

To : Ms Helen Nolan
From : Nigel Hill (1188470)
Date : 6 August 2019

PPGs – New Guidance

I have reviewed the list of revised PPGs and indicated the numbers and titles of the PPGs which appear relevant to the Purbeck Local Plan Submission Draft Examination.

I have gone through some of the guidance but there is too much to produce an analysis and highlight relevance to the Examination in such a short time before the start of the second week of the Examination.

The PPGs which appear relevant include:

6. Brownfield Land registers.
7. Build to rent.
8. Climate change.
9. CIL.
10. Consultation and pre-decision matters.
14. Effective use of land.
16. Environmental Impact Assessment.
19. Flood risk and coastal change.
20. Green Belt (lengthy and not easy to digest).
23. Historic environment.
24. Housing and economic land availability assessment.
25. Housing and economic needs assessment.
26. Housing needs of different groups.
27. Housing for older and disabled people.
28. Housing: optional technical standards.
29. Housing supply and delivery.
36. Natural environment.
37. Neighbourhood planning.
39. Open space, sports and recreation facilities, public rights of way and local green space.
41. Plan making.
42. Planning obligations.
44. Rural housing
45. Self-build and custom housebuilding.
46. Starter homes.
47. Strategic environmental assessment and sustainability appraisal.
48. Town centres and retail.
49. Transport evidence bases in plan making and decision taking.

50. Travel Plans, Transport Assessments and Statements.

51. Tree Preservation Orders and trees in conservation areas.

52. Use of planning conditions.

53. Viability (not sure about this).

56. When is permission required?

Other planning policies.

● Starter Homes policy.

1. Housing Delivery Test measurement rule book.

3. Planning policy for traveller sites.

The Purbeck Local Plan Submission Draft, associated library documents and the Examination appear to include or touch on almost all the above subjects.

Yours faithfully,

Nigel Hill (1188470)



1. Home (<https://www.gov.uk/>)
2. Planning guidance (<https://www.gov.uk/topic/planning-development/planning-officer-guidance>)

Collection

Planning practice guidance

The National Planning Policy Framework and relevant planning practice guidance.

Published 29 November 2016

Last updated 22 July 2019 — see all updates

From:

Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

The National Planning Policy Framework (<https://www.gov.uk/guidance/national-planning-policy-framework>) was published on 27 March 2012 and revised on 24 July 2018. It sets out the government's planning policies for England and how these are expected to be applied.

Download the full policy document (<https://www.gov.uk/government/publications/national-planning-policy-framework-2>).

Where plans are being prepared under the transitional arrangements set out in Annex 1 to the revised National Planning Policy Framework (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-1-implementation>), the policies in the previous version of the framework published in 2012 (<https://webarchive.nationalarchives.gov.uk/20180608213715/https://www.gov.uk/guidance/national-planning-policy-framework>) will continue to apply, as will any previous guidance which has been superseded since the new framework was published in July 2018. If you'd like an email alert when changes are made to planning guidance please subscribe (<https://www.gov.uk/topic/planning-development/planning-officer-guidance/email-signup>).

Planning practice guidance categories

We have revised and updated planning practice guidance to make it accessible.

1. Advertisements (<https://www.gov.uk/guidance/advertisements>)
 - 22 July 2019
 - Guidance
2. Air quality (<https://www.gov.uk/guidance/air-quality-3>)
 - 6 March 2014
 - Guidance
3. Appeals (<https://www.gov.uk/guidance/appeals>)
 - 3 March 2014
 - Guidance
4. Appropriate assessment (<https://www.gov.uk/guidance/appropriate-assessment>)
 - 22 July 2019
 - Guidance
5. Before submitting an application (<https://www.gov.uk/guidance/before-submitting-an-application>)
 - 15 March 2019
 - Guidance
6. Brownfield land registers (<https://www.gov.uk/guidance/brownfield-land-registers>)
 - 28 July 2017

