## Summary of policy requirements in the
## National Planning Policy Framework

*[Note: all references are to paragraph numbers in the draft NPPF]*

(14) Ensure that objectively assessed development needs can be met, with sufficient flexibility to respond to rapid shifts in demand or other economic changes;

(15) Plans should be based upon and contain the presumption in favour of sustainable development as their starting point, with clear policies that will guide how the presumption will be applied locally;

(19) Provide a positive long-term vision for the area, which is kept up-to-date and provides a practical framework for making decisions;

(19) Take account of local circumstances and market signals, such as land prices, commercial rents and housing affordability;

(19) Take account of the environmental quality (current or potential) of land, in making land use decisions, regardless of its current or previous use;

(19) Protect and enhance environmental and heritage assets of real importance;

(19) Promote mixed use developments, encourage multiple benefits from the use of land (wildlife, recreation, flood risk mitigation, carbon storage, food production, etc.), re-use existing resources and encourage renewable resources, make the most of public transport);

(19) Policies should enable the re-use of existing resources;

(19) Policies should actively manage patterns of growth to make fullest use of public transport, cycling and walking;

(19) Policies should support local strategies to improve health and wellbeing for all;

(19) Policies should seek a good standard of amenity for existing and future occupants of land and buildings.

(20) Restrict development only where the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole;

(21) Additional development plan documents must be clearly justified;

(21) Supplementary planning documents should only be necessary where their production can help to bring forward sustainable development at an accelerated rate, and must not add to the financial burdens on development;

(22) Only decisions that provide a clear indication of how a decision-maker should react to a development proposal should be included in the plan;

(23) Plan should set out strategic priorities for the area, covering:

* housing and economic development requirements;
* the provision of retail, leisure and other commercial development;
* the provision of infrastructure for transport, minerals, waste, energy, telecoms, water supply and water quality;
* the provision of health, security, community infrastructure and other local facilities;
* climate change mitigation and adaptation, protection and enhancement of the natural and historic environment, including landscape, and where relevant coastal management.

(24) Local plans should:

* plan positively for the development and infrastructure required in its area;
* preferably cover a 15-year time horizon, take account of longer-term requirements and be a living document that is kept up to date;
* show broad locations for strategic development on a key diagram and land use designations on a proposals map;
* allocate sites to promote development and flexible use of land, providing detail on form, scale, access and quantum of development where appropriate;
* identify areas where it may be necessary to limit freedom to change the uses of buildings, and justify it;
* identify land it is genuinely important to protect from development, for example because of its environmental or historic value; and
* contain a clear strategy for the environmental enhancement of the area.

(25) widespread and early engagement with the community essential.

(26) Gives local authorities the option of seeking a certificate of conformity with the Framework.

(27) Is the plan based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects for the area? Strategies for housing, employment and other uses need to be integrated and take account of market and economic signals like land prices.

(28) Plan should be underpinned by a Strategic Housing Market Assessment (SHMA), produced cooperatively to cover the housing market area, identifying the scale and mix of housing and the range of tenures that the local population is likely to require. This should: meet household and population projections, taking account of migration; address the need for all types of housing, including affordable housing; cater for housing demand and the scale of housing supply necessary to meet it. The authority should also prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and likely viability of housing land.

(29) Local authorities need a clear understanding of business needs in their area. They should work closely with County and neighbouring district authorities, and with LEPs, to develop a robust evidence base, to understand both existing business needs and likely changes in them. They should work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.

(30) Authorities should use this evidence base to: assess requirements for different types of land and floorspace, including for retail and leisure development; the

adequacy of existing land supplies (this review to take place alongside the SHLAA); review the role and function of town centres and their capacity to take new growth; assess areas of deprivation needing remedial action; the needs of the food production industry and any barriers to investment that planning can resolve.

(31) Work with other authorities and providers to assess infrastructure requirements, including the need for nationally significant infrastructure within the area.

