops, public houses, places of worship, local health facilities and community halls. The policy applies only where the facility would be the last of its type in the area concerned.</li> </ul>
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	<p><b>HC7: Development affecting existing recreation facilities</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless: <ol style="list-style-type: none"> <li>a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and/or quality, in a location which offers comparable or improved accessibility for the community it serves; or</li> <li>c. The development is for alternative sports, play or other recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</li> </ol> </li> </ol> <p><b>HC8: Development affecting Local Green Space</b></p> <ol style="list-style-type: none"> <li>1. Development proposals for land which has been designated as Local Green Space should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land.</li> </ol>
<b>Pollution</b>	
<p>187. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ol style="list-style-type: none"> <li>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</li> <li>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ol>	<p><b>17. Pollution, public protection and security</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to ensure that new development is appropriate for its location taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.</p> </div> <p><b>Plan-making policies</b></p> <p><b>P1: Planning for clean and safe places</b></p> <ol style="list-style-type: none"> <li>1. To support efforts to avoid and mitigate risks from natural and man-made hazards, minimise levels of pollution and create clean, liveable and safe places for people to live, work and visit, development plans should: <ol style="list-style-type: none"> <li>a. Identify areas where ground conditions may inhibit or affect the development which can take place;</li> <li>b. Allocate land for development where:</li> </ol> </li> </ol>

## Ground conditions and pollution

196. Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

198. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life<sup>72</sup>;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

199. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

- i. opportunities can be taken to improve local environmental conditions, such as by remediating despoiled, degraded, derelict, contaminated and unstable land;
  - ii. occupiers and users of the development will not be put at risk from, or be adversely affected by, unacceptable levels of pollution;
  - iii. development proposals will not themselves cause unacceptable levels of pollution, either alone or in combination with other developments, taking into account communities which may be particularly vulnerable to its effects, such as children and older people; and
  - iv. the intended uses will not place unreasonable restrictions on the operation of existing businesses, community facilities, public services, defence and security activities.
- c. Consider any wider opportunities to reduce air, water, soil and noise pollution, and contribute to compliance with national and local environmental targets and objectives, through the spatial strategy and policies for specific parts of the plan area (such as by identifying opportunities for strategic nature-based solutions);
- d. Identify whether restrictions on certain types or forms of development are necessary as a consequence of consultation zones around hazardous substances sites, safeguarding areas around aerodromes, technical sites or military explosives storage areas<sup>60</sup>, and consultation zones around nuclear sites<sup>61</sup> (and reflect the implications of these areas in any allocations of land within the plan);
- e. Identify other locations where natural or man-made hazards may influence the way in which land is allocated or developed. This includes (but is not limited to) town centres and other locations where large numbers of people are expected to congregate<sup>62</sup>, and coastal change management areas (policy F3); and
- f. Assess whether land needs to be allocated for development which is required to maintain public safety and security, including for the purposes of flood management in accordance with policy F2(1)(b) and national defence.

## National decision-making policies

### P2: Ground Conditions



	<ol style="list-style-type: none"> <li>1. Sites proposed for development should be suitable for their proposed use taking account of: <ol style="list-style-type: none"> <li>a. Ground conditions and any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and</li> <li>b. The extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation.</li> </ol> </li> <li>2. Where land is remediated it should, as a minimum, not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.</li> <li>3. Adequate site investigation information, prepared by a competent person, should be available to inform these assessments.</li> <li>4. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</li> </ol> <p><b>P3: Living conditions and pollution</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should: <ol style="list-style-type: none"> <li>a. Be appropriate for their location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts which could arise from the development;</li> <li>b. Provide healthy living conditions for occupiers and users in terms of having adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and wellbeing; and</li> <li>c. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.</li> </ol> </li> <li>2. Within this context development proposals should: <ol style="list-style-type: none"> <li>a. Mitigate the effect of existing pollution on the site where necessary to secure acceptable conditions for occupiers and users and, where possible, take opportunities to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting). In doing so consideration should be given to the cumulative effect of pollution from multiple sources, and to whether the intended occupiers or users may be particularly vulnerable to its effects, such as children and older people;</li> </ol> </li> </ol>
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	<p>b. Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5, taking into account the presence of Air Quality Management Areas and NO2 Clean Air Plans. Where a development proposal falls within or could affect an Air Quality Management Area or Clean Air Plan (Including any Clean Air Zone), it should be consistent with the objectives of these plans and the local air quality action plan;</p> <p>c. Not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);</p> <p>d. Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those entirely, or largely, uninterrupted by artificial light) and nature; and</p> <p>e. Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially where this concerns sensitive water bodies such as chalk streams.</p> <p>3. In applying this policy, it should not be assumed that other regimes for the control of pollution will necessarily eliminate emissions completely.</p>
<b>Agent of change principle</b>	
<p>200. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.</p>	<p><b>P4: Impact of development on existing activities</b></p> <p>1. Existing businesses, community facilities, public services and defence and security activities should not have unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established. This means that development proposals should be capable of being integrated effectively with existing business, community and public service activities and infrastructure in their vicinity (including, but not limited to, uses such as pubs, music venues, places of worship, sports clubs, blue light services, defence, electricity network infrastructure and industrial and waste sites).</p> <p>2. Where the operation of an existing activity could have a significant adverse effect on a proposed new development in its vicinity, development proposals should:</p> <p>a. Identify the nature of the potential impacts, informed where necessary by early discussions between the applicant (i.e. the 'agent of change') and those existing uses which could be affected by the proposal to inform the scope for mitigation; and</p> <p>b. Be able to demonstrate that suitable mitigation can be provided before the development has begun to be occupied, if the development is to be acceptable. Planning conditions or obligations should be used to secure agreed mitigation measures.</p> <p>4. This applies to new development involving changes of use of land and property, as well as new construction, and includes situations where new development may interfere with the operation of electronic communications networks. Both current and permitted levels of operation of existing activities should be taken into account when applying this policy.</p>



## Public safety and security

102. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) anticipating and addressing possible malicious threats and other hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate<sup>44</sup>. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development; and
- b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

