




## APPENDIX 2

### REVIEW OF PLANS AND PROGRAMMES - NATIONAL, REGIONAL, COUNTY AND LOCAL (DISTRICT)






| KEY TO TABLES   |   |
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|  | This symbol indicates that the selected text sets out a key policy principle that the LDF will need to have regard to, e.g. the sequential approach to the release of housing sites set out in Planning Policy Guidance Note 3 'Housing'. |
|  | This symbol indicates the need for land to be allocated in support of the selected text, e.g. the need for an employment allocation.  |
|  | This symbol indicates text that provides background/explanation or amplification.   |

**NATIONAL**

| National Level Plan or Programme   | Source | Key Objectives relevant to plan and SA  | Implications for Plan |
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| <b>National Plans and Programmes</b>   |        |   |                       |
| <p><b>The UK Government Sustainable Development Strategy 'Securing the Future' (DEFRA, 2005)</b></p> |        | <p>Purpose:<br/>The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.</p> <p>For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.</p> <p>Government must promote a clear understanding of, and commitment to, sustainable development so that all people can contribute to the overall goal through their individual decisions.</p> <p>Similar objectives will inform all our international endeavours, with the UK actively promoting multilateral and sustainable solutions to today's most pressing environmental, economic and social problems. There is a clear obligation on more prosperous nations both to put their own house in order, and to support other countries in the transition towards a more equitable and sustainable world.</p> <p>Guiding Principles:</p> <ul style="list-style-type: none"> <li>• <b>Living Within Environmental Limits</b> - Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.</li> <li>• <b>Ensuring a Strong, Healthy and Just Society</b> - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.</li> <li>• <b>Achieving a Sustainable Economy</b> - Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.</li> <li>• <b>Promoting Good Governance</b> - Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy, and diversity.</li> <li>• <b>Using Sound Science Responsibly</b> - Ensuring policy is developed and implemented on the basis of</li> </ul> |                       |

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|                                  |        | <p>strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.</p> <p>These principles will form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles, though we recognise that some policies, while underpinned by all five, will place more emphasis on certain principles than others. Any trade-offs should be made in an explicit and transparent way. We want to achieve our goals of living within environmental limits and a just society, and we will do it by means of a sustainable economy, good governance, and sound science.</p> <p>Priority areas for immediate action, shared across the UK are:</p> <p><b>Sustainable Consumption and Production</b> – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are produced, but also the impacts of products and materials across their whole lifecycle and building on people’s awareness of social and environmental concerns. This includes reducing the inefficient use of resources which are a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.</p> <p><b>Climate Change and Energy</b> – The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases, such as carbon dioxide and methane, into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. At the same time we must prepare for the climate change that cannot now be avoided. We must set a good example and will encourage others to follow it.</p> <p><b>Natural Resource Protection and Environmental Enhancement</b> – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is most degraded to ensure a decent environment for everyone, and a more integrated policy framework.</p> <p><b>Sustainable Communities</b> – Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power and say in the decisions that affect them; and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities.</p> |                       |
| Improving                        |        | This strategy sets out one strand of the Government’s overall drive to improve fairness and opportunities  |                       |





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| <p><b>Opportunity, Strengthening Society: The Government's Strategy to increase race equality and community cohesion (Home Office, 2005)</b></p> |        | <p>for all in Britain; how we will ensure that a person's ethnicity is not a barrier to their success and foster the social cohesion necessary to enable people from minority and majority communities to work together for social and economic progress.</p> <p>The last seven years have been characterised by progress across much of society. Achieving such progress requires a two-pronged approach:</p> <ul style="list-style-type: none"> <li>i. continuing to foster underlying economic growth, community strength and improvements in public services; matched with,</li> <li>ii. more focused support for groups with particular needs, such as those living in a deprived community, with disabilities or certain health problems, a long standing lack of skills, or facing discrimination.</li> </ul> <p>Focused support is often appropriate in helping disadvantaged Black and minority ethnic groups. The experience of the last few years demonstrates that ensuring these groups enjoy full opportunities can require specific measures to address particular barriers to progress, associated with their circumstances, experience of racial discrimination, or culture. Generic programmes of support are important, but not always sufficient. This strategy therefore sets out a number of ways in which the Government will meet their specific needs. More broadly, we set out measures to foster community cohesion in order to help all sections of society work together. At a time in which rapid economic and social changes, such as greater mobility, can generate the potential for fragmentation within communities, support for cohesion is more important than ever.</p> <p>This strategy heralds the Government's intention to step up our investment in helping build cohesive communities – strengthening the social fabric of Britain and sense of common citizenship. This is not about assimilation of cultural differences. But it does signal a greater focus on helping build a stronger sense of common belonging and social participation, at national and local levels, in partnership with civic organisations and communities themselves.</p> <p>The Government's underlying vision is of a greater sense of inclusive British citizenship, supported by a society in which:</p> <ul style="list-style-type: none"> <li>i. young people from different communities grow up with a sense of common belonging;</li> <li>ii. new immigrants rapidly integrate;</li> <li>iii. people have opportunities to gain an understanding of the range of cultures that contribute to our strength as a country;</li> </ul> |                       |





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|  |             | <ul style="list-style-type: none"> <li>iv. people from all backgrounds participate in civic society;</li> <li>v. racism is unacceptable; and</li> <li>vi. extremists who promote hatred are marginalised.</li> </ul>  |   |
| <b>Sustainable Communities Plan (ODPM, 2003)</b>         | Page 6      | <p>As part of the Action Plan being put forward by the GOEM, they have set the following targets:</p> <ul style="list-style-type: none"> <li>• 60% of all new housing, including conversions, to be provided on brownfield sites</li> <li>• A continuing role for Green Belts and green wedges, where they have been designated in development plans.</li> <li>• Local assessments of urban housing capacity to be undertaken across the region so that fewer greenfield sites need to be allocated in local plans.</li> </ul>  |    |
|  | Page 7      | <p>With regard to housing, the Plan sets out the following objectives:</p> <ul style="list-style-type: none"> <li>• To meet the housing demands of a population which has grown by 3.3% between 1991 and 2001 and is projected to grow by another 8% by 2021.</li> <li>• To ensure that the housing stock meets the decent housing standard in a region where, for example, only 56% of local authority stock is classified as decent.</li> </ul> <p>To this end, a new Regional Housing Board (RHB) will provide a more strategic and coherent approach to housing issues and a draft Regional Housing Strategy will be prepared by summer 2003.</p> |    |
|  | Page 10     | <p>Actions relating to transport in the region include a multi-modal approach to problems associated with the MI and proposals for the widening of the motorway, north of Leicester.</p>  |    |
|  | Page 10     | <p>In order to maintain economic growth and the range of skills throughout the Region, the GOEM have produced the following actions:</p> <ul style="list-style-type: none"> <li>• The launch of a Framework for Employment and Skills Action (FRESA) setting out activities designed to improve skills and encourage graduate employment in the area.</li> <li>• A revised Regional Economic Strategy has also recently been published setting out a range of measures aimed at boosting the regional economy.</li> </ul>   |   |
|  |             | <p>A Neighbourhood Renewal programme in the East Midlands will be pursued that includes:</p> <ul style="list-style-type: none"> <li>• Neighbourhood Renewal Funding in a number of East Midlands towns and cities, including Leicester.</li> <li>• Braunstone to receive funding as part of the New Deal for Communities programme.</li> </ul>  |  |
| <b>PPS 1 – Delivering Sustainable Development (ODPM,</b> | Para. 4 – 5 | <p>The Government set out four aims for sustainable development in its 1999 strategy. The strategy recognises that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:</p>   |   |





