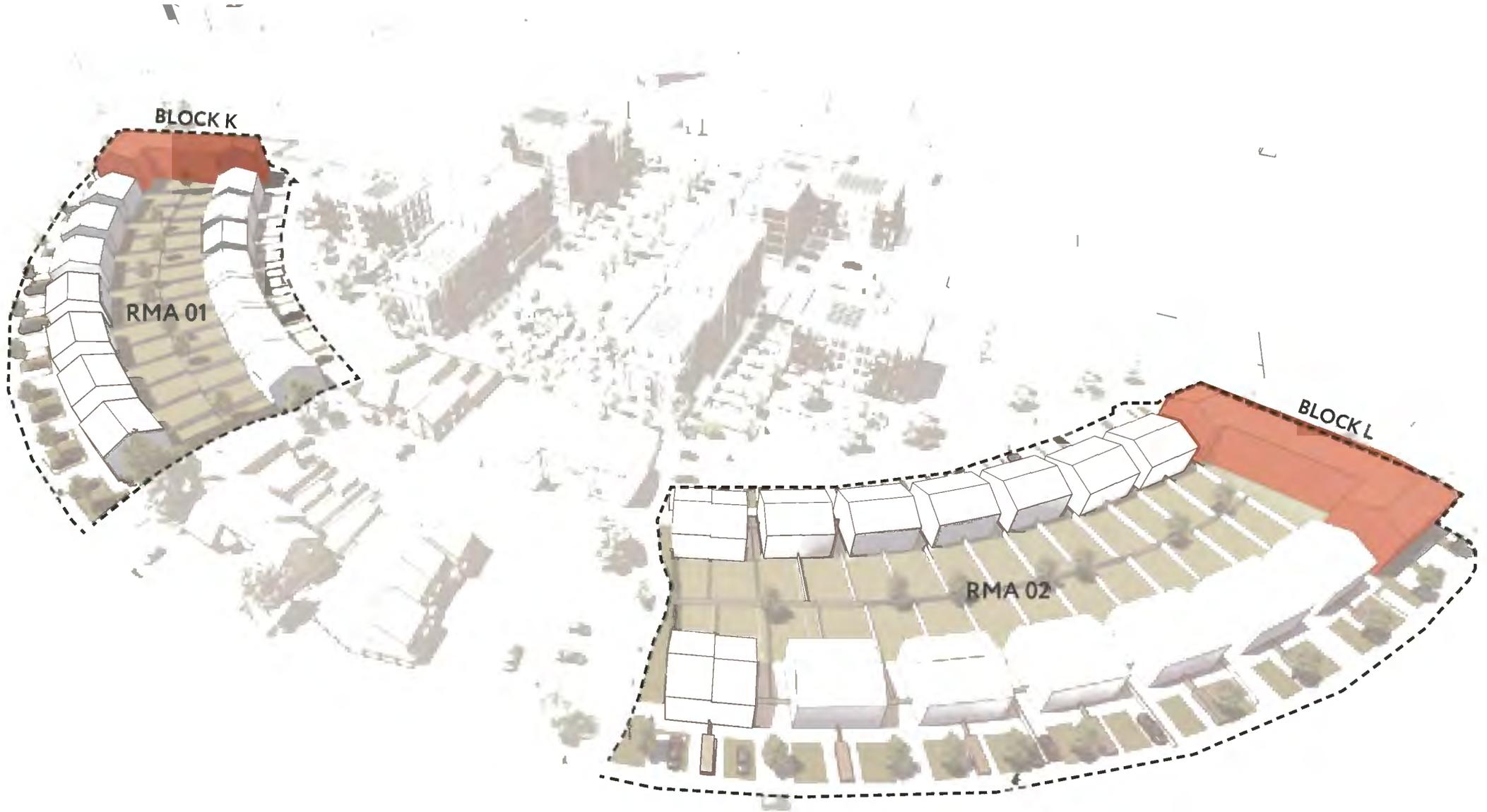


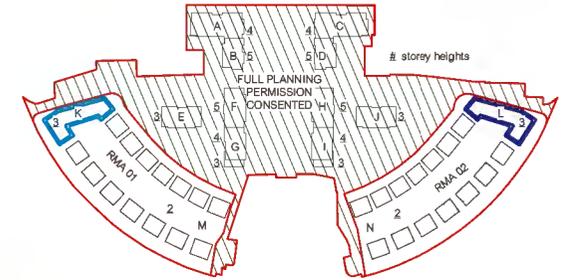
5.0 DESIGN PROPOSAL

Proposed Building Typology: Apartments

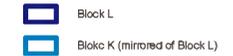


5.0 DESIGN PROPOSAL

Block K&L Ground Floor layout



Preliminary Ground Floor Plan



KEY

1. Communal entrance
2. Apartment entrance
3. Hall
4. Kitchen Living Dining
5. Bedroom
6. Bathroom
7. Store
8. Utility Cupboard
9. Private Balcony/ Terrace
10. Plant Room
11. Refuse Store
12. Cycle Store
13. Communal Garden

The bookend blocks known as Block K and L are mirrored in layout.

Block L layout has been shown here.

Each block provides 14 residential units, including 4 wheelchair accessible units (Part M4(3)) at the ground floor.