### P5: Maintaining public safety and security

1. Development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made) in relation to:
  - a. Occupiers and users, by identifying potential safety risks and proportionate mitigation opportunities which can be addressed through the design of the scheme. This applies especially in relation to children and other vulnerable groups (such as in proximity to open water and transport infrastructure), and in addressing crime, or the fear of crime;
  - b. Uses which could pose a potential hazard to the surrounding area. Development proposals for new major hazard sites, changes to existing major hazard sites and new development in the vicinity of major hazard sites and major accident hazard pipelines (as identified within Health and Safety Executive consultation zones) should proceed only if it can be demonstrated that the development would not increase the risk of a major accident;
  - c. Consultation zones around major accident hazard sites, major accident hazard pipelines and Health and Safety Executive licensed explosives sites, safeguarded areas around civilian aerodromes or technical sites<sup>63</sup> and Outline Planning Zones or Detailed Emergency Planning Zones around nuclear sites. Development proposals within these areas should only be supported where, having consulted the relevant consultation bodies<sup>64</sup>, it is clear that the development will be safe for occupiers and users and will not impose constraints on the operation of the facility or facilities to which the safeguarded area or consultation zone relates; and
  - d. Locations where large numbers of people are expected to congregate, such as transport hubs, night-time economy venues, cinemas and theatres, sports stadiums and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres. Proposals for major development in such locations should be informed by the most up-to-date information available from the police and other relevant agencies about the nature of potential threats and their implications, and appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

	<p><b>P6: Land and operations for defence and public protection</b></p> <ol style="list-style-type: none"> <li>1. Substantial weight should be attached to the importance of sites, activities, facilities and infrastructure required to maintain and enhance defence capability and public safety, when considering:             <ol style="list-style-type: none"> <li>a. Proposals for their development (whether through modernisation, intensification, redevelopment or expansion for operational and related purposes); and</li> <li>b. Proposals which could affect their operational activity and capability, especially where noise from that activity could affect the proposed development (policy P4 should also be applied in all such cases).</li> </ol> </li> </ol>
<b>Flood risk</b>	
<p><b>Planning and flood risk</b></p> <ol style="list-style-type: none"> <li>170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</li> <li>171. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.</li> <li>172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:             <ol style="list-style-type: none"> <li>a) applying the sequential test and then, if necessary, the exception test as set out below;</li> </ol> </li> </ol>	<p><b>18. Managing flood risk and coastal change</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>The objective of the policies in this chapter is to minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.</p> </div> <p><b>Plan-making policies</b></p> <p><b>F1: Assessing flood risk for plan-making</b></p> <ol style="list-style-type: none"> <li>1. In order to manage development in ways which minimise the risk of flooding to people and property, development plans should:             <ol style="list-style-type: none"> <li>a. Be informed by an up-to-date strategic flood risk assessment which considers current and future flood risk from all sources, including cumulative impacts in, or affecting, areas susceptible to flooding; and</li> <li>b. Take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards, about levels of risk, options for mitigation, and the implications for development in the plan area.</li> </ol> </li> </ol>



<p>b) safeguarding land from development that is required, or likely to be required, for current or future flood management;</p> <p>c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and</p> <p>d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.</p> <p>173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.</p> <p>174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.</p> <p>175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).</p> <p>176. Applications for some minor development and changes of use<sup>62</sup> should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.</p> <p>177. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.</p> <p>178. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:</p>	<p>c. Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and</p> <p>d. Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.</p> <p><b>F3: Managing coastal change</b></p> <p>1. Development plans should take into account relevant shoreline management plans, the national coastal erosion risk map, the UK Marine Policy Statement and relevant marine plans in assessing the risks arising from coastal change and appropriate approaches to coastal management. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.</p> <p>2. Inappropriate development in vulnerable coastal areas should be avoided when identifying suitable locations for development, so that risks arising from coastal change are not exacerbated. In order to do this development plans should:</p> <p>a. Identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, estuaries or tidal rivers, over the next century;</p> <p>b. Set out what types of development will be appropriate in the Coastal Change Management Area, and in what circumstances, taking into account the safeguards in policy F9 and local conditions;</p> <p>c. Safeguard land that is, or is likely to be, required for current or future coastal erosion risk management, including managed realignment; and</p> <p>d. Reduce risks by making provision for development and infrastructure which needs to be relocated away from Coastal Change Management Areas.</p>
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<p>a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</p> <p>b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>179. Both elements of the exception test should be satisfied for development to be allocated or permitted.</p> <p>180. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.</p> <p>181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment<sup>63</sup>. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</p> <p>a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</p> <p>b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;</p> <p>c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</p> <p>d) any residual risk can be safely managed; and</p> <p>e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.</p> <p>182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:</p>	<p><b>National decision-making policies</b></p> <p><b>F4: Assessing flood risk for decision-making</b></p> <ol style="list-style-type: none"> <li>1. To inform the assessment of flood risk and, where relevant, appropriate mitigation, a site-specific flood risk assessment should accompany all development proposals in Flood Zones 2, 3a, and 3b as defined in Annex F, table 1.</li> <li>2. In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving: <ol style="list-style-type: none"> <li>a. Sites of 1 hectare or more;</li> <li>b. Land which has been identified by the Environment Agency as having critical drainage problems;</li> <li>c. Land identified in a strategic flood risk assessment or the Flood Map for Planning<sup>65</sup> as being at increased flood risk in future; or</li> <li>d. Land subject to a current risk of flooding from any source, where its development would introduce a more vulnerable use than the existing one.</li> </ol> </li> <li>3. Site-specific flood risk assessments should be appropriate to the scale, nature, and location of development and should, where relevant, support an assessment of whether a development proposal satisfies the sequential and exception tests set out in policies F5 and F6.</li> </ol> <p><b>F5: The sequential test</b></p> <ol style="list-style-type: none"> <li>1. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.</li> <li>2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for: <ol style="list-style-type: none"> <li>a. Sites allocated in the development plan which were subject to the sequential test during plan preparation;</li> <li>b. Sites where a site-specific flood risk assessment demonstrates clearly that:</li> </ol> </li> </ol>
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- a) take account of advice from the Lead Local Flood Authority;
- b) have appropriate proposed minimum operational standards; and
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

#### **MORE VULNERABLE**

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill\* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

#### **LESS VULNERABLE**

- Police, ambulance and fire stations which are not required to be operational during flooding.

- i. no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk); or
- ii. where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7.