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| 2005)                            |          | <ul style="list-style-type: none"> <li>○ making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;</li> <li>○ contributing to sustainable economic development;</li> <li>○ protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;</li> <li>○ ensuring high quality development through good and inclusive design, and the efficient use of resources; and,</li> <li>○ – ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.</li> </ul>  |                       |
|                                  | Para. 9  | Local communities, businesses, the voluntary sector and individuals have a right to a high quality service that is fast, fair, open, transparent and consistent and respects the cost, effort and commitment that has gone into engagement in plan making and in preparing and submitting applications. Planning authorities must ensure that plans are kept up to date and that planning applications are dealt with expeditiously, while addressing the relevant issues. Planning authorities should ensure also that they have in place appropriate arrangements for enforcement.  |                       |
|                                  | Para. 13 | <p>The following key principles should be applied to ensure that development plans and decisions taken on planning applications contribute to the delivery of sustainable development:</p> <p>(i) Development plans should ensure that sustainable development is pursued in an integrated manner, in line with the principles for sustainable development set out in the UK strategy. Regional planning bodies and local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time.</p> <p>(ii) Regional planning bodies and local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change<sup>4</sup> – through policies which reduce energy use, reduce emissions (for example, by encouraging patterns of development which reduce the need to travel by private car, or reduce the impact of moving freight), promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development.</p> <p>(iii) A spatial planning approach should be at the heart of planning for sustainable development (see paragraphs 30 – 32 below).</p> <p>(iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of</p> |                       |






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|                                  |          | <p>an area should not be accepted (see paragraphs 33 – 39).</p> <p>(v) Development plans should also contain clear, comprehensive and inclusive access policies – in terms of both location<sup>5</sup> and external physical access.<sup>6</sup> Such policies should consider people’s diverse needs and aim to break down unnecessary barriers and exclusions in a manner that benefits the entire community.</p> <p>(vi) Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. In developing the vision for their areas, planning authorities should ensure that communities are able to contribute to ideas about how that vision can be achieved, have the opportunity to participate in the process of drawing up the vision, strategy and specific plan policies, and to be involved in development proposals. (See also paragraphs 40 – 44)</p>                             |                       |
|                                  | Para. 16 | <p>The Government identifies that development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. Plan policies should:</p> <ul style="list-style-type: none"> <li>• ensure that the impact of development on the social fabric of communities is considered and taken into account;</li> <li>• seek to reduce social inequalities;</li> <li>• address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;</li> <li>• take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;</li> <li>• deliver safe, healthy and attractive places to live; and,</li> <li>• – support the promotion of health and well being by making provision for physical activity.</li> </ul> |                       |
|                                  | Para. 19 | <p>When it comes to the environment, the Government emphasise that planning authorities should seek to enhance the environment as part of development proposals. Significant adverse impacts on the environment should be avoided and alternative options which might reduce or eliminate those impacts pursued. Where adverse impacts are unavoidable, planning authorities and developers should consider possible mitigation measures. Where adequate mitigation measures are not possible, compensatory measures may be appropriate. In line with the UK sustainable development strategy, environmental costs should fall on those who impose them – the “polluter pays” principle.</p>  |                       |
|                                  | Para. 22 | <p>Development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources, rather than making new demands on the environment; and should seek to promote and encourage, rather than restrict, the use of renewable resources.</p> <p>Regional planning authorities and local authorities should promote resource and energy efficient buildings;</p>  |                       |





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|                                  |          | community heating schemes, the use of combined heat and power, small scale renewable and low carbon energy schemes in developments; the sustainable use of water resources; and the use of sustainable drainage systems in the management of run-off.  |                       |
|                                  | Para. 23 | <p>The Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. Planning authorities should:</p> <ul style="list-style-type: none"> <li>(i) Recognise that economic development can deliver environmental and social benefits;</li> <li>(ii) Recognise the wider sub-regional, regional or national benefits of economic development and consider these alongside any adverse local impacts;</li> <li>(iii) Ensure that suitable locations are available for industrial, commercial, retail, public sector (e.g. health and education) tourism and leisure developments, so that the economy can prosper;</li> <li>(iv) Provide for improved productivity, choice and competition, particularly when technological and other requirements of modern business are changing rapidly;</li> <li>(v) Recognise that all local economies are subject to change; planning authorities should be sensitive to these changes and the implications for development and growth;</li> <li>(vi) Actively promote and facilitate good quality development, which is sustainable and consistent with their plans;</li> <li>(vii) Ensure the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel;</li> <li>(viii) Ensure that infrastructure and services are provided to support new and existing economic development and housing;</li> <li>(ix) Ensure that development plans take account of the regional economic strategies of Regional Development Agencies, regional housing strategies, local authority community strategies and local economic strategies; and,</li> <li>(x) Identify opportunities for future investment to deliver economic objectives.</li> </ul> |                       |
|                                  | Para. 32 | <p>The Government's new system of regional spatial strategies and local development documents introduces a spatial planning approach that goes beyond traditional land use planning to bring together and integrate policies for development and use of land with other policies and programmes which influence the nature of places and how they can function.</p> <p>In preparing spatial plans, planning authorities should:</p> <ul style="list-style-type: none"> <li>(i) Set a clear vision for the future pattern of development, with clear objectives for achieving that vision and strategies for delivery and implementation.</li> </ul>  |                       |

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|   |               | <p>(ii) Consider the needs and problems of the communities in their areas and how they interact, and relate them to the use and development of land.</p> <p>(iii) Seek to integrate the wide range of activities relating to development and regeneration.</p>   |   |
|   | Para. 41 – 43 | Under the new planning system there is an even greater emphasis on involving the community, allowing them to have a greater role in shaping their local environment. One of the principles of sustainable development is to involve the community in developing the vision for its area. Communities should be asked to offer ideas about what that vision should be, and how it can be achieved. Planning authorities should build a clear understanding of the make-up, interests and needs of the communities in their areas. An inclusive approach should be taken to ensure that different groups have the opportunity to participate and are not disadvantaged in the process. Identifying and understanding the needs of groups who find it difficult to engage with the planning system is critical to achieving sustainable development objectives. |   |
| <b>PPG 2 – Green Belts (ODPM, 2001)</b> | Para 1.5      | <p>The Purposes of including land in Green Belts is:</p> <ul style="list-style-type: none"> <li>• To check unrestricted sprawl of large built-up areas;</li> <li>• To prevent neighbouring towns from merging into one another;</li> <li>• To assist in safeguarding the countryside from encroachment;</li> <li>• To preserve the setting and special character of historic towns; and</li> <li>• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>  |    |
|   | Para 1.6      | <p>The objectives for the use of land in the Green Belt:</p> <ul style="list-style-type: none"> <li>• To provide opportunities for access to the open countryside for the urban population;</li> <li>• To provide opportunities for outdoor sport and outdoor recreation near urban areas;</li> <li>• To retain attractive landscapes, and enhance landscapes near to where people live;</li> <li>• To improve damaged and derelict land around towns;</li> <li>• To secure nature conservation interest; and</li> <li>• To retain land in agricultural, forestry and other uses.</li> </ul>   |    |
|   | Annex B3      | Safeguarded land should be located where future development would be an efficient use of land, well integrated with existing development and well related to public transport and existing and planned infrastructure.   |  |
| <b>PPG 3 – Housing (ODPM, 2000)</b>     | Para 2        | <p>Local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan to meet the housing requirements of the whole community including those in need of affordable and special needs housing;</li> <li>• provide wider housing opportunity and choice and a better mix in the size, type and location of</li> </ul>   |  |