The blocks are 3 storeys in height, incorporating two stair cores in each block providing access to upper floor units.

3/4 of the wheelchair homes have been provided with their own front door.

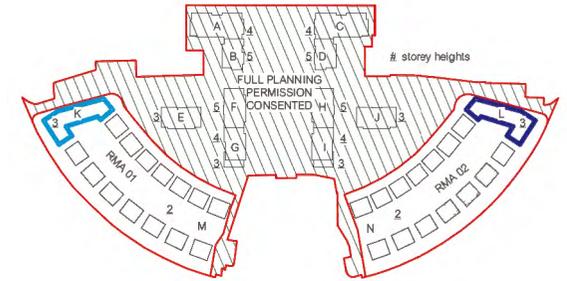
All proposed homes meet Nationally Described Space Standards. All ground floor homes have been designed to meet Part M4(3) standards.

- 1B2P wch
- 2B3P wch
- Bike Store
- Bin Store
- Circulation
- Plant
- R.



5.0 DESIGN PROPOSAL

Block K&L Upper Floors layout



- Block L
- Block K (mirrored of Block L)

KEY

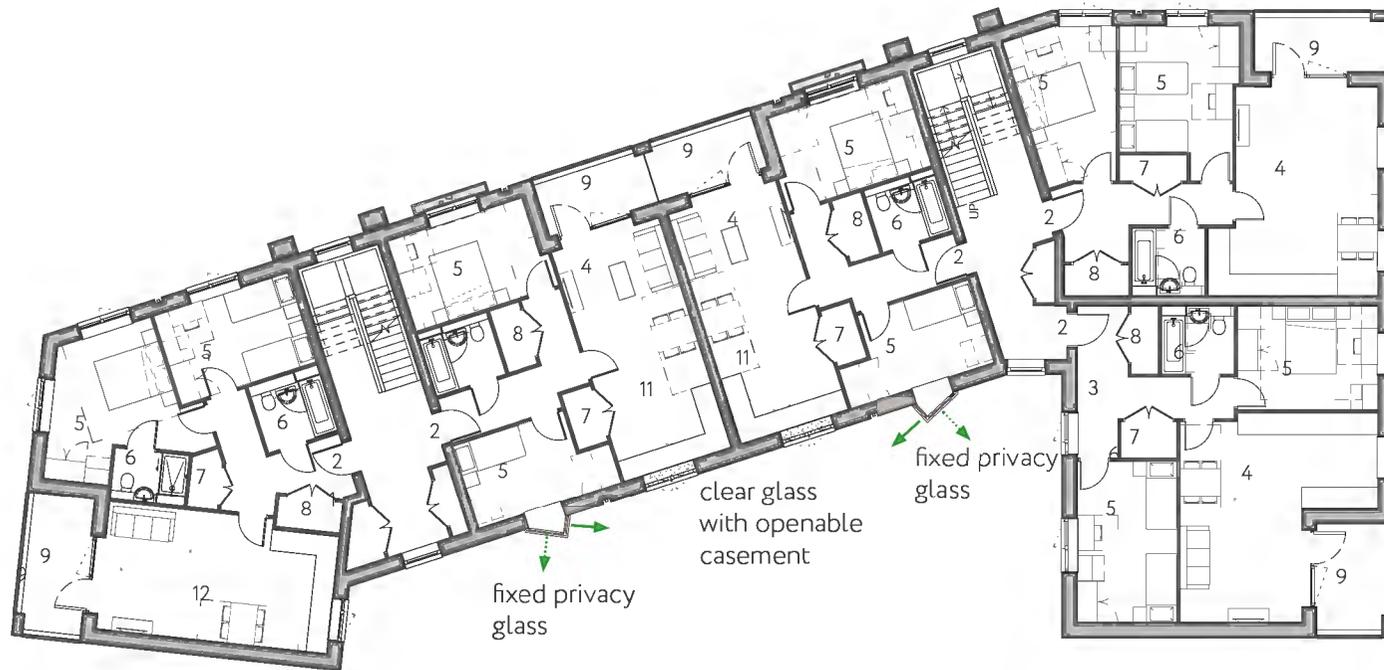
1. Communal entrance
2. Apartment entrance
3. Hall
4. Kitchen Living Dining
5. Bedroom
6. Bathroom
7. Store
8. Utility Cupboard
9. Private Balcony/ Terrace
10. Plant Room
11. Refuse Store
12. Cycle Store
13. Communal Garden