#### **c. For the following types of development:**

- i. householder development;
- ii. small non-residential extensions (with a footprint of less than 250m<sup>2</sup>); and
- iii. changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.

#### **3. The strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test.**

#### **F6: Development in areas at risk of flooding from rivers or the sea**

##### **1. In areas falling within flood zones 2, 3a, or 3b (as defined in Annex F, table 1):**

- a. Development proposals should be refused if the use is incompatible with the risk from river or sea flooding, as set out in Annex F, table 3; and
- b. In certain other circumstances shown in Annex F, table 3, in addition to satisfying the sequential test in policy F5 where applicable, development will only be appropriate where an 'exception test' is satisfied. The exception test involves demonstrating that the development would meet all the following criteria:
  - i. provide wider sustainability benefits to the community that outweigh the flood risk; and
  - ii. be safe for its anticipated lifetime in accordance with policy F7; and
  - iii. not increase flood risk elsewhere and, where possible, reduce flood risk overall.

##### **2. The application of the exception test should be informed by a site-specific flood risk assessment<sup>66</sup>. The exception test does not need to be applied:**

- a. To those forms of development, or in those circumstances, where the sequential test is not required, as set out in policy F5; or

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

#### **WATER-COMPATIBLE DEVELOPMENT**

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

\* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

- Where development is proposed on a site allocated in the development plan to which the exception test was applied at the plan-making stage, unless there has been a significant increase in the risk of flooding to the site subsequently, or the nature of the development itself has changed significantly from that which was allocated so as to introduce a more vulnerable use (having regard to Annex F, table 2).

#### **F7: Ensuring development is safe from flooding**

- Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.
- Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:
  - Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;
  - The development will be safe throughout its lifetime taking account of the vulnerability of its users;
  - Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;
  - The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and
  - It can be demonstrated that flood risk will not be increased elsewhere.

#### **F8: Sustainable drainage systems and watercourses**

- Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits wherever possible, facilitating improvements in water quality, biodiversity and amenity.
- Sustainable Drainage Systems should:
  - Be designed in accordance with the National Standards for Sustainable Drainage Systems<sup>27</sup>;
  - Have maintenance arrangements in place to ensure an acceptable standard of operation for the anticipated lifetime of the development; and
  - In the case of proposals for major development, take account of advice from the Lead Local Flood Authority.
- Development proposals should not enclose existing watercourses where this is not already the case, unless there are compelling reasons to do so; and should where possible remove existing culverts and re-naturalise existing river channels, unless to do so would increase flood risk or result in other environmental harm.



Coastal change	
<p><b>Coastal change</b></p> <p>183. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.</p> <p>184. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:</p> <ul style="list-style-type: none"> <li>a) be clear as to what development will be appropriate in such areas and in what circumstances; and</li> <li>b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</li> </ul> <p>185. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;</li> <li>b) the character of the coast including designations is not compromised;</li> <li>c) the development provides wider sustainability benefits; and</li> <li>d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast<sup>64</sup>.</li> </ul> <p>186. Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.</p>	<p><b>F9: Development in Coastal Change Management Areas</b></p> <p>1. Development should not take place within a Coastal Change Management Area (or within areas shown as vulnerable to erosion on the national coastal erosion risk map, where these are not yet reflected in identified Coastal Change Management Areas) unless it can be demonstrated that it would:</p> <ul style="list-style-type: none"> <li>a. Be safe over its planned lifetime;</li> <li>b. Reflect the provisions of the relevant Shoreline Management Plan and not have an unacceptable impact on coastal change processes;</li> <li>c. Not have a detrimental impact on the character of the coast, including land designated for its landscape or habitat importance;</li> <li>d. Provide wider sustainability benefits which justify the development; and</li> <li>e. Not hinder the creation and maintenance of a continuous signed and managed route around the coast (as required by the Marine and Coastal Access Act 2009).</li> </ul> <p>2. Where development proposals meet these requirements, time-limited permissions and site-restoration conditions should be used where appropriate. Permanent new residential development (including through changes of use) is inappropriate within a Coastal Change Management Area or other areas shown as vulnerable to erosion on the national coastal erosion risk map.</p>
Coastal and flooding annex	
<p><b>Annex 3: Flood risk vulnerability classification</b></p>	<p><b>Annex F: Managing Flood Risk and Coastal Change</b></p> <p><b>Table 1: Flood zones (risks from river and sea flooding)</b></p>

<p><b>ESSENTIAL INFRASTRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</li> <li>• Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.</li> <li>• Wind turbines.</li> <li>• Solar farms</li> </ul> <p><b>HIGHLY VULNERABLE</b></p> <ul style="list-style-type: none"> <li>• Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.</li> <li>• Emergency dispersal points.</li> <li>• Basement dwellings.</li> <li>• Caravans, mobile homes and park homes intended for permanent residential use.</li> <li>• Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)</li> </ul> <p><b>MORE VULNERABLE</b></p> <ul style="list-style-type: none"> <li>• Hospitals</li> <li>• Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</li> <li>• Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.</li> <li>• Non-residential uses for health services, nurseries and educational establishments.</li> <li>• Landfill* and sites used for waste management facilities for hazardous waste.</li> <li>• Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</li> </ul> <p><b>LESS VULNERABLE</b></p> <ul style="list-style-type: none"> <li>• Police, ambulance and fire stations which are not required to be operational during flooding.</li> </ul>	<table> <tr> <th>Flood Zone</th><th>Definition</th></tr> <tr> <td>Zone 1 Low Probability</td><td>Land having a less than 0.1% annual probability of river or sea flooding. (All land outside Zones 2, 3a and 3b)</td></tr> <tr> <td>Zone 2 Medium Probability</td><td>Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map for Planning)</td></tr> <tr> <td>Zone 3a High Probability</td><td>Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map for Planning)</td></tr> <tr> <td>Zone 3b The Functional Floodplain</td><td> <p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:</p> <ul style="list-style-type: none"> <li>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li> <li>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).</li> </ul> <p>Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)</p> </td></tr> </table> <p>Note: Flood Zones 2 and 3, shown on the Environment Agency's Flood Map for Planning, only account for river and sea flooding, and do not account for the benefits of flood defences or the possible effects of climate change. Reference should therefore also be made to the Environment Agency's other data on the Flood Map for Planning, and any current strategic flood risk assessment(s), when considering potential future flood risks to developments and land uses.</p> <p><b>Table 2: Flood risk vulnerability classification</b></p> <p><b>ESSENTIAL INFRASTRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</li> <li>• Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.</li> </ul>	Flood Zone	Definition	Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (All land outside Zones 2, 3a and 3b)	Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map for Planning)	Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map for Planning)	Zone 3b The Functional Floodplain	<p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:</p> <ul style="list-style-type: none"> <li>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li> <li>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).</li> </ul> <p>Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)</p>
Flood Zone	Definition										
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (All land outside Zones 2, 3a and 3b)										
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map for Planning)										
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map for Planning)										
Zone 3b The Functional Floodplain	<p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:</p> <ul style="list-style-type: none"> <li>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li> <li>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).</li> </ul> <p>Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)</p>										



- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

#### **WATER-COMPATIBLE DEVELOPMENT**

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

\* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

- Wind turbines.
- Solar farms.
- Hydrogen production facilities.
- Carbon Capture, distribution and storage facilities.
- Data Centres.
- Electric vehicle charging stations.

#### **HIGHLY VULNERABLE**

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
- Installations falling under the Control of Major Accident Hazards Regulations or Installations requiring a radioactive substances regulations permit.

#### **MORE VULNERABLE**

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses (including floating/rising designs), student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill\* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

	<p><b>LESS VULNERABLE</b></p> <ul style="list-style-type: none"> <li>• Police, ambulance and fire stations which are not required to be operational during flooding.</li> <li>• Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.</li> <li>• Land and buildings used for agriculture and forestry.</li> <li>• Waste treatment (except landfill<sup>88</sup> and hazardous waste facilities).</li> <li>• Minerals working and processing (except for sand and gravel working).</li> <li>• Water treatment works which do not need to remain operational during times of flood.</li> <li>• Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.</li> <li>• Car parks.</li> <li>• Land-raising – unless part of or enabling a development with a higher vulnerability classification.</li> </ul> <p><b>WATER-COMPATIBLE DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>• Flood control infrastructure.</li> <li>• Water transmission infrastructure and pumping stations.</li> <li>• Sewage transmission infrastructure and pumping stations.</li> <li>• Sand and gravel working.</li> <li>• Docks, marinas and wharves.</li> <li>• Navigation facilities.</li> <li>• Ministry of Defence installations.</li> <li>• Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.</li> <li>• Water-based recreation (excluding sleeping accommodation).</li> <li>• Lifeguard and coastguard stations.</li> <li>• Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.</li> <li>• Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.</li> </ul>
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From PPG on Flood Risk and Coastal Change:

**Table 2: Flood risk vulnerability and flood zone ‘incompatibility’**

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

**Notes to table 2:**

- This table does not show the application of the [Sequential Test](#) which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;

**Table 3: Flood risk vulnerability and flood zone ‘incompatibility’**

Flood zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a †	Exception test required †	X	Exception test required	✓	✓
Zone 3b *	Exception test required *	X	X	X	✓ *

**Key:**

✓ Exception test is not required

X Development should be refused

**Notes to table 2:**

Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

“†” In flood zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“\*” In flood zone 3b (functional floodplain) essential infrastructure that has passed the exception test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

<ul style="list-style-type: none"> <li>• The Sequential and <a href="#">Exception Tests</a> do not need to be applied to those developments set out in <a href="#">National Planning Policy Framework footnote 56</a>. The Sequential and Exception Tests should be applied to 'major' and 'non major' development;</li> <li>• Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.</li> </ul> <p>"†" In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.</p> <p>"*" In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:</p> <ul style="list-style-type: none"> <li>• remain operational and safe for users in times of flood;</li> <li>• result in no net loss of floodplain storage;</li> <li>• not impede water flows and not increase flood risk elsewhere.</li> </ul>	
<p align="center"><b>Conserving and enhancing the natural environment</b></p>	
<h2>15. Conserving and enhancing the natural environment</h2> <p>187. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ol style="list-style-type: none"> <li>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</li> <li>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</li> <li>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</li> </ol>	<h2>19. Conserving and enhancing the natural environment</h2> <div data-bbox="1160 1038 2004 1134"> <p>The objective of the policies in this chapter is to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.</p> </div> <h3>Plan-making policies</h3> <p><b>N1: Identifying environmental opportunities and safeguards</b></p> <ol style="list-style-type: none"> <li>1. Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:</li> </ol>



d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>65</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads<sup>66</sup>. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development<sup>67</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

a. Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geological (including soil) or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;

b. Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and species of principal importance, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);

c. Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within protected landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and

d. Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1)<sup>68</sup>.

2. Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Any such requirements should not extend to categories of development which are exempt from statutory biodiversity net gain.

## National decision-making policies

### N2: Improving the natural environment

1. To contribute positively to the natural environment and support nature's recovery development proposals should:

- a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply<sup>69</sup>);
- b. Use areas of poorer quality agricultural land in preference to that of higher quality, where significant development of agricultural land is demonstrated to be necessary (taking into consideration land which is classified as best and most versatile agricultural land, and its grade);

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

## Habitats and biodiversity

192. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>68</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>69</sup>; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>70</sup> and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- b. Use areas of poorer quality agricultural land in preference to that of higher quality, where significant development of agricultural land is demonstrated to be necessary (taking into consideration land which is classified as best and most versatile agricultural land, and its grade);
  - c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;
  - d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) wherever possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;
  - e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;
  - f. Minimise impacts on biodiversity and include features for species which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and
  - g. Make sure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.
2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.