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|                                  |        | <p>housing than is currently available, and seek to create mixed communities;</p> <ul style="list-style-type: none"> <li>• provide sufficient housing land but give priority to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;</li> <li>• create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;</li> <li>• make more efficient use of land by reviewing planning policies and standards;</li> <li>• place the needs of people before ease of traffic movement in designing the layout of residential developments;</li> <li>• seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and</li> <li>• promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.</li> </ul> |    |
|                                  | Para 3 | <p>One of the roles of the planning system is to ensure that the homes are provided in the right place and at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for housebuilding. This is important not only to ensure that everyone has the opportunity of a decent home but also to maintain the momentum of economic growth. Economic growth should not be frustrated by a lack of homes for those wishing to take up new employment opportunities: but to promote sustainable development, the need for economic growth has to be reconciled with social and environmental considerations, particularly those of conserving and enhancing the quality of environment in both town and country.</p>   |    |
|                                  | Para 6 | <p>In some regions or sub-regions there may be concentrations of previously developed land within one authority and a lack of it in neighbouring authorities. In such circumstances, the RPBs and structure planning/UDP authorities should work together to focus new housing development in areas where previously-developed land is available (or where there are existing dwellings suitable for re-use or buildings suitable for conversion) in preference to developing greenfield sites.</p>  |  |
|                                  | Para 9 | <p>The Government's household projections indicate the projected increase in the number of new households over the longer term, a large part of which will be brought about by a change in the composition of households. The majority of the projected growth will be in one person households. Local authorities should therefore adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met.</p>  |  |

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|                                  | Para 10 | The Government believes that it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle. It does not accept that different types of housing and tenures make bad neighbours. Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.  |    |
|                                  | Para 11 | Local authorities should take account of assessments of local housing need in determining the type and size of additional housing for which they should plan. They should assess the composition of current and future households in their area, and of the existing housing stock, and formulate plans which: <ul style="list-style-type: none"> <li>• secure an appropriate mix of dwellings size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;</li> <li>• encourage the provision of housing to meet the needs of specific groups (see para 13);</li> <li>• avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;</li> <li>• promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.</li> </ul> |    |
|                                  | Para 14 | A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs – as assessed by up-to-date surveys and other information - local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments.  |    |
|                                  | Para 15 | Local plan policies for affordable housing should: <ul style="list-style-type: none"> <li>• define what the authority considers to be affordable in the local plan area in terms of the relationship between local income levels and house prices or rents for different types of households;</li> <li>• indicate how many affordable homes need to be provided throughout the plan area, including the different types of affordable housing needed by households of different characteristics, taking account of rural as well as urban needs; and</li> <li>• identify suitable areas and sites on which affordable housing is to be provided and the amount of provision which will be sought.</li> </ul>   |  |




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|  | Para 21 | <p>The government is committed to promoting more sustainable patterns of development by:</p> <ul style="list-style-type: none"> <li>• concentrating most additional housing development within urban areas;</li> <li>• making more efficient use of land by maximising the re-use of previously-developed land and the conversion and re-use of existing buildings;</li> <li>• assessing the capacity of urban areas to accommodate more housing;</li> <li>• adopting a sequential approach to the allocation of land for housing development;</li> <li>• managing the release of housing land; and</li> <li>• reviewing existing allocations of housing land in plans, and planning permissions when they come up for renewal.</li> </ul> |    |
|  | Para 23 | <p>The national target is that by 2008, 60 percent of additional housing should be provided on previously developed land and through conversions of existing buildings. Each region will propose its own recycling target to be set in RPG, which should contribute to achieving the national target. Structure planning/UDP and local planning authorities should adopt their own land recycling targets in development plans which will contribute to attaining the regional target and which are consistent with data from their urban housing capacity studies (see below). The definition of previously -developed land is given at Annex C to this guidance.</p>   |    |
|  | Para 24 | <p>Land is a finite resource. Urban land and buildings can often be significantly underused. In order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies. These should consider various options in relation to density of development, levels of parking provision, different residential layouts and the mix of housing types. In conducting urban housing capacity studies, local planning authorities may wish to follow the principles laid down in the department's good practice guidance (see Annex D).</p>                                       |    |
| <b>PPG4 - Industrial And Commercial Development And Small Firms (ODPM, 1992)</b> | Para 1  | <p>One of the Government's key aims is to encourage continued economic development in a way which is compatible with its stated environmental objectives. Economic growth and a high quality environment have to be pursued together. The Environment White Paper "This Common Inheritance" (Cm 1200) emphasised this relationship when it said that "Economic growth is not an end in itself. It provides us with the means to lead better fuller lives. There is no contradiction in arguing both for economic growth and for environmental good sense. The challenge is to integrate the two."</p>  |  |
|  | Para 2  | <p>Responsibility for the environment is not solely the preserve of central and local government. The planning system plays an important role in integrating environmental and economic objectives. Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality.</p>   |  |


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|   | Para 2        | The principles of sustainable development require the responsible use of man-made and natural resources by all concerned in a way that ensures that future generations are not worse off. Careful attention to environmental issues makes good economic sense for business and industry.  |  |
|   | Para 9        | Industry and commerce have always sought locational advantage in response to various external factors. These include the demands of customers; access to raw materials and suppliers; links with other businesses; the workforce catchment area; and various transport considerations. Business often gives high priority to good access to roads, and sometimes rail, airports and ports.  |  |
|   | Para 22       | Many urban areas contain large amounts of land, once used for industrial purposes but now underused or vacant. Getting this land back into beneficial use is important to the regeneration of towns and cities. Optimum use should be made of potential sites and existing premises in inner cities and other urban areas, taking into account such factors as accessibility by public transport, particularly in the case of labour-intensive uses.  |  |
| <b>PPS 6 Planning for Town Centres (ODPM, 2005)</b> | Paras 1.1-1.9 | <p>Sustainable development is the core principle underpinning planning. The planning system has a key role in facilitating and promoting sustainable and inclusive patterns of development, including the creation of vital and viable town centres. The Government is committed to developing and supporting successful, thriving, safer and inclusive communities, both urban and rural.</p> <p>This PPS covers town centres and the main town centre uses, as set out below:</p> <ul style="list-style-type: none"> <li>• retail (including warehouse clubs and factory outlet centres);</li> <li>• leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs,</li> <li>• casinos, health and fitness centres, indoor bowling centres, and bingo halls);</li> <li>• offices, both commercial and those of public bodies; and</li> <li>• arts, culture and tourism (theatres, museums, galleries and concert halls, hotels, and conference facilities).</li> </ul> <p>In addition, housing will be an important element in most mixed-use, multi-storey developments.</p> <p>Government's key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> <li>• planning for the growth and development of existing centres; and</li> <li>• promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.</li> </ul> |  |