The bookend blocks known as Block K and L are mirrored in layout.

Block L layout has been shown here.

Each block provides 10 residential units on the first and second floors. They are accessed via the two communal stair cores.

All proposed upper floor homes meet Nationally Described Space Standards as well as Part M4(1).



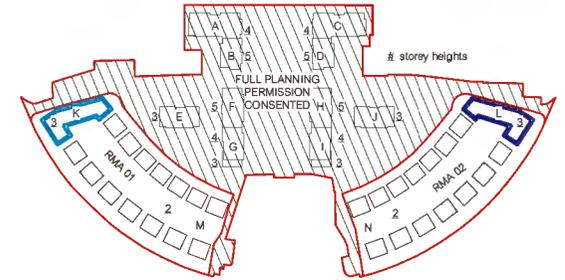
- 2B3P
- 2B4P
- Circulation
- R.

Preliminary Upper Floor Plan



5.0 DESIGN PROPOSAL

Block K&L Elevations

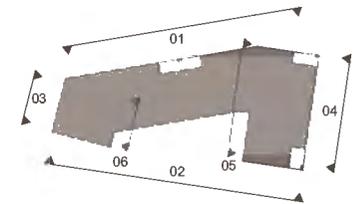


1 Front Elevation
1: 100

Integrated letter boxes

Integrated letter boxes

- Block L
- Block K (mirrored of Block L)



2 Rear Elevation
1: 100



3 Side Elevation.1
1: 100

Material Legend

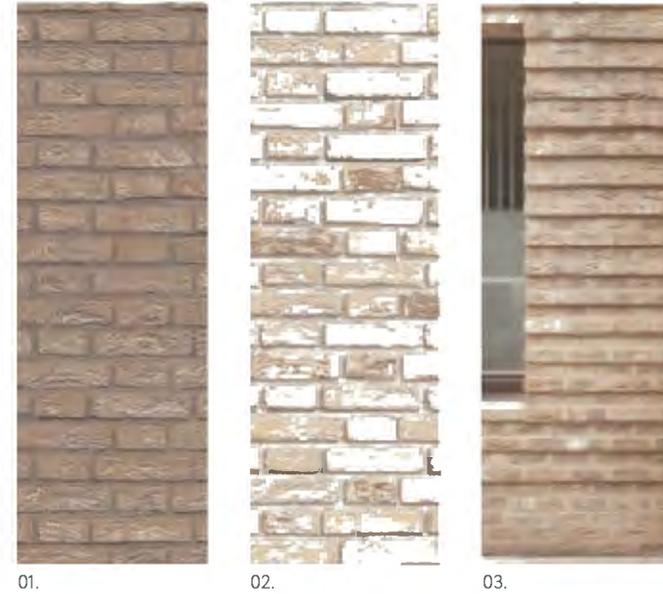
1. Stretcher bond facing brick.
Colour: buff.
2. Vertically stacked bond facing brick.
Colour: buff.
3. Stretcher bond facing brick.
Colour: brown.
4. Composite slate tiles (Redland Cambrian Interlocking Slates or similar approved).
Colour: "Heather"
5. Feature brick detailing: "pulled headers"
6. PPC Aluminium window/door.
Colour: Bronze
7. Recessed square section PPC rainwater downpipe.
Colour to match window/ door frames.
8. PPC rainwater gutter.
Colour to match window/ door frames.
9. PPC canopy. Colour: Bronze.
10. PPC aluminium cill/coping.
Colour: Bronze.
11. PPC metal balustrade.
Colour: Bronze
12. Feature brick detailing: "ribbed brick piers"