### N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:
  - a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;
  - b. Make sure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and



<p>194. The following should be given the same protection as habitats sites:</p> <ul style="list-style-type: none"> <li>a) potential Special Protection Areas and possible Special Areas of Conservation;</li> <li>b) listed or proposed Ramsar sites<sup>71</sup>; and</li> <li>c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.</li> </ul> <p>195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.</p>	<ul style="list-style-type: none"> <li>c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.</li> </ul> <p><b>N4: Protected Landscapes</b></p> <ol style="list-style-type: none"> <li>1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to their statutory purposes and special qualities. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.</li> <li>2. Proposals for major development within protected landscapes should only be supported in exceptional circumstances<sup>70</sup> where it can be demonstrated that the development is in the public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of: <ul style="list-style-type: none"> <li>a. The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;</li> <li>b. The cost of, and scope for, developing outside the designated area, or meeting the need for the development in some other way; and</li> <li>c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.</li> </ul> </li> <li>3. Where, exceptionally, proposals for major development are approved within protected landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes<sup>71</sup>, including on features such as tranquillity and dark skies.</li> <li>4. Development proposals within the setting of protected landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</li> </ol> <p><b>N5: Maintaining the character of the coast</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should maintain the character of undeveloped areas of coast, while improving public access to it where appropriate.</li> <li>2. Development proposals in areas defined as Heritage Coast (and that do not already fall within a protected landscape), should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast should not be supported, unless it is compatible with its special character.</li> <li>3. If located within a Coastal Change Management Area, development proposals should also be considered against policy F9.</li> </ol>
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	<p><b>N6: Areas of particular importance for biodiversity</b></p> <p>1. To support the conservation of important habitats, development proposals affecting:</p> <ul style="list-style-type: none"> <li>a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless: <ul style="list-style-type: none"> <li>i. an appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or that there are imperative reasons of overriding public importance; and/or</li> <li>ii. the impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.</li> </ul> </li> <li>b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if: <ul style="list-style-type: none"> <li>i. there would be no adverse effect (either individually or in combination with other developments) on the features of special scientific interest of the SSSI; or</li> <li>ii. the benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or</li> <li>iii. the impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.</li> </ul> </li> <li>c. A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if: <ul style="list-style-type: none"> <li>i. there would not be a significant adverse effect on the integrity of the site; or</li> <li>ii. the benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.</li> </ul> </li> </ul> <p>2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodlands and ancient and veteran trees) should be refused, unless there are wholly exceptional reasons<sup>72</sup> and a suitable compensation strategy exists.</p>
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## Conserving and enhancing the historic environment

### 16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>73</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>74</sup>.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - f) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - g) opportunities to draw on the contribution made by the historic environment to the character of a place.
204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
  - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### 20. Conserving and enhancing the historic environment

The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>73</sup>.

#### Plan-making policies

##### HE1: Planning for the historic environment

1. To support the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:
  - a. Identify the main heritage features within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and create a positive strategy for their conservation and enhancement, including where these assets can be used to support sustainable growth;
  - b. Be informed by a proportionate heritage assessment and should consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c. Take opportunities, for example through design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development;
  - d. Be supported by a local list to identify non-designated heritage assets that are important to the local community.

##### HE2: Conservation Areas and World Heritage Sites

1. To conserve and enhance the significance of conservation areas and World Heritage Sites, development plans should:
  - a. Identify opportunities for new development affecting these assets to enhance or better reveal their significance, alongside any measures needed to safeguard their importance and long term future; and reflect these in policies for site allocations and/or accompanying design guides, design codes or masterplans; and
  - b. Include any locally-specific policies needed to preserve and enhance the significance and Outstanding Universal Value of World Heritage Sites and their settings (including any contribution made by their setting and any buffer zone). Those policies should

## Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
210. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

## Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

encourage sustainable use and take into account relevant policies and objectives in World Heritage Site management plans.

2. Conservation areas should be reviewed periodically, and new or amended designations should be accompanied by an adopted appraisal and management plan. These documents should be aligned with the policies in the development plan. When considering a new or amended conservation area designation, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

### HE3: Historic Environment Records

1. To support effective plan-making and decision making, local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
  - a. Assess the significance of heritage assets and the contribution they make to their environment and inform the preparation of local lists; and
  - b. Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
2. Local planning authorities should make information about the historic environment, gathered as part of plan-making or development management activities, publicly accessible.

## National decision-making policies

### HE4: Securing the conservation and enhancement of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved and enhanced in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
  - a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;
  - b. Avoid harm to the significance of heritage assets, and instead preserve and enhance this significance.
2. If harm to the significance of heritage assets cannot be minimised or avoided, there should be a clear and convincing justification in accordance with the policies in this chapter.
3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.



213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>75</sup>.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>76</sup>. However, the ability to

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

#### **HE5: Assessing effects on heritage assets**

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be consulted as a minimum, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on heritage assets and their setting should identify whether proposals would be likely to:

- a. Have a positive effect, which is where a heritage asset would be enhanced, or its significance better revealed; or
- b. Have no effect on the significance of the asset; or
- c. Result in harm to the significance of the heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of the heritage asset.

3. In making this assessment it is the effect on an asset's significance rather than the scale of the development which should be considered.

4. Decision makers should be satisfied that this assessment accurately reflects the effects on heritage assets caused by the proposals.

5. Where a development proposal involves, or has the potential to involve, heritage assets with archaeological interest, an appropriate desk-based assessment should be employed and, where necessary, a field evaluation.

#### **HE6: Proposals affecting designated heritage assets**

1. When considering the potential effect of a development proposal on a designated heritage asset, substantial weight<sup>74</sup> should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on designated heritage assets should be approved.

<p>record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p> <p>219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p> <p>220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.</p> <p>221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p>	<p>3. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.</p> <p>4. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:</p> <ul style="list-style-type: none"> <li>a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site; and</li> <li>b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</li> <li>c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and</li> <li>d. The harm or loss is outweighed by the benefit of bringing the asset back into use.</li> </ul> <p>5. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>75</sup>.</p> <p><b>HE7: Decisions on non-designated heritage assets</b></p> <p>1. Development proposals which would have a positive effect on non-designated heritage assets should be approved.</p> <p>2. Where a development proposal would cause harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.</p> <p><b>HE8: World Heritage Sites</b></p> <p>1. To secure the long-term future of World Heritage Sites<sup>76</sup> and support the preservation and enhancement of their significance and Outstanding Universal Value, development</p>
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proposals that affect a World Heritage Site should:

- a. Be designed in a way which pays particular regard to the significance and attributes of the Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting and any buffer zone);
  - b. Take into consideration any relevant implications of the World Heritage Site management plan; and
  - c. Be supported by an assessment of the impact, including any potential cumulative impact, on the significance and Outstanding Universal Value of the World Heritage Site. This should include appropriate information such as visual impact assessments and natural environment, archaeological or historical data.
2. Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the relative significance and Outstanding Universal Value of the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.
  3. Proposals that preserve those elements of the setting of a World Heritage Site that make a positive contribution to it (or which better reveal its significance) should be approved.