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|                                  |        | <p>Other Government objectives which need to be taken account:</p> <ul style="list-style-type: none"> <li>• enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;</li> <li>• supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and</li> <li>• improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport.</li> </ul> <p>The Government's wider policy objectives are also relevant, insofar as they would not be inconsistent with the key objective above:</p> <ul style="list-style-type: none"> <li>• to promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied;</li> <li>• to encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment;</li> <li>• to promote economic growth of regional, sub-regional and local economies;</li> <li>• to deliver more sustainable patterns of development, ensuring that locations are fully exploited through high-density, mixed-use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use; and</li> <li>• to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents.</li> </ul> <p>Through regional spatial strategies and local development documents, regional planning bodies and local planning authorities respectively should implement the Government's objectives for town centres, by planning positively for their growth and development. They should therefore:</p> <ul style="list-style-type: none"> <li>• develop a hierarchy and network of centres;</li> <li>• assess the need for further main town centre uses and ensure there is the capacity to accommodate them;</li> <li>• focus development in, and plan for the expansion of, existing centres as appropriate, and at the local level identify appropriate sites in development plan documents;</li> </ul> |                       |

| National Level Plan or Programme                                   | Source | Key Objectives relevant to plan and SA  | Implications for Plan |
|--|--------|---|-----------------------|
|  |        | <ul style="list-style-type: none"> <li>• promote town centre management, creating partnerships to develop, improve and maintain the town centre, and manage the evening and night-time economy; and</li> <li>• regularly monitor and review the impact and effectiveness of their policies for promoting vital and viable town centres.</li> </ul> <p>It is not the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation.</p>   |                       |
| <b>PPS 7 – Sustainable Development in Rural Areas (ODPM, 2004)</b> | Para 1 | <p>Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:</p> <ul style="list-style-type: none"> <li>• social inclusion, recognising the needs of everyone;</li> <li>• effective protection and enhancement of the environment;</li> <li>• prudent use of natural resources; and</li> <li>• maintaining high and stable levels of economic growth and employment.</li> </ul> <p>Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (e.g. affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies.</p> |                       |
|  | Para 3 | <p>Away from larger urban areas, planning authorities should focus most new development in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. These centres (which might be a country town, a single large village or a group of villages) should be identified in the development plan as the preferred location for such development.</p>  |                       |
|  | Para 4 | <p>Planning authorities should set out in LDFs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small-scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.</p>  |                       |
|  | Para 5 | <p>Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, and in line with the policies in paragraphs 2-4 above, local planning authorities should:</p> <ol style="list-style-type: none"> <li>i. identify in LDFs suitable sites for future economic development, particularly in those rural areas where there is a need for employment creation and economic regeneration;</li> </ol>   |                       |

| National Level Plan or Programme | Source      | Key Objectives relevant to plan and SA  | Implications for Plan |
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|                                  |             | <ul style="list-style-type: none"> <li>ii. set out in LDFs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas.</li> </ul>   |                       |
|                                  | Para 7      | <p>Planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities, e.g. village shops and post offices, rural petrol stations, village and church halls and rural public houses, that play an important role in sustaining village communities. Planning authorities should support the retention of these local facilities and should set out in LDDs the criteria they will apply in considering planning applications that will result in the loss of important village services (e.g. as a result of conversion to residential use).</p>   |                       |
|                                  | Para 16     | <p>When preparing policies for LDDs and determining planning applications for development in the countryside, local planning authorities should:</p> <ul style="list-style-type: none"> <li>i. support development that delivers diverse and sustainable farming enterprises;</li> <li>ii. support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and the enjoyment of the countryside;</li> <li>iii. take account of the need to protect natural resources;</li> <li>iv. provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22; and</li> <li>v. conserve specific features and sites of landscape, wildlife and historic or architectural value, in accordance with statutory designations.</li> </ul>   |                       |
|                                  | Paras 24-25 | <p>The Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. The Government believes that carefully drafted, criteria-based policies in LDDs, utilising tools such as landscape character assessment, should provide sufficient protection for these areas, without the need for rigid local designations that may unduly restrict acceptable, sustainable development and the economic activity that underpins the vitality of rural areas.</p> <p>Local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. LDDs should state what it is that requires extra protection, and why. When reviewing their local area-wide development plans and LDDs, planning authorities should rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned.</p> |                       |

| National Level Plan or Programme              | Source  | Key Objectives relevant to plan and SA  | Implications for Plan   |
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|   | Para 34 | <p>Regional planning bodies and local planning authorities should recognise through RSS and LDDs that tourism and leisure activities are vital to many rural economies. As well as sustaining many rural businesses, these industries are a significant source of employment and help to support the prosperity of country towns and villages, and sustain historic country houses, local heritage and culture. RSS and LDDs should:</p> <ol style="list-style-type: none"> <li>i. support, through planning policies, sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, but do not harm, the character of the countryside, its towns, villages, buildings and other features;</li> <li>ii. recognise that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved; and</li> <li>iii. ensure that any plan proposals for large-scale tourism and leisure developments in rural areas have been subject to close assessment to weigh-up their advantages and disadvantages to the locality in terms of sustainable development objectives. In particular, the policy in PPG13 should be followed in such cases where high volumes of traffic may be generated.</li> </ol> |   |
| <b>PPG8 – Telecommunications (ODPM, 2001)</b> | Para 37 | <p>Development plan policies should take account of:</p> <ul style="list-style-type: none"> <li>• The Government’s overall policy approach to planning for Telecommunications development;</li> <li>• The requirements of the Telecommunications Act 1984;</li> <li>• The need to minimise the impact of development, and in particular the need to protect the best and most sensitive environments;</li> <li>• The limitations imposed by the nature of the telecommunications network and the technology.</li> </ul>   |    |
|   | Para 39 | <p>Local Plans should set out policies and proposals for the location of telecommunications development, in general conformity with the Structure Plan. Plans should normally include criteria based policies to guide telecommunications development where sites other than those identified in the plan are proposed. Criteria should be flexible enough to allow for the efficient development of the network and the demands imposed by the technology.</p>   |   |
|   | Para 40 | <p>Local Plans should also include general policies on:</p> <ul style="list-style-type: none"> <li>• The siting and external appearance of apparatus, including any location and landscaping requirements designed to minimise the impact of such apparatus on amenity, without inhibiting operational efficiency.</li> <li>• The circumstances in which the Local Plan: <ul style="list-style-type: none"> <li>○ may decide prior approval is required for the siting and appearance of certain telecommunications development;</li> </ul> </li> </ul>   |  |