5.0 DESIGN PROPOSAL

Facade Design Proposal

Entrance Bay Study



The street elevations of the apartment blocks have been activated by communal apartment entrances and ground floor Part M4(3) apartment entrances.

We acknowledge the importance of making the building entrances legible, especially on the prominent Cambridge Crescent elevations.

We also think it is important to visualise the hierarchy of the entrances and ensure the apartment entrances are subservient to the communal entrances.

We have therefore proposed to demarcate the communal entrances using two storey high surrounds and contrasting brown bricks (01), whilst the ground floor Part M4(3) apartment entrances have been articulated by 1.5 storey high surrounds in the same main facing bricks (02) with ribboned brick (03) piers to create a contrasting texture to the main façade.

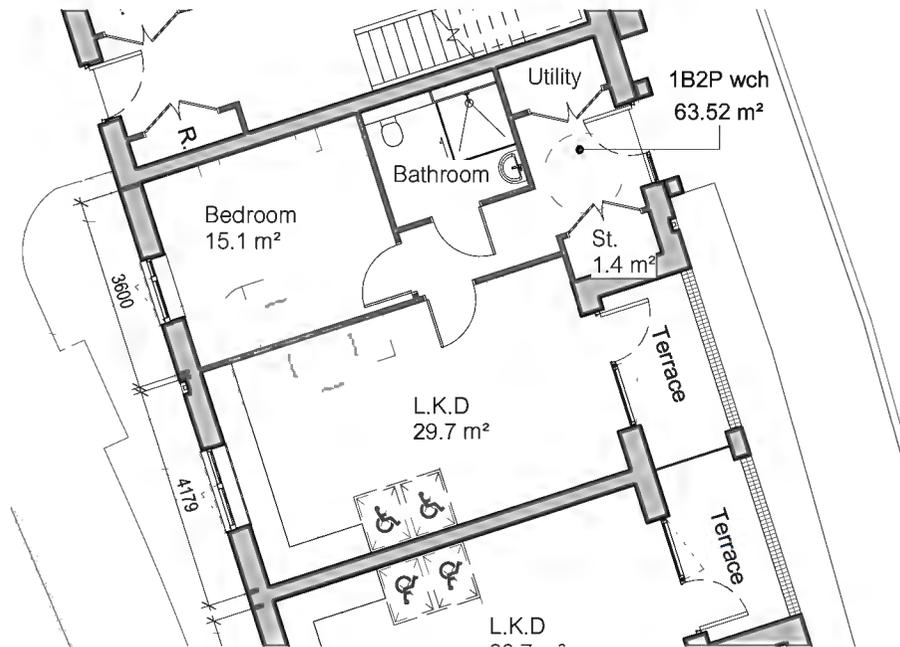
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 1:

1 Bed 2 Person Flat - Part M4(3)

Total GIA 63.5 m²



A Nationally Described Space Standard (NDSS):		Provided	Req'd
1	Gross Internal Area (m ²) for unit type	63.5m ²	50m ²
2	Built In Storage (m ²) for unit type	1.9m ²	1.5m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	15.1m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.6m	2.75m
6	Double/Twin Bedroom 2 - Room size	n/a	n/a
7	Double/Twin Bedroom 2 - Minimum room width	n/a	n/a
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	n/a	n/a
11	Single Bedroom 1 - Minimum room width	n/a	n/a
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	n/a	n/a
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	Y	Y