(32) Maintain an understanding of the extent and locations of mineral reserves in the area and the projected demand for their use.

(33) Take into account the most up-to-date information about defence and security needs in the area.

(34) Prepare a sustainability appraisal as an integrated part of the plan process;

(35) Other assessments (Habitats Regulations, SFRA, etc) should use the same evidence base where possible.

(36) Assessments should be proportionate to the plan and should not repeat the assessment of higher level policy. They should be started early in the process and include stakeholder consultation.

(37) Need evidence about their historic environment – a historic environment record.

(38) Need to work with health organisations to understand the health status and needs of the local population including expected future changes, and any relevant information about barriers to improving health and wellbeing.

(39) Need to ensure that the obligations and policy burdens to which designated sites are subject are not such as to render them unviable.

(40) Need to include a policy on local standards. Where practical, CIL charges should be worked up alongside the local plan. These should support and incentivise development, by giving local communities "a meaningful proportion".

(41) Need to ensure that development will be facilitated across the economic cycle and that the cumulative financial impact of policies and standards will not prejudice this.

(43) Need to draft development and infrastructure policies at the same time.

(44) Duty to cooperate with neighbouring public bodies on strategic priorities and to provide evidence of having done so.

(46) Specifies what constitutes successful cooperation (joint committee, joint strategy, memorandum of understanding, continuous process of engagement throughout, delivering the necessary infrastructure).

(47) Consider producing joint policies with neighbours on strategic matters.

(48) Inspector's criteria for soundness:

    * Positively prepared plan;
    * justified;

* effective; and
* consistent with national policy.

Sections 49 to 52 deal with rules for Neighbourhood plans

(73) restates need for a clear economic vision and strategy that positively encourages sustainable economic growth; set out criteria, or identify sites, to deliver that strategy; need to support existing business sectors and plan for new ones; encourage clusters; identify priorities for regeneration or other investment; and facilitate new working practices, such as live/work.

(75) Avoid the long-term protection of employment land or floorspace in the face of pressure for other uses.

(76) Define a network and hierarchy of town centres that is resilient to anticipated future economic changes; define the extent of the town centre and its primary and secondary retail frontages; allocate a range of retail sites, based on an assessment of the need to expand the town centre; encourage town centre residential development; allocate appropriate edge of centre sites if town centre sites not available; set policy for sites outside town centre and edge of centre.

(77-78) Apply a sequential approach to retail/leisure applications outside town centre/edge of centre.

(79) If application is outside town centre or undesignated, require an impact assessment if the scheme is above 2,500sq m (or whatever local threshold the plan sets).

(80) Sets rules for assessing the impact of retail and leisure proposals.

(81) Set a strategy to maintain a prosperous rural economy, including:

* supporting sustainable rural businesses;
* promoting the diversification of agriculture;
* supporting rural tourism and leisure.

(83, 88) Locate development so as to encourage sustainable patterns of transport and minimise need to travel.

(85) Work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure needed to support sustainable economic growth, including large-scale facilities like freight exchanges.

(86) Require travel plans from all generators of significant amounts of traffic.

(89) Plan and locate development to:

* facilitate delivery of goods;
* give priority to pedestrians and cyclists and access to good public transport;
* create safe and secure layouts to minimise conflict between motorists and others;
* incorporate facilities for low-emission vehicles;
* consider the needs of the disabled.

(91) Aim for a balance of land uses in the authority's area, so as to minimise journey lengths.

(92) Promote mixed uses, especially in larger developments, as a way of minimising travel.

(93) Ensure parking standards promote sustainable transport choices.

(94) Identify and protect sites and routes which could be critical in developing transport infrastructure to widen transport choice.

(96) Support the expansion of electronic communications (but minimise the number of masts by making efficient use of them).

(97) No blanket bans on masts.

(101 - 106) Identifies a series of criteria for authorities preparing minerals local plans.