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|  |         | <ul style="list-style-type: none"> <li>○ might intervene to seek the relocation of an antenna installed under permitted development rights in order to minimise its effect on the external appearance of a building.</li> </ul>  |   |
| <b>PPS 9 – Biodiversity and Geological Conservation (ODPM, 2005)</b> | Para 23 | <p><i>Working with the grain of nature: a biodiversity strategy for England</i> (DEFRA, 2002) sets out the Government’s vision for conserving and enhancing biological diversity in England, together with a programme of work to achieve it. It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible. In moving towards this vision, the Government’s objectives for planning are:</p> <ul style="list-style-type: none"> <li>• <b>to promote sustainable development</b> by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.</li> <li>• <b>to conserve, enhance and restore the diversity of England’s wildlife and geology</b> by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support.</li> <li>• <b>to contribute to rural renewal and urban renaissance by:</b> <ul style="list-style-type: none"> <li>○ enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people’s sense of well-being; and</li> <li>○ ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.</li> </ul> </li> </ul> <p>Regional planning bodies and local planning authorities should adhere to the following key principles to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered.</p> <p>(i) Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In reviewing environmental characteristics local authorities should assess the potential to sustain and enhance those resources.</p> <p>(ii) Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.</p> |  |






| National Level Plan or Programme  | Source            | Key Objectives relevant to plan and SA   | Implications for Plan   |
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|   |                   | <p>(iii) Plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources.</p> <p>(iv) Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.</p> <p>(v) Development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests should be permitted.</p> <p>(vi) The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where a planning decision would result in significant harm to biodiversity and geological interests which cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.</p> <p>Local authorities should take an integrated approach to planning for biodiversity and geodiversity when preparing local development documents. They should ensure that policies in local development documents reflect, and are consistent with, national, regional and local biodiversity priorities and objectives (including those agreed by local biodiversity partnerships).</p> <p>Local development frameworks should:</p> <p>(i) indicate the location of designated sites of importance for biodiversity and geodiversity, making clear distinctions between the hierarchy of international, national, regional and locally designated sites; and</p> <p>(ii) identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies.</p> |   |
| <p><b>PPS 10 – Planning for Sustainable Waste Management (ODPM, 2005)</b></p> | <p>Paras 1-21</p> | <p>Overall objective of Government policy on waste, as set out in the strategy for sustainable development, is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. Through more sustainable waste management, moving the management of waste up the ‘waste hierarchy’ of reduction, reuse, recycling and composting, using waste as a source of energy, and only disposing as a last resort the Government aims to break the link between economic growth and the environmental impact of waste. This means a step-change in the way waste is handled and significant new</p>   |  |






| National Level Plan or Programme | Source | Key Objectives relevant to plan and SA   | Implications for Plan |
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|                                  |        | <p>investment in waste management facilities. The planning system is pivotal to the adequate and timely provision of the new facilities that will be needed.</p> <p>Positive planning has an important role in delivering sustainable waste management:</p> <ul style="list-style-type: none"> <li>• through the development of appropriate strategies for growth, regeneration and the prudent use of resources; and,</li> <li>• by providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time.</li> </ul> <p>Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that:</p> <ul style="list-style-type: none"> <li>• help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for;</li> <li>• provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;</li> <li>• help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994;</li> <li>• help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations;</li> <li>• reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness;</li> <li>• protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission;</li> <li>• ensure the design and layout of new development supports sustainable waste management.</li> </ul> |                       |






| National Level Plan or Programme                        | Source          | Key Objectives relevant to plan and SA  | Implications for Plan |
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|   |                 | <p>Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, adhere to the following principles in preparing planning strategies:</p> <ul style="list-style-type: none"> <li>• regional planning bodies should prepare regional spatial strategies (RSS) which aim to provide sufficient opportunities to meet the identified needs of their area for waste management for all waste streams. In turn, planning authorities should prepare local development documents that reflect their contribution to delivering the RSS;</li> <li>• waste management should be considered alongside other spatial planning concerns, such as transport, housing, economic growth, natural resources and regeneration, recognising the positive contribution that waste management can make to the development of sustainable communities, and should be integrated effectively with other strategies including municipal waste management strategies;</li> <li>• the planned provision of new capacity and its spatial distribution should be based on clear policy objectives, robust analysis of available data and information, and an appraisal of options. Policy objectives should be in line with the planning policies set out in this PPS and be linked to measurable indicators of change;</li> <li>• sustainability appraisal (incorporating strategic environmental assessment) should be applied so as to shape planning strategies that support the Government's planning objectives for waste management set out in this PPS;</li> <li>• indicators should be monitored and reported on in regional planning bodies' and waste planning authorities' annual monitoring reports. Such monitoring should be the basis on which regional planning bodies and waste planning authorities periodically review and roll forward their waste planning strategies. Reviews should reflect any changes to the national waste strategy and occur at least every five years, or sooner if there are signs of under-provision of waste management capacity or over-provision of disposal options where these would undermine movement up the waste hierarchy.</li> </ul> |                       |
| <b>PPS 12 Local Development Frameworks (ODPM, 2004)</b> | Para 2.1        | The local development framework should contain within its documents, an integrated set of policies which are based on a clear understanding of the economic, social and environmental needs of the area and any constraints on meeting those needs.   |                       |
|   | Paras 2.4 – 2.5 | The local development framework should include the following development plan documents: <ul style="list-style-type: none"> <li>i. core strategy;</li> <li>ii. site specific allocations of land; and</li> </ul>  |                       |





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|                                  |           | <p>iii. area action plans (where needed).</p> <p>A proposals map illustrating the spatial extent of policies must be prepared and maintained to accompany all development plan documents.</p>   |                       |
|                                  | Para 2.7  | All development plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination to test the soundness of the document and ensure that the necessary legal requirements for its preparation have been undertaken. Development plan documents must be adopted after receipt of the Inspector's binding report.   |                       |
|                                  | Para 2.9  | The core strategy should set out the key elements of the planning framework for the area. It should be comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. It must be kept up-to-date and, once adopted, all other development plan documents must be in conformity with it. The core strategy should normally be the first development plan document to be produced, except where the local planning authority has up-to-date saved policies (see paragraphs 5.3-5.5) and where the priority in the local development scheme is the preparation of an area action plan or other development plan document.                                 |                       |
|                                  | Para 2.15 | Where land is allocated for specific uses (including mixed uses), this should be made in one or more development plan documents. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.   |                       |
|                                  | Para 2.17 | <p>Area action plans should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of area action plans will be the focus on implementation. They should:</p> <ul style="list-style-type: none"> <li>i. deliver planned growth areas;</li> <li>ii. stimulate regeneration;</li> <li>iii. protect areas particularly sensitive to change;</li> <li>iv. resolve conflicting objectives in areas subject to development pressures; or</li> <li>v. focus the delivery of area based regeneration initiatives.</li> </ul>   |                       |
|                                  | Para 2.20 | Local planning authorities must include within the local development framework an adopted proposals map in accordance with Regulation 6, which should express geographically the adopted development plan policies of the local planning authority. The adopted proposals map must be revised as each new development plan document is adopted. It should always reflect the up-to-date spatial plan for the area; including where a policy is deleted or when a saved policy ceases to be part of the local development framework. The adopted proposals map can only be changed as a result of a development plan document being adopted. However, if a core strategy development plan document does not contain any site specific policy, the adopted proposals map will not be changed. |                       |