**HE9: Conservation areas**

1. Development proposals within or affecting the significance of conservation areas should:
  - a. Retain and restore buildings and other features which make a positive contribution to the character or appearance of a conservation area wherever possible; and
  - b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to preserve or enhance, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.
3. Proposals that preserve those elements of a conservation area that make a positive contribution to it (or which better reveal its significance) should be approved.

**HE10: Archaeological assets**

1. Where a development proposal has the reasonable potential, based on evidence, to affect an archaeological heritage asset, discovered or undiscovered, an appropriate investigation of the asset's significance and the potential effect on this should be undertaken to identify the design of the development proposal, mitigation and

	<p>implementation of the development.</p> <p>2. Archaeological assets should be preserved in situ wherever feasible. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, and should be undertaken by suitably-qualified individuals or organisations.</p> <p><b>HE11: Loss or removal of heritage assets</b></p> <p>1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):</p> <p>a. The development should not be approved without all reasonable steps being taken to make sure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset;</p> <p>b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by being deposited in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.</p> <p>2. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ wherever possible (and, where appropriate, be supported by an explanation of their historic and social context).</p>
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## Footnotes

Old NPPF	New NPPF Draft
<p>1. This document replaces the previous version of the National Planning Policy Framework published in December 2023.</p> <p>2. This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).</p>	<p>1. This document replaces the previous version of the National Planning Policy Framework published in December 2024.</p> <p>2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.</p> <p>3. Resolution 42/187 of the United Nations General Assembly.</p>



