

Information from NPPF

This information is extracts taken from the National Planning Policy Framework (NPPF) document.

The tables below highlight information in the NPPF focused around Nature Conservation. The information is not exhaustive and we would recommend that you view the full text of the NPPF to see the breadth of topics it covers. For a full text of the NPPF visit www.gov.uk/government

Please note although the Planning Policy Statement 9 (PPS9) has been withdrawn the information contained within the Biodiversity and geological conservation: circular 06/2005 still stands. Information from the circular is not included in this summary.

Internationally designated sites

	Statement	Paragraph reference
The plan system should take into consideration	Local plans require a variety of other environmental assessments, including under the Habitats Regulations where there is likely significant on a European wildlife site (which may not necessarily be within the same local authority area), Strategic Flood Risk Assessment and assessments of the physical constraints on land use. Wherever possible , assessments should share the same evidence base and be conducted over similar timescales, but local authorities should take care to ensure that the purpose and statutory requirements of different assessment processes are respected	166
Polices should take into consideration		
When determining/assessing planning applications	The presumption in favour of sustainable development (para 14) does not apply where developments requiring appropriate assessment under the Birds of Habitat Directives is being considered, planned or determined.	119

Nationally designated sites

	Statement	Paragraph reference
The local plan/ LA should take into consideration	Great weight should be given to conserving landscapes and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in the National Parks and the Broads.	115
Polices should take into consideration		
When determining/assessing planning applications	Planning permission should be refused for major developments in these designated areas (i.e. NP & AONB) except in exceptional circumstances and where it can be demonstrated they are in the public interest. .	116
	Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest feature is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSI.	118

Priority habitats

	Statement	Paragraph reference
The local plan should take into consideration		
Polices should take into consideration		
When determining planning applications	Planning permission should be refused for developments resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.	118

	<p>The following site should be given the same protection as European Sites</p> <ul style="list-style-type: none"> • Potential SPA AND possible SAC • Listed or proposed RAMSAR sites • Sites identified or required as compensatory measures for adverse effects on European sites , potential SPA, possible SAC and listed or proposed RAMSAR sites 	118
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Living landscape approach

	Statement	Paragraph reference
The local plan should take into consideration	<p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> •recognising the wider benefits of ecosystem services; •Protecting and enhancing the valued landscapes, geological interest and soils. 	109
	<p>Local plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.</p>	99
	<p>Set out a strategic approach in their Local plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Maintain the character of the undeveloped coast, protecting and enhancing it's distinctive landscapes , particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast</p>	114
	<p>Great weight should be given to conserving landscapes and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of Wildlife and cultural heritage are important considerations in all these areas and should be given great weight in the National Parks and the Broads.</p>	115
	<p>Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver.</p> <p>Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</p>	156

	Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.	178
	Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when their local plans are submitted for examination	181
Policies should take into consideration	To minimise impacts on biodiversity and geodiversity planning policies should plan for biodiversity at a landscape scale across local authority boundaries	117
	To minimise impacts on biodiversity and geodiversity planning policies should Identify and map components of the local ecological networks , including the hierarchy of international , national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration and creation.	117
When determining planning applications		118

Nature Improvement Areas

	Statement	Paragraph reference
The local plan should take into consideration	Crucially, Locally Plans should : identify land where development would be inappropriate, for instance because of its environmental or historic significance; and Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.	157
Policies should take into consideration	To minimise impacts on biodiversity and geodiversity planning policies should where Nature Improvement areas are identified in Local Plans consider specifying the types of development that may be appropriate in these Areas	117
When determining planning applications		118

Green Infrastructure

	Statement	Paragraph reference
The local plan/LA should take into consideration	The planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services;	109
	Set out a strategic approach in their Local plans , planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure	114
Policies should take into consideration	To minimise impacts on biodiversity and geodiversity planning policies should plan for biodiversity at a landscape scale across local authority boundaries.	
	To minimise impacts on biodiversity and geodiversity planning policies should Identify and map components of the local ecological networks , including the hierarchy of international , national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration and creation.	117
	Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example adding links to existing rights of way networks Including National Trails.	75
When determining planning applications	Where new development is brought forward in areas vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.	99

Biodiversity within developments

	Statement	Paragraph reference
The planning system/local plan should take into consideration	The planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.	109
	In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with least environmental or amenity value, where consistent with other policies in this Framework.	110
	Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.	113
	Where safeguards are necessary to make a particular development accessible in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.	176
Polices should take into consideration		
When determining planning applications	Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted	118
	Opportunities to incorporate biodiversity in and around developments should be encouraged	118
	If significant harm resulting from a development cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or at last resort, compensated	118

	for, then planning permission should be refused.	
	Where safeguards are necessary to make a particular development accessible in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.	176

Other land i.e. local green space, Brownfield, gardens, agricultural etc

	Statement	Paragraph reference
The planning system/local plan should take into consideration	Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances..... Local Green Space should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the life of the plan period.	76
	The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used : <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves. • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife ; and Where the green area concerned is local in character and is not an extensive tract of land.	77
	Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area.....and should not include residential gardens	48
Polices should take into consideration	Planning policies and decisions should encourage the effective use of land by re-using land that has previously developed (brownfield land), provided that is not of high environmental value. Local	111

	planning authorities may continue to consider the case for setting a locally appropriate target for the use of Brownfield land	
	Local authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.	53
When determining planning applications	Local authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.	112
	<p>Existing open space, sports and recreational buildings and land , including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • An assessment has been undertaken which clearly shows the open space , buildings or land to be surplus to requirements; or •the loss resulting from the provision of development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or •the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. 	74

Local Nature Partnership

	Statement	Paragraph reference
The local plan/LA should take into consideration	Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing fro example, from the River Basin Management Plans. Working with Local Nature Partnerships where appropriate. , this should include an assessment of existing and potential components of ecological networks.....	165
local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnership and Local Nature Partnerships.....	180

NPPF guidance on what a Local Plan should include

<u>Statement</u>	<u>Paragraph</u>
Local plans must be prepared with the objective of contributing to achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour sustainable development.	151
Local planning authorities should set out the strategic priorities for the in the Local Plan. This should include strategic policies to deliver. • Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.	156
Crucially, Locally Plans should : identify land where development would be inappropriate, for instance because of its environmental or historic significance; and Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.	157
Each local planning authority should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristic and prospects of the area. Local planning authorities should ensure their assessments of the strategies for housing employment and other uses are integrated, and that they take full account of relevant	157

market and economic signals.	
Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing from example, from the River Basin Management Plans. Working with Local Nature Partnerships where appropriate. , this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessments should be an integral part of the planning preparation process, and should consider all the likely significant effects on the environment, economic and social factors.	165
Local plans require a variety of other environmental assessments, including under the Habitats Regulations where there is likely significant on a European wildlife set (which may not necessarily be within the same local authority area), strategic Flood Risk Assessment and assessments of the physical constraints on land use. Where ever possible, assessments should share the same evidence base and be conducted over similar timescales, but local authorities should take care to ensure that the purpose and statutory requirements of different assessment processes are respected.	166
Where safeguards are necessary to make a particular development accessible in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.	176
Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.	178
Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when their local plans are submitted for examination	181

NPPF guidance on what decision taking should include

<u>Statement</u>	<u>Paragraph</u>
.... Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.	186
The right information is crucial in good decision taking, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulation Assessment and Flood Risk Assessment). To avoid delay applicants should discuss what information is needed with the local planning authority and expert bodies as soon as possible.	192

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