| National Level Plan or Programme       | Source    | Key Objectives relevant to plan and SA  | Implications for Plan   |
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|  | Para 2.21 | <p>The adopted proposals map should:</p> <ol style="list-style-type: none"> <li>i. identify areas of protection, such as nationally protected landscape and local nature conservation areas, Green Belt land and Conservation Areas; and</li> <li>ii. illustrate locations and identify sites for particular land use and development proposals included in any adopted development plan document and set out the areas to which specific policies apply (i.e. illustrate in map form all site specific policies in all the adopted development plan documents).</li> </ol>   |   |
|  | Para 3.2  | <p>Local planning authorities should involve the community at an early stage in the preparation of local development documents.</p> <p>The Government's principles for community involvement are:</p> <ol style="list-style-type: none"> <li>i. community involvement that is appropriate to the level of planning. Arrangements need to be built on a clear understanding of the needs of the community and to be fit for purpose;</li> <li>ii. front loading of involvement. There should be opportunities for early community involvement and a sense of ownership of local policy decisions;</li> <li>iii. using methods of involvement which are relevant to the communities concerned;</li> <li>iv. clearly articulated opportunities for continuing involvement as part of a continuous programme, not a one-off event; and transparency and accessibility; and</li> <li>v. planning for involvement. Community involvement should be planned into the process for the preparation and revision of local development documents.</li> </ol> |   |
|  | Para 3.15 | <p>The Government has set out four aims for sustainable development in its strategy: A Better Quality of Life, a Strategy for Sustainable Development in the UK. The four aims are:</p> <ol style="list-style-type: none"> <li>i. social progress which recognises the needs of everyone;</li> <li>ii. effective protection of the environment;</li> <li>iii. the prudent use of natural resources; and</li> <li>iv. maintenance of high and stable levels of economic growth and employment.</li> </ol>  |   |
|  | Para 3.18 | <p>To be effective, sustainability appraisal should be fully integrated into the plan-making process. It should be started as soon as a new or revised local development document is first considered, and should provide input at each stage when decisions are taken. Sustainability appraisal should be used in developing the arrangements for monitoring the implementation of the plan, which should lead to the identification of issues to inform the need for action or the revision/replacement of a local development document.</p>  |   |
| <b>PPG 13 – Transport (ODPM, 2001)</b> | Para 4    | <p>The objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to:</p> <ul style="list-style-type: none"> <li>• Promote more sustainable transport choices for both people and for moving freight;</li> <li>• Promote accessibility to jobs, shopping leisure facilities and services by public transport, walking and</li> </ul>  |  |

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|   |         | <ul style="list-style-type: none"> <li>cycling, and</li> <li>Reduce the need to travel, especially by car.</li> </ul>  |   |
|   | Para 19 | Accessibility to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking, and cycling.   |    |
|   | Para 20 | <p>Local authorities should seek to ensure that strategies in the development plan and the local transport plan are complimentary. Consideration of development plan allocations and local transport priorities and investment should be closely linked. Local authorities should also ensure that their strategies on parking, traffic and demand management are consistent with their overall strategy on planning and transport. In developing the overall strategy local authorities should:</p> <ul style="list-style-type: none"> <li>focus land uses which are major generators of travel demand in city, town and district centres and near to major public transport interchanges.</li> <li>actively manage the pattern of urban growth and the location of major travel generating development to make the fullest use of public transport.</li> <li>take into account the potential for changing overall travel patterns, for instance by improving the sustainability of existing developments through a fully coordinated approach of development plan allocations and transport improvements; and</li> <li>locate day to day facilities which need to be near their clients in local and rural service centres, and adopt measures to ensure safe and easy access, particularly by walking and cycling.</li> </ul> |    |
|   | Para 21 | <ul style="list-style-type: none"> <li>Allocate or reallocate sites which are (or will be) highly accessible by public transport for travel intensive uses, ensuring efficient use of land, but seek, where possible, a mix of uses, including a residential element; and</li> <li>Allocate or reallocate sites unlikely to be well served by public transport for uses which are not travel intensive.</li> </ul>   |   |
|   | Para 28 | New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport.   |  |
| <b>PPG14 – Unstable Land (ODPM, 1990)</b> | Para 1  | The Government wishes to encourage the full and effective use of land in an environmentally acceptable manner. However, difficulties have been experienced in developing land in areas of past and present mining and in other areas where land is unstable or potentially unstable. Given proper safeguards, however, land which has been damaged by mining or other industrial activities or which is naturally unstable can often be  |  |

| National Level Plan or Programme                                  | Source   | Key Objectives relevant to plan and SA   | Implications for Plan   |
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|   |          | put to appropriate use. It can thus contribute to the Government's broad objectives for economy and efficiency in the use of land the protection of the environment.   |   |
| <b>PPG 15- Planning and the Historic Environment (ODPM, 1994)</b> | Para 1.1 | It is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record with contributes, through formal education and in many other ways, to our understanding of both the present and the past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside. The historic environment is also of immense importance for leisure and recreation.  |    |
|   | Para 1.3 | The Government has committed itself to the concept of sustainable development - of not sacrificing what future generations will value for the sake of short-term and often illusory gains. This approach is set out in Sustainable Development: The UK Strategy. It is also a key element of the development plan system, as set out in PPG 12. This commitment has particular relevance to the preservation of the historic environment, which by its nature is irreplaceable. Yet the historic environment of England is all pervasive, and it cannot in practice be preserved unchanged. We must ensure that the means are available to identify what it special in the historic environment; to define through the development plan system its capacity for change; and, when proposals for new development come forward, to assess their impact on the historic environment and give full weight, alongside other considerations. |    |
|   | Para 1.4 | Though choices sometimes have to be made, conservation and sustainable economic growth are complementary objectives and should not generally be seen as in opposition to one another.  |   |
|   | Para 1.6 | The Government urges local authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to reflect it in their policies and their allocation of resources. It is important that, as planning authorities, they adopt suitable policies in their development plans, and give practical effect to them through their development control decisions.   |  |
|   | Para 2.7 | Local Plans and the second part of unitary development plans should set out more detailed development control policies for an authority's area: they should include both the policies which will apply over the area as a whole, and any policies and proposals should be illustrated on the proposals map (see paragraph 7.14 of PPG12).  |  |