<ol style="list-style-type: none"> <li>3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.</li> <li>4. Resolution 42/187 of the United Nations General Assembly.</li> <li>5. Transforming our World: the 2030 Agenda for Sustainable Development.</li> <li>6. As established through statements of common ground (see paragraph 28).</li> <li>7. The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.</li> <li>8. This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years. See also paragraph 232.</li> <li>9. The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.</li> <li>10. This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).</li> <li>11. Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.</li> <li>12. In line with the presumption in favour of sustainable development.</li> </ol>	<ol style="list-style-type: none"> <li>4. Transforming our World: the 2030 Agenda for Sustainable Development.</li> <li>5. For the purposes of the policies in this chapter, plan-making authorities are defined as: Strategic Planning Authorities; The Mayor of London; Minerals and Waste Planning Authorities; and Local Planning Authorities. 'Plan-makers' includes all plan-making authorities and any other body with the power to make a plan which will form part of the statutory development plan.</li> <li>6. Reference to the 'adoption' of a plan in this chapter also applies to where a plan has been 'approved' by the Secretary of State.</li> <li>7. Allocations should identify any site-specific expectations and requirements, including for on-and off-site infrastructure, and should include: a site reference, name and area; a short description of existing and allocated use(s); an indicative or specific site capacity for the development proposed; and the projected delivery timeframe.</li> <li>8. Further information on the role of gateways in the preparation of local plans is published in: Create or update a local plan using the new system - GOV.UK.</li> <li>9. Commencing preparation of the local plan means you must have passed through Gateway 1.</li> <li>10. Local planning authorities, Minerals and Waste Planning Authorities and the Mayor of London.</li> <li>11. To ensure the process of including relevant policies from supplementary plans to the next local plan is effective, local authorities should, when preparing supplementary plans, have regard to the requirements and expectations set out for the local plans and minerals and waste plans preparation process.</li> <li>12. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.</li> </ol>
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<p>13. Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.</p> <p>14. Except in relation to town centre development, as set out in chapter 7.</p> <p>15. Transitional arrangements are set out in Annex 1.</p> <p>16. For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.</p> <p>17. Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.</p> <p>18. The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.</p> <p>19. Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).</p> <p>20. Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 62 of this Framework.</p> <p>21. Where these are contained in a local plan.</p> <p>22. As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p> <p>23. During the transitional period for emerging plans, consistency should be tested against the version of the Framework as applicable, as set out in Annex 1.</p> <p>24. Sections 100ZA(4-6) of the Town and Country Planning Act 1990 will require the applicant's written agreement to the terms of a pre-commencement condition, unless prescribed circumstances apply.</p> <p>25. Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>	<p>13. Relevant tools and templates are published in Create or update a local plan using the new system - GOV.UK.</p> <p>14. Including those published in Create or update a local plan using the new system - GOV.UK.</p> <p>15. Relevant tools and templates are published in Create or update a local plan using the new system - GOV.UK.</p> <p>16. Taking into account the policies in this Framework, associated infrastructure requirements and their potential to be addressed, and the impact of any relevant environmental plans or strategies (including Environmental Delivery Plans).</p> <p>17. This also applies to the Mayor of London.</p> <p>18. And tenure mix on sites of 150 homes or more (see policy HO5).</p> <p>19. Unless otherwise directed by the Secretary of State.</p> <p>20. This also applies to the Mayor of London.</p> <p>21. Conformity with an emerging spatial development strategy should also be taken into consideration. The extent to which conformity with an emerging strategy should be considered will depend on the stage of preparation of the emerging strategy and whether or not there is an existing strategy relating to the area.</p> <p>22. Where a spatial development strategy is in place, the local plan should plan for the level of development provided for in the spatial development strategy covering the area of the local plan.</p> <p>23. The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets; and areas at risk of flooding or coastal change.</p>
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<p>26. Evidence of need for looked after children can be found in the relevant local authority's Children's Social Care Sufficiency Strategy.</p> <p>27. Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.</p> <p>28. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.</p> <p>29. Applying the definition in Annex 2 to this Framework.</p> <p>30. Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156-157 of this Framework should apply.</p> <p>31. The requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.</p> <p>32. Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.</p> <p>33. Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been</p>	<p>24. The existing building is to be assessed as the property as existing on the date of the publication of this Framework.</p> <p>25. Including (but not limited to) where the relevant local planning authority lacks a five year supply of deliverable sites as set out in policy HO3(1)(c).</p> <p>26. Well-connected rail stations and underground, tram and light rail stops are those in a top 60 Travel to Work Area located partially or fully within England by Gross Value Added (GVA) and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by four trains or trams per hour overall, or two trains or trams per hour in any one direction.</p> <p>27. See Annex D: Housing calculations and supply.</p> <p>28. See Annex D: Housing calculations and supply.</p> <p>29. Where a development proposal is located outside a settlement, and separated from the existing built-up area by virtue of being beyond the outside edge of an allocated site that has yet to be fully developed, consideration should be given to whether the proposal is in a suitable location should the allocated development not proceed.</p> <p>30. In line with the objectives and provisions of the Climate Change Act 2008.</p> <p>31. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.</p> <p>32. This requirement may be set as a single rate or be set at differential rates, and should:</p>
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<p>adopted; or in instances where strategic policies for housing are out of date.</p> <p>34. With an appropriate buffer, as set out in paragraph 78a or 78b. The additional buffer set out at paragraph 78c does not apply for the purposes of plan-making. See Glossary for definitions of deliverable and developable.</p> <p>35. This exception site policy does not replace the First Homes exception site policy set out in the Affordable Homes Update Written Ministerial Statement, dated 24 May 2021, which remains extant policy.</p> <p>36. Community-led development exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement, unless specific provision to exceed these limits is made in the development plan.</p> <p>37. i.e. the areas referred to in footnote 7.</p> <p>38. The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.</p> <p>39. Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.</p> <p>40. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p> <p>41. Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.</p>	<p>33. Invest 2035: The UK's Modern Industrial Strategy (UK Government, June 2025) identifies priority sectors for growth and support as: advanced manufacturing; clean energy industries; creative industries; defence industries; digital and technology businesses; financial services; life sciences; and professional and business services.</p> <p>34. Industrial Strategy Zones Action Plan (MHCLG, June 2025).</p> <p>35. Invest 2035: The UK's Modern Industrial Strategy (UK Government, June 2025) identifies priority sectors for growth and support as: advanced manufacturing; clean energy industries; creative industries; defence industries; digital and technology businesses; financial services; life sciences; and professional and business services.</p> <p>36. For the purpose of this chapter 'town centres' includes city, town, district and local centres as defined in the glossary.</p> <p>37. International Commission on Non-Ionizing Radiation Protection guidelines.</p> <p>38. This includes Water Resource Management Plans, Drainage and Wastewater Management Plans and, once they are published, the Strategic Spatial Energy Plan (SSEP), Centralised Strategic Network Plan (CSNP) and Regional Energy Strategic Plans (RESPs).</p> <p>39. Once adopted, there should be consideration of Heat Network Zones.</p> <p>40. The assessment of the provision needed for aggregate and industrial minerals may, where appropriate, be undertaken and set out through the preparation of spatial development strategies.</p> <p>41. Other than for development involving peat, coal or onshore oil and gas extraction, to which this policy does not apply.</p> <p>42. Invest 2035: The UK's Modern Industrial Strategy (UK Government, June 2025) identifies priority sectors for growth and support as: advanced manufacturing; clean energy industries; creative industries; defence industries; digital and technology businesses; financial services; life sciences; and professional and business services.</p>
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<p>42. Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.</p> <p>43. <i>Invest 2035: The UK's Modern Industrial Strategy</i> identifies priority sectors for growth and support as: advanced manufacturing; clean energy industries; creative industries; defence industries; digital and technology businesses; financial services; life sciences; and professional and business services.</p> <p>44. This includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.</p> <p>45. Excluding provisions relating to grey belt and previously developed land set out in chapter 13.</p> <p>46. Policies for large scale facilities should, where necessary, be developed through collaboration between strategic policy-making authorities and other relevant bodies. Examples of such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services. The primary function of roadside services should be to support the safety and welfare of the road user (and most such proposals are unlikely to be nationally significant infrastructure projects).</p> <p>47. Department for Transport (2015) <i>General Aviation Strategy</i>.</p> <p>48. Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007.</p> <p>49. Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.</p> <p>50. As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other</p>	<p>43. The existing building is to be assessed as the building as existing on the date of the publication of this Framework.</p> <p>44. For the purpose of this policy references to railway stations also includes stops on underground, tram and other light rail systems.</p> <p>45. Well-connected rail stations and underground, tram and light rail stops are those in a top 60 Travel to Work Area located partially or fully within England by Gross Value Added (GVA) and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by four trains or trams per hour overall, or two trains or trams per hour in any one direction.</p> <p>46. The existing building is to be assessed as the building as existing on the date of the publication of this Framework.</p> <p>47. The extent to which identified needs can be met in full should also take into account the provisions of policy S1.</p> <p>48. Or neighbourhood plans where a need for changes to Green Belt boundaries has been established but not made in local plans, in which case detailed amendments to those boundaries may be made through neighbourhood plans.</p> <p>49. The original building for this purpose is the building that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.</p> <p>50. Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites.</p> <p>51. In the case of development proposals involving the provision of traveller sites, particular reference should be made to policy HO12.</p>