(109) Use an evidence-base to ensure plans meet the full requirements for market and affordable housing in the housing market area, including identifying critical key sites that are crucial to delivering the strategy; maintain a rolling 5-year supply of specific deliverable sites, with an addition of **at least 20% extra** to ensure choice and competition; identify a supply of specific, deliverable sites, or broad locations for growth for years 6-10 and, where possible, years 11-15; do not include windfall sites in the first 10 years of supply or the rolling 5 year supply unless there is compelling evidence of genuine local circumstances to justify it; produce a housing trajectory to illustrate delivery and a market housing implementation strategy to maintain a five year supply; set out the local approach to housing density; identify and bring back into use empty homes.

(111) Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; identify the size, type, tenure and range of housing needed in different locations; where affordable housing required, achieve it on site where possible, unless equivalent value can be obtained off-site and the proposal contributes to the objective of achieving mixed and balanced communities.

(120) To create sustainable communities, you should have:

* a shared vision with the community of the type of residential environment they want;
* proposals for the integration of community infrastructure, to make the residential environment sustainable;
* housing in suitable locations, with good access to community facilities and services;
* where large-scale development proposed in less suitable locations, investment will be needed to improve sustainability.

(112) In rural areas, plan for local (particularly affordable) housing needs. Consider using some market housing to cross-subsidise it.

(113) Sets out exceptions criteria for isolated dwellings in rural areas.

(116) Local plans (and neighbourhood plans) should set out robust and comprehensive design policies, based on the stated objectives for the future of the area and an assessment of its present characteristics.

(117) Design policies should avoid excessive detail, and concentrate instead on overall scale, density, massing, height, landscape, layout and access.

(118) Design policies should not impose architectural styles or tastes, or stifle originality.

(125) Planning policies need to "facilitate social interaction and inclusive communities".

(126) Planning policies need to deliver community facilities and local services.

(128) Planning policies need to identify specific needs for, or shortfalls/surpluses of ,open space, sports and recreational facilities and set local standards.

(130) Provides for areas to be designated as Local Green Space in local plans.

(136) New Green Belts should only be identified in exceptional circumstances.

(137) Local plans should set Green Belt boundaries and only alter them in exceptional circumstances.

(138) Green Belt boundaries should not be reconsidered between local plan reviews.

(140 - 141) set out criteria for reviewing Green Belt.

(143-145) set out criteria for appropriate and inappropriate development in the Green Belt.

(150) Locations and forms of development should reduce greenhouse gas emissions. Local requirements for building sustainability should follow the Government's zero carbon buildings policy and adopt nationally described standards.

(152) Need for a strategy to promote renewable and non-carbon energy.

(154) Development should be planned to avoid increased vulnerability to climate change.

(155) Plans should be supported by a Strategic Flood Risk Assessment and have policies to manage flood risk.

(156) Plans should apply a sequential, risk-based approach to the location of development to avoid flood risk as far as possible.

(159) Coastal authorities need to take account of marine plans and apply Integrated Coastal Zone Management.

(160) Coastal authorities need to identify Coastal Change Management Areas where physical change is likely.

(165) Local plans should minimise risk to the natural environment, and should allocate land with the lowest environmental or amenity value.

(166) There should be criteria-based policies against which proposals on or affecting protected sites are judged.

(167) Local plans should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of green infrastructure; they should maintain the character of the undeveloped coast; they should take into account the economic benefits of the best agricultural land; give particular protection to designated areas.

(168) Policies should:

* Take account of the need to plan for biodiversity at a landscape-scale across authority boundaries;
* promote and protect priority habitats and priority species;
* identify and map components of the local ecological networks;
* prevent harm to geological conservation interests.

(171) Local policies need to prevent unacceptable risks from pollution and land instability.

(173) Planning policies need to avoid noise or other health impacts and should support compliance with EU limits for pollutants.

(178) Authorities should set out a strategy for the conservation and enjoyment of the historic environment

Source – Planning Officers' Society