| National Level Plan or Programme   | Source   | Key Objectives relevant to plan and SA   | Implications for Plan   |
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|  | Para 2.9 | Plans should set out authorities' broad criteria for the designation of new conservation areas and for the review of existing conservation area boundaries; and where possible, which particular areas are in mind for both. The process of assessment, detailed definition or revision of boundaries, and formulation of proposals for individual conservation areas (as required by section 71 of the Act) should involve extensive local consultation and should be pursued separately from the local plan process itself. But the plan should provide a policy framework, making clear to the public how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan, and what weight will be given to them in decisions on applications for planning permission and conservation area consent. (See also paragraphs 4.3-4.7, 4.10 and 4.15). Designation strategies should take account of the fact that authorities now have general powers to control the demolition of dwelling houses outside conservation areas (see Department of the Environment Circular 26/92). |    |
| <b>PPG 16 Archaeology and Planning (ODPM, 2001)</b>                      | Para 15  | Development plans should reconcile the need for development with the interests of conservation including archaeology. Detailed development plans (i.e. local plans and unitary development plans) should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The proposals map should define the areas and sites to which the policies and proposals apply. These policies will provide an important part of the framework for the consideration of individual proposals for development which affect archaeological remains and they will help guide developers preparing planning applications.   |    |
|  | Para 16  | Archaeological remains identified and scheduled as being national importance should normally be earmarked in development plans for preservation. Authorities should bear in mind that not all nationally important remains meriting preservation will necessarily be scheduled; such remains and, in appropriate circumstances, other unscheduled archaeological remains of more local importance, may also be identified in development plans as particularly worthy of preservation.   |    |
| <b>PPG 17 Planning for Open Space, Sport and Recreation (ODPM, 2002)</b> | Para 1   | Local Authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities.  |  |
|  | Para 6   | The Government believes that open space standards are best set locally. Local standards should include quantitative elements, a qualitative component and accessibility.   |  |




| National Level Plan or Programme             | Source  | Key Objectives relevant to plan and SA   | Implications for Plan  |
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|  | Para 10 | Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.  |   |
|  | Para 14 | Parks, recreation grounds, playing fields and allotments must not be regarded as 'previously-developed land'. Where land does fall within this category, its existing and potential value for recreations and other purposes should be properly assessed before development is considered.   |   |
|  | Para 25 | Local authorities should encourage the creation of sports and recreation facilities in the urban fringe.   | <br> |
| <b>PPS 22 Renewable Energy (ODPM, 2004)</b>  | Para 6  | Local planning authorities should only allocate specific sites for renewable energy in plans where a developer has already indicated an interest in the site, has confirmed that the site is viable, and that it will be brought forward during the plan period. Planning applications for renewable energy projects should be assessed against specific criteria set out in regional spatial strategies and local development documents. Regional planning bodies and local planning authorities should ensure that such criteria based policies are consistent with, or reinforced by, policies in plans on other issues against which renewable energy applications could be assessed.  |  |
|  | Para 8  | Local planning authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments. Such policies: <ul style="list-style-type: none"> <li>i. should ensure that requirement to generate on-site renewable energy is only applied to developments where the installation of renewable energy generation equipment is viable given the type of development proposed, its location, and design;</li> <li>ii. should not be framed in such a way as to place an undue burden on developers, for example, by specifying that all energy to be used in a development should come from on-site renewable generation.</li> </ul> |  |
| <b>PPS 23 Planning and Pollution Control</b> | Para 2  | This Statement advises that: <ul style="list-style-type: none"> <li>• any consideration of the quality of land, air or water and potential impacts arising from</li> </ul>   |  |


| National Level Plan or Programme | Source     | Key Objectives relevant to plan and SA   | Implications for Plan |
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| <b>(ODPM, 2004)</b>              |            | <p>development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use;</p> <ul style="list-style-type: none"> <li>• the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution;</li> <li>• the controls under the planning and pollution control regimes should complement rather than duplicate each other;</li> <li>• the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully;</li> <li>• contamination is not restricted to land with previous industrial uses, it can occur on greenfield as well as previously developed land and it can arise from natural sources as well as from human activities;</li> <li>• where pollution issues are likely to arise, intending developers should hold informal pre-application discussions with the LPA, the relevant pollution control authority and/or the environmental health departments of local authorities (LAs), and other authorities and stakeholders with a legitimate interest; and</li> <li>• where it will save time and money, consideration should be given to submitting applications for planning permission and pollution control permits in parallel and co-ordinating their consideration by the relevant authorities.</li> </ul> |                       |
|                                  | Page 4 & 5 | <p>The Government attaches great importance to controlling and minimising pollution. Its commitment to the principles of sustainable development was set out in A Better Quality of Life - A Strategy for Sustainable Development for the UK.</p> <p>The strategy sets out ten principles and approaches. The following are particularly relevant to the consideration of planning and pollution control:</p> <ul style="list-style-type: none"> <li>• putting people at the centre;</li> <li>• taking a long-term perspective;</li> <li>• taking account of costs and benefits;</li> <li>• respecting environmental limits;</li> <li>• applying the precautionary principle;</li> <li>• using scientific knowledge;</li> </ul>  |                       |

| National Level Plan or Programme | Source | Key Objectives relevant to plan and SA  | Implications for Plan |
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|                                  |        | <ul style="list-style-type: none"> <li>• following procedures which are based on transparency, access to information, effective participation by stakeholders and access to justice; and</li> <li>• making the polluter pay.</li> </ul>   |                       |
|                                  | Para 7 | <p>A number of national and international obligations are important in controlling pollution and land contamination. They have informed the preparation of this Statement, and set the context for plan-making and development control in accordance with it:</p> <p>the Pollution Prevention and Control Act 1999 and the Pollution Prevention and Control Regulations 2000 - which introduced the new regime for pollution prevention and control implementing the Integrated Pollution Prevention and Control Directive (96/61/EC);</p> <p>the Air Quality Strategy (2000) and its Addendum (2003) and the system of local air quality management under Part IV of the Environment Act 1995;</p> <ul style="list-style-type: none"> <li>• the UK Climate Change Programme (November 2000), setting out details of the UK response to the challenge of climate change;</li> <li>• the EC Water Framework Directive (2000/60/EC) - which establishes a framework for protecting the water environment, with the aim of achieving demanding chemical and ecological water quality targets by 2015;</li> <li>• Part III of the Environmental Protection Act 1990 - which sets out controls over statutory nuisances;</li> <li>• the Control of Major Accident Hazards Regulations 1999 (COMAH) - specifying requirements and plans for handling emergency procedures for handling incidents and restoration and clean-up following a major accident;</li> <li>• Part IIA of the Environmental Protection Act 1990 - which provides a regime for the identification and remediation of contaminated land;</li> <li>• the Environment Act 1995 - which set up the Environment Agency;</li> <li>• the EC Directives on the Assessment of Environmental Effects (85/337/EEC as amended by 97/11/EC) implemented by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000) - which requires the assessment of environmental effects of specified public and private projects before development consent is granted;</li> <li>• EU Environmental Liability Directive (2004/35/EC) which aims to establish a common framework for the prevention and remediation of environmental damage at reasonable cost to society; and</li> </ul> |                       |