- Guidance
- 24. Housing and economic land availability assessment (<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>)
 - 22 July 2019
 - Guidance
- 25. Housing and economic needs assessment (<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)
 - 22 July 2019
 - Guidance
- 26. Housing needs of different groups (<https://www.gov.uk/guidance/housing-needs-of-different-groups>)
 - 22 July 2019
 - Guidance
- 27. Housing for older and disabled people (<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>)
 - 26 June 2019
 - Guidance
- 28. Housing: optional technical standards (<https://www.gov.uk/guidance/housing-optional-technical-standards>)
 - 27 March 2015
 - Guidance
- 29. Housing supply and delivery (<https://www.gov.uk/guidance/housing-supply-and-delivery>)
 - 22 July 2019
 - Guidance
- 30. Land affected by contamination (<https://www.gov.uk/guidance/land-affected-by-contamination>)
 - 22 July 2019
 - Guidance
- 31. Land stability (<https://www.gov.uk/guidance/land-stability>)
 - 22 July 2019
 - Guidance
- 32. Lawful development certificates (<https://www.gov.uk/guidance/lawful-development-certificates>)
 - 6 March 2014
 - Guidance
- 33. Light pollution (<https://www.gov.uk/guidance/light-pollution>)
 - 6 March 2014
 - Guidance
- 34. Making an application (<https://www.gov.uk/guidance/making-an-application>)
 - 15 June 2018
 - Guidance
- 35. Minerals (<https://www.gov.uk/guidance/minerals>)
 - 17 October 2014
 - Guidance
- 36. Natural environment (<https://www.gov.uk/guidance/natural-environment>)
 - 21 July 2019
 - Guidance
- 37. Neighbourhood planning (<https://www.gov.uk/guidance/neighbourhood-planning--2>)
 - 9 May 2019
 - Guidance
- 38. Noise (<https://www.gov.uk/guidance/noise--2>)
 - 22 July 2019
 - Guidance
- 39. Open space, sports and recreation facilities, public rights of way and local green space (<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>)
 - 6 March 2014

- Guidance
- 40. Permission in principle (<https://www.gov.uk/guidance/permission-in-principle>)
 - 15 March 2019
 - Guidance
- 41. Plan-making (<https://www.gov.uk/guidance/plan-making>)
 - 23 July 2019
 - Guidance
- 42. Planning obligations (<https://www.gov.uk/guidance/planning-obligations>)
 - 15 March 2019
 - Guidance
- 43. Renewable and low carbon energy (<https://www.gov.uk/guidance/renewable-and-low-carbon-energy>)
 - 18 June 2015
 - Guidance
- 44. Rural housing (<https://www.gov.uk/guidance/rural-housing>)
 - 19 May 2016
 - Guidance
- 45. Self-build and custom housebuilding (<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)
 - 28 July 2017
 - Guidance
- 46. Starter Homes (<https://www.gov.uk/guidance/starter-homes>)
 - 27 March 2015
 - Guidance
- 47. Strategic environmental assessment and sustainability appraisal (<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>)
 - 22 July 2019
 - Guidance
- 48. Town centres and retail (<https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>)
 - 22 July 2019
 - Guidance
- 49. Transport evidence bases in plan making and decision taking (<https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking>)
 - 13 March 2015
 - Guidance
- 50. Travel Plans, Transport Assessments and Statements (<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>)
 - 6 March 2014
 - Guidance
- 51. Tree Preservation Orders and trees in conservation areas (<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>)
 - 6 March 2014
 - Guidance
- 52. Use of planning conditions (<https://www.gov.uk/guidance/use-of-planning-conditions>)
 - 23 July 2019
 - Guidance
- 53. Viability (<https://www.gov.uk/guidance/viability>)
 - 9 May 2019
 - Guidance
- 54. Waste (<https://www.gov.uk/guidance/waste>)
 - 15 October 2015
 - Guidance

55. Water supply, wastewater and water quality (<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality>)
 - 22 July 2019
 - Guidance
56. When is permission required? (<https://www.gov.uk/guidance/when-is-permission-required>)
 - 22 July 2019
 - Guidance

Other planning policies

- Sustainable drainage systems policy (<http://www.parliament.uk/documents/commons-vote-office/December%202014/18%20December/6.%20DCLG-sustainable-drainage-systems.pdf>)
 - Parking policy (<http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-03-25/HCWS488/>)
 - Starter Homes policy (<http://www.publications.parliament.uk/pa/cm201415/cmhansrd/cm150302/wmstext/150302m0001.htm#1503022000006>)
 - Housing land supply in Oxfordshire (<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2018-09-12/HCWS955/>)
1. Housing Delivery Test measurement rule book (<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>)
 - 24 July 2018
 - Policy paper
 2. National planning policy for waste (<https://www.gov.uk/government/publications/national-planning-policy-for-waste>)
 - 16 October 2014
 - Policy paper
 3. Planning policy for traveller sites (<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>)
 - 31 August 2015
 - Policy paper
 4. Planning for schools development: statement (<https://www.gov.uk/government/publications/planning-for-schools-development-statement>)
 - 15 August 2011
 - Policy paper

