

National Planning Practice Guidance – Consultation

The Government has issued draft new planning practice guidance on a wide range of issues to support the National Planning Policy Framework. All of these draft planning practice guidance items are currently available on a 'Beta' website (still in testing with its end users) available at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

The draft planning practice guidance on this site has not yet been finalised. Existing guidance will not be cancelled until the new planning practice guidance is published in its final form.

The status of the draft guidance is discussed below.

The National Planning Policy Framework

The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

Its content is finalised and has not been changed as part of the review of planning practice guidance.

Planning Practice Guidance

The Government are completely revising and updating national planning practice guidance to support the National Planning Policy Framework and make it more accessible.

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

Guidance is provided in relation to the following:

- Advertisements
- Air quality
- Appeals
- Assessment of housing and economic development needs
- Assessment of land availability
- Before submitting an application
- Climate change
- Conserving and enhancing the historic environment
- Consultation and pre-decision matters
- Crown Development
- Design
- Determining a planning application
- Duty to cooperate
- Ensuring effective enforcement
- Ensuring the vitality of town centres

- Environmental Impact Assessment
- Flexible options for planning permissions
- Flood Risk and Coastal Change
- Hazardous Substances
- Land remediation
- Lawful development certificates
- Light pollution
- Local Plans
- Making an application
- Minerals
- Natural Environment
- Neighbourhood Planning
- Noise
- Open space, green space and rights of way
- Planning obligations
- Rural housing
- Strategic environmental assessment and sustainability appraisal
- Travel plans, transport assessments and statements in decision-taking
- Tree Preservation Orders
- Use of Planning Conditions
- Viability
- Water supply, wastewater and water quality
- When is permission required?

Status of the Draft Guidance for Decision Taking

The Government considers that where the planning practice guidance published in draft on the web-based resource during the consultation is a material consideration, it is likely to have limited weight. However, it is for the decision taker to determine the weight of this guidance in any individual decisions.

What's changed in the draft planning practice guidance from the existing guidance?

This web-based resource has refreshed, streamlined and brought up-to-date the existing planning practice guidance to make sure that it supports national planning policy in an easily accessible way. For the first time, the draft planning practice guidance is shown together with and alongside the National Planning Policy Framework.

The volume of guidance has been reduced by over 90 per cent, shortening the overall length by removing unnecessary or outdated detail, and consolidating and streamlining guidance material. The planning practice guidance brings together previously published guidance from many different and separate documents.

The draft planning practice guidance on the Beta site has been updated to reflect and support the National Planning Policy Framework, the presumption in favour of sustainable development, the introduction of neighbourhood planning and recent changes in legislation such as the Growth and Infrastructure Act 2013. The draft planning practice guidance is proportionate to each topic.

New planning practice guidance is provided in relation to:

- local green space designation
- environmental quality – noise, air, land, water and water supply, and light pollution
- duty to cooperate
- viability
- neighbourhood planning

Implications for the assessment of current planning applications

As mentioned above, government advice is that whilst the new planning practice guidance is a material consideration it is likely to carry little weight in terms of development control decision making.

The reports on this Agenda have been assessed against the Development Plan and the National Planning Policy Framework. It is not considered the publication of the planning practice guidance affects the recommendations that have been made.