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|                                  |         | <ul style="list-style-type: none"> <li>• EU Emissions Trading Directive (2003/87/EC), which initially covers emissions of carbon dioxide from certain industrial activities.</li> </ul>  |                       |
|                                  | Para 11 | <p>Close co-ordination between planning authorities, transport authorities and pollution control regulators is essential to meet the common objective that where development takes place, it is sustainable. It is important that:</p> <ul style="list-style-type: none"> <li>• Pollution issues should be taken into account as appropriate in planning decisions (having regard to development plan documents and all material considerations). Where, for example, new housing is proposed close to a source of potential pollution, the risk of pollution from the normal operation of the process or the potential impacts and the extent to which the proposals address such risks will influence whether or not development should proceed, as will the availability of sewerage and the drainage infrastructure. The generation of additional pollution from road traffic, the demand on natural resources and the discharges to the environment associated with any proposed development should also be considered.</li> <li>• Planning decisions can have a significant impact on the quality of air, water and land and therefore affect the environment. Examples might include proposals for a new riverside oil depot upstream of a drinking water intake or above a vulnerable aquifer, or for any development which gives rise to a significant increase in traffic and associated emissions e.g. an out-of-town shopping centre.</li> </ul> |                       |
|                                  | Para 12 | <p>The consideration of an Environmental Statement prepared as part of an Environmental Impact Assessment (EIA) is usually the most convenient way of ensuring the environmental impacts of a significant development proposal are comprehensively considered. Planning authorities should remain alert to the possibility of environmental impacts for proposals of any scale, regardless of whether a formal EIA is required.</p>  |                       |
|                                  | Para 13 | <p>RPBs are responsible for producing RSSs which set out their policies for the development and the use of land in the region. They provide the opportunity to assess and indicate the scale of regionally important, longer-term demands for land for potentially polluting development, and any regional constraints on development arising from the cumulative impact of existing and proposed potentially polluting developments or uses. LDDs are prepared by LPAs as part of the local development scheme to apply national policies stated by the Government and the policies of the RSS to their areas. LDDs should set out the criteria against which applications for potentially polluting developments will be considered. (Appendix 1 contains a list of matters for consideration in preparing LDDs and taking decisions on individual planning applications.)</p>   |                       |
|                                  | Para 21 | <p>LDDs should include appropriate policies and proposals for dealing with the potential for contamination and the remediation of land so that it is suitable for the proposed development/use. RSSs and LDDs have a positive role to play in steering development onto appropriate previously developed land, some of which may be affected by contamination, and to protect greenfield land from avoidable development. At regional</p>  |                       |

| National Level Plan or Programme                | Source | Key Objectives relevant to plan and SA   | Implications for Plan  |
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|   |        | level, depending on whether there are regionally important concentrations of land affected by contamination, a RSS may need to have specific policies relating to development in these areas. In other cases, it may be more appropriate to address this issue within a section dealing with pollution matters generally, as long as this does not merely repeat national policy. At local level, the extent to which LDDs need to deal with land contamination issues will clearly depend on their extent and significance in the LPA's area. Where there are substantial concentrations of land affected by contamination, more detailed attention should be given to this in LDDs, possibly through action area plans.  |  |
| <b>PPG 24 Planning and Noise (ODPM, 1994)</b>   | Para 3 | Development plans should give developers and local communities a degree of certainty about the areas in which particular types of development will be acceptable and those in which special measures may be required in order to mitigate of noise. Policies on noise should take account of the guidance in the rest of this note and in the Annexes: it will generally be appropriate for these policies to be set out in Part II of Unitary Development Plans and in district local plans.  |   |
|   | Para 5 | Plans should contain policies designed to ensure, as far as it practicable, that noise-sensitive developments are located away from existing sources of significant noise (or programmed development such as new roads) and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.   |   |
|   | Para 6 | The Secretary of State considers that housing, hospitals and schools should be generally regarded as noise-sensitive developments, but planning authorities may wish to include other developments or uses within this definition, depending on local circumstances and priorities and, if so, these should be explained in the development plan.  |   |
| <b>PPG 25 Development and Flood Risk (2001)</b> |        | Local planning authorities should adopt a risk-based approach to proposals for development in or affecting flood-risk areas. The assessment of risk should take account of: <ul style="list-style-type: none"> <li>• the area liable to flooding;</li> <li>• the probability of it occurring, both now and over time;</li> <li>• the extent and standard of existing flood defences and their effectiveness over time;</li> <li>• the likely depth of flooding;</li> <li>• the rates of flow likely to be involved;</li> <li>• the likelihood of impacts to other areas, properties and habitats;</li> <li>• the effects of climate change; and</li> <li>• the nature and currently expected lifetime of the development proposed and the extent to which it is designed to deal with flood risk.</li> </ul> |  |

| National Level Plan or Programme | Source  | Key Objectives relevant to plan and SA   | Implications for Plan   |
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|                                  | Para 30 | <p>The Government expects local planning authorities to apply a risk-based approach to the preparation of development plans and their decisions on development control through a sequential test. Developers seeking sites for housing and other development should also have regard to this test. Accordingly, in drawing up or revising policies in development plans and in considering applications for development in cases where plans do not yet reflect the following, local planning authorities should give priority in allocating or permitting sites for development, in descending order to the flood zones set out in Table 1, including the sub-divisions in Zone 3. When allocating land in development plans or deciding applications for development at any particular location, those responsible for the decision would be expected to demonstrate that there are no reasonable options available in a lower-risk category, consistent with other sustainable development objectives. It is important to note also that these zones cover only river, tidal and coastal flooding. Locally in all zones, an assessment may be needed of the risk of groundwater flooding or local flooding due to overland sheet flow or run-off exceeding the capacity of drainage systems during prolonged or intense rainfall. Flood-resistant construction may be required in all areas, depending on the results of that assessment. The run-off implications of development should also be assessed for all zones and controlled, where possible, through the use of sustainable drainage systems.</p>  |    |
|                                  | Para 31 | <p>In applying the sequential test, local planning authorities should consult and take the advice of the Environment Agency on the distribution of flood risk and the availability of flood defences in their areas. They should take account of the resulting level of actual risk in drawing up development plans and policies and considering proposals and applications for development. This test should also take into account the effects of flood risk on both local public transport availability and the surrounding road network serving any proposed development. Where extensive areas of land fall into the high-risk zones, further development may be needed to avoid social and economic stagnation or blight, or to allow existing development to be adequately protected. For example, in low-lying parts of eastern England, and in other areas there are large areas where alternative sites in lower-risk zones are not available. Authorities in such areas should pay particular attention to design and mitigation issues. Where, in the wider overall interest, permission is granted exceptionally for development within an undeveloped or sparsely developed flood plain, the threat of flooding should be managed to ensure that the development is and remains safe throughout its lifetime and does not increase flood risk elsewhere. Flood defences for most new housing development should be designed and constructed to protect against the flood with an annual probability of 1% for river flooding and 0.5% for coastal flooding for a period of 50 years, taking into account the allowances for climate change contained in the Project Appraisal Guidance for flood and coastal defence cited in Appendix A. Commercial and industrial development should aim to achieve the same minimum standard of defence. Where necessary, conditions should be attached to permissions and/or agreements used to secure these objectives.</p> | <br> |

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|                                  | Para 43 | <p>Although administrative and geographical boundaries rarely coincide, the regional scale is the major opportunity to consider flooding issues at a level approaching that of the whole catchment or coastal cell. It is appropriate, therefore, to take flood risk and how it might alter as a result of climate change into account in the preparation of regional planning guidance (RPG) and development plans, including as an element in the appraisal of both RPG and development plans. While this may more naturally be accommodated within the collective approach to the preparation of RPG, the Government considers that it is also necessary for individual authorities to consider catchment-wide issues in preparing development plans and in determining applications. Actions by one authority can have significant implications for flood risk in the area of another. The need for planning on the wider river catchment or coastal cell basis will be emphasised with the implementation of the EC Water Framework Directive with its requirements for the identification of river basin districts and the preparation of river basin management plans.</p> |  |