Published 29 November 2016

Last updated 22 July 2019 + show all updates

1. 22 July 2019 added - Appropriate assessment, Effective use of land, Green Belt, Housing needs of different groups and Housing Supply and delivery
2. 26 June 2019 Added Housing for older and disabled people
3. 9 May 2019 Updated guidance on 'Neighbourhood planning' and 'Viability'.
4. 22 October 2018 Added a link to a user feedback survey
5. 13 September 2018 Added new guidance on 'Build to rent' and 'Plan-making'. Updated guidance on 'Housing need assessment', 'Housing and economic land availability assessment', 'Local Plans' and 'Neighbourhood Planning'.
6. 24 July 2018 Added 'Housing Delivery Test measurement rule book'.
7. 28 July 2017 Added guidance on 'Brownfield land registers' and 'Permission in principle'.
8. 29 November 2016 First published.

Related content

- National Planning Policy Framework (<https://www.gov.uk/government/publications/national-planning-policy->

framework--2)

- National Planning Policy Framework (<https://www.gov.uk/guidance/national-planning-policy-framework>)
- Making an application (<https://www.gov.uk/guidance/making-an-application>)
- Use of planning conditions (<https://www.gov.uk/guidance/use-of-planning-conditions>)
- Lawful development certificates (<https://www.gov.uk/guidance/lawful-development-certificates>)

Explore the topic

- Planning guidance (<https://www.gov.uk/topic/planning-development/planning-officer-guidance>)



1. Home (<https://www.gov.uk/>)
2. Housing, local and community (<https://www.gov.uk/housing-local-and-community>)
3. Planning and building (<https://www.gov.uk/housing-local-and-community/planning-and-building>)
4. Planning system (<https://www.gov.uk/housing-local-and-community/planning-system>)

Guidance

Green Belt

Advice on the role of the Green Belt in the planning system.

Published 22 July 2019

From:

Ministry of Housing, Communities & Local Government
(<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

Contents

- What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?
- How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?
- How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured?

What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?

Assessing the impact of a proposal on the openness of the Green Belt (<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>), where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

Paragraph: 001 Reference ID: 64-001-20190722

Revision date: 22 07 2019

How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?

Where it has been demonstrated that it is necessary to release Green Belt land for development (<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>), strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- new or enhanced green infrastructure (<https://www.gov.uk/guidance/natural-environment#green-infrastructure>);
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity (<https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems>), habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision.

Paragraph: 002 Reference ID: 64-002-20190722

Revision date: 22 07 2019

How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured?

Identifying the scope for compensatory improvements is likely to require early engagement with landowners and other interest groups, once the areas of land necessary for release have been identified. Consideration will need to be given to:

- land ownership, in relation to both land that is proposed to be released for development and that which may be most suitable for compensatory improvements for which contributions may be sought;
- the scope of works that would be needed to implement the identified improvements, such as new public rights of way, land remediation, natural capital enhancement or habitat creation and enhancement, and their implications for deliverability (<https://www.gov.uk/guidance/viability>);
- the appropriate use of conditions (<https://www.gov.uk/guidance/use-of-planning-conditions>), section 106 obligations (<https://www.gov.uk/guidance/use-of-planning-conditions#negatively-worded>) and the Community Infrastructure Levy (<https://www.gov.uk/guidance/community-infrastructure-levy>), to secure the improvements where possible. Section 106 agreements could be used to secure long-term maintenance of sites.

Paragraph: 003 Reference ID: 64-003-20190722

Revision date: 22 07 2019

Published 22 July 2019

Related content

Collection

- Planning practice guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>)

Explore the topic

- Planning system (<https://www.gov.uk/housing-local-and-community/planning-system>)

larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

(a) mineral extraction;

(b) engineering operations;

(c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

(e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

(f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

147. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.