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<p>buildings, supported by the use of compulsory purchase powers where appropriate.</p> <p>51. Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.</p> <p>52. Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.</p> <p>53. Birkbeck D and Kruczkowski S et al (2020) <i>Building for a Healthy Life</i>.</p> <p>54. Contained in the National Design Guide and National Model Design Code.</p> <p>55. Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.</p> <p>56. Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.</p> <p>57. In the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites paragraph 13.</p> <p>58. The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework.</p>	<p>52. Well-connected rail stations and underground, tram and light rail stops are those in a top 60 Travel to Work Area located partially or fully within England by Gross Value Added (GVA) and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by four trains or trams per hour overall, or two trains per hour in any one direction.</p> <p>53. The Golden Rules do not apply to: (a) developments brought forward on land released from the Green Belt through plans adopted prior to 12 December 2024; (b) developments that were granted planning permission on Green Belt land prior to 12 December 2024; or (c) Traveller sites.</p> <p>54. The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.</p> <p>55. Principles for creating well-designed places are described more fully in Part 1 of the Design and Placemaking planning practice guidance, points b to f in this policy forming the seven features of well-designed places described in the guidance, all of which are informed by context (point a).</p> <p>56. Designing and modifying residential streets: Manual for streets - GOV.UK and the Design &amp; Placemaking planning practice guidance.</p> <p>57. Including new technologies, for example droneports and autonomous vehicles.</p> <p>58. These include the suite of Green Infrastructure Standards for England published by Natural England, the standards for open space, outdoor sport and play recommended by Fields in Trust (<a href="https://fieldsintrust.org/insights/standards">https://fieldsintrust.org/insights/standards</a>) and published Sport</p>
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<p>59. Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).</p> <p>60. The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.</p> <p>61. In line with the objectives and provisions of the Climate Change Act 2008.</p> <p>62. This includes householder development, small non-residential extensions (with a footprint of less than 250m<sup>2</sup>) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.</p> <p>63. A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p> <p>64. As required by the Marine and Coastal Access Act 2009.</p> <p>65. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.</p> <p>66. <i>English National Parks and the Broads: UK Government Vision and Circular 2010</i> provides further guidance and information about their statutory purposes, management and other matters.</p>	<p>England Guidance (including Assessing Needs and Playing Pitch Strategy guidance – Sport England).</p> <p>59. These include the suite of Green Infrastructure Standards for England published by Natural England, the standards for open space, outdoor sport and play recommended by Fields in Trust (<a href="https://fieldsintrust.org/insights/standards">https://fieldsintrust.org/insights/standards</a>) and published Sport England Guidance (including Assessing Needs and Playing Pitch Strategy guidance – Sport England).</p> <p>60. As identified through the town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002.</p> <p>61. Including the existing Detailed Emergency Planning Zones and Outline Planning Zones, as set out in the Office for Nuclear Regulation’s guidance on Land Use Planning: Land use planning – Office for Nuclear Regulation.</p> <p>62. The considerations in policy P5(1)(d) are relevant in this context.</p> <p>63. In consultation with the Civil Aviation Authority.</p> <p>64. The Control of Major Accident Hazards (COMAH) competent authority for zones around hazardous installations, the Civil Aviation Authority or Secretary of State for Defence for safeguarding areas around aerodromes, technical sites or military explosive storage areas, and the Office for Nuclear Regulation, Secretary of State for Defence or Health and Safety Executive for zones around nuclear sites.</p> <p>65. <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a></p> <p>66. For the purpose of policy F2, when the exception test is being applied at the plan-making stage, it should be informed instead by an up-to-date strategic flood risk assessment.</p> <p>67. National standards for sustainable drainage systems (SuDS) - GOV.UK.</p> <p>68. These should draw upon Natural England’s Green Infrastructure Standards for England, tailored as necessary to local circumstances.</p>
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<p>67. For the purposes of paragraphs 190 and 191, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</p> <p>68. Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.</p> <p>69. Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.</p> <p>70. For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.</p> <p>71. Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.</p> <p>72. See Explanatory Note to the <i>Noise Policy Statement for England</i> (Department for Environment, Food &amp; Rural Affairs, 2010).</p> <p>73. Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.</p> <p>74. The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.</p>	<p>69. Although development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including for development proposals which are exempt.</p> <p>70. For the purpose of this policy and policy N5 only, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the statutory purposes for which the area has been designated or defined.</p> <p>71. Where significant harm cannot be mitigated, it may be appropriate to consider whether suitable compensation would be acceptable.</p> <p>72. For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitats.</p> <p>73. The policies set out in this chapter also relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>74. The use of “substantial weight” here is to be applied in line with statutory tests so as to discharge the duties which require considerable importance and weight to be given to harm to the relevant designated assets.</p> <p>75. Monuments that the Secretary of State for Culture, Media and Sport has identified as being of national importance but has decided not to designate as a Scheduled Monument (or as a different type of designated heritage asset) should be considered subject to the</p>
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<p>75. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p> <p>76. Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.</p> <p>77. Primarily in two tier areas as stated in Annex 2: Glossary.</p> <p>78. Except in relation to the extraction of coal, where the policy at paragraph 230 of this Framework applies.</p> <p>79. National planning practice guidance on minerals sets out how these policies should be implemented.</p> <p>80. Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites.</p> <p>81. These reserves should be at least 10 years for individual silica sand sites; at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.</p> <p>82. Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. In this context “reached Regulation 19” refers to when Regulation 19 has been complied with (i.e. when the planning authority has made a copy of each of the proposed submission documents and a statement of the representations procedure available, and the statements required in Regulation 19(b) have been sent to consultation bodies).</p> <p>83. Calculated using the standard method in national planning practice guidance, published on 12 December 2024.</p>	<p>policies for designated heritage assets. Monuments that have yet to be assessed by the Secretary of State for Culture, Media and Sport through the scheduling process, but which a decision maker considers to potentially be of national importance, should be considered subject to the policies for designated heritage assets.</p> <p>76. Any development affecting World Heritage Sites should be assessed against this policy. It should be noted that some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.</p> <p>77. Including policies in made neighbourhood plans.</p> <p>78. Neighbourhood Planning (General) Regulations 2012.</p> <p>79. This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. The 25% minimum delivery requirement for First Homes and the First Homes exception sites policy no longer apply.</p> <p>80. Vision 2035: Critical Minerals Strategy - GOV.UK</p> <p>81. Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which the Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar Site.</p> <p>82. Other than for the specific purposes in policy N4.</p> <p>83. Table 125: dwelling stock estimates by local authority district: Live tables on dwelling stock (including vacants) - GOV.UK</p> <p>84. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p>
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<p>84. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>85. Calculated using the standard method in national planning practice guidance, published on 12 December 2024.</p> <p>86. This paragraph does not apply in relation to local plans for areas where there is an operative Spatial Development Strategy (SDS) which provides the housing requirement for relevant local areas. In these circumstances the SDS will continue to provide the housing requirement for the relevant emerging local plans.</p> <p>87. Set out in the most recent Regulation 19 (pre-submission stage) consultation.</p> <p>88. This paragraph does not apply in relation to local plans for areas where there is an operative Spatial Development Strategy (SDS) which provides the housing requirement for relevant local areas. In these circumstances the SDS will continue to provide the housing requirement for the relevant emerging local plans.</p> <p>89. In this context “reaching consultation” refers to when parts (a) to (c) of section 335(2) have been complied with (i.e. when a draft Spatial Development Strategy has been prepared and copies have been made available at any prescribed places and sent to the prescribed bodies and persons).</p> <p>90. This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. As noted in footnote 31, however, the 25% minimum delivery requirement for First Homes no longer applies.</p> <p>91. Other than for the specific purposes of paragraphs 190 and 191 in this Framework.</p>	<p>85. Or the housing requirement is more than five years old and the relevant development plan policies have been reviewed and found not to require updating.</p> <p>86. Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.</p> <p>87. For this purpose ‘towns’ includes cities.</p> <p>88. Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.</p>
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