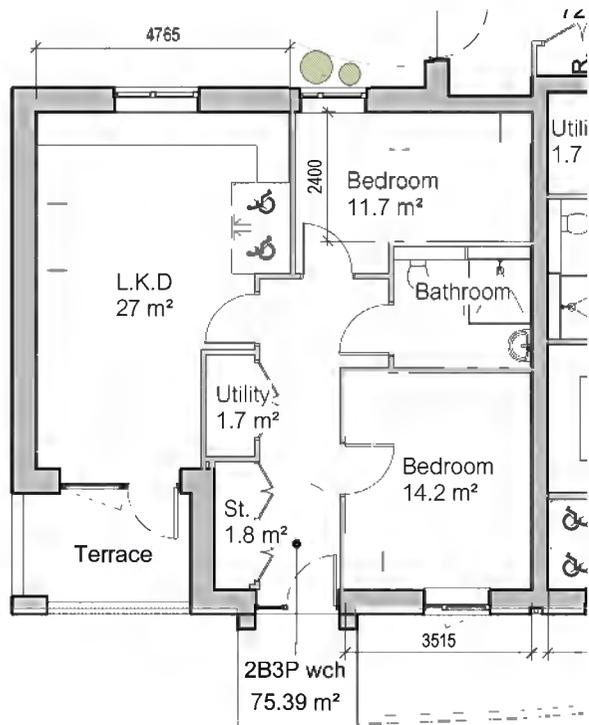
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 2:

2 Bed 3 Person Flat - Part M4(3)

Total GIA 75.4 m²



A	Nationally Described Space Standard (NDSS)	Provided	Req'd
1	Gross Internal Area (m ²) for unit type	75.4m ²	61m ²
2	Built In Storage (m ²) for unit type	2.3m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	14.4m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.52m	2.75m
6	Double/Twin Bedroom 2 - Room size	n/a	n/a
7	Double/Twin Bedroom 2 - Minimum room width	n/a	n/a
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	10.7m ²	7.5m ²
11	Single Bedroom 1 - Minimum room width	2.4m	2.15m
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	n/a	n/a
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	Y	Y

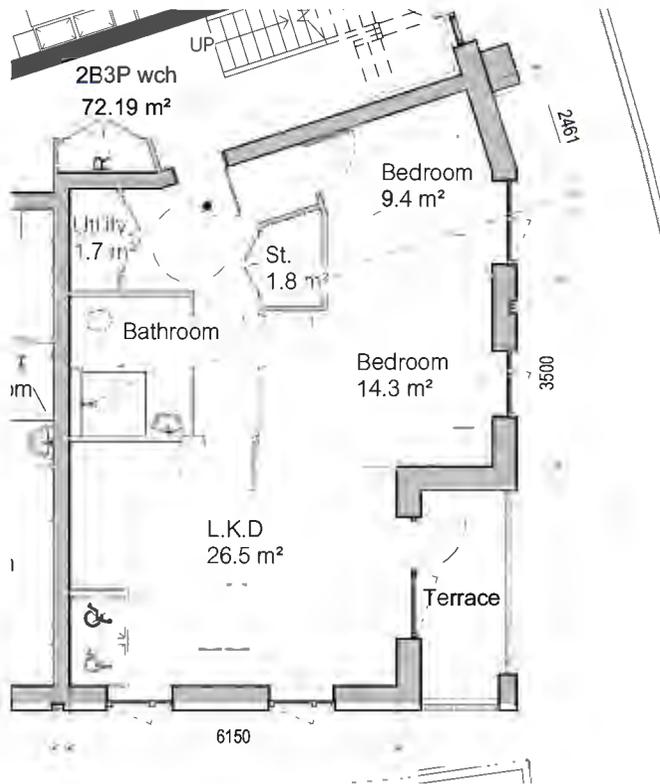
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 3:

2 Bed 3 Person Flat - Part M4(3)

Total GIA 72.2 m²



A	Nationally Described Space Standard (NDSS)	Provided	Req'd
1	Gross Internal Area (m ²) for unit type	72.2m ²	61m ²
2	Built In Storage (m ²) for unit type	2.3m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	14.6m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.50m	2.75m
6	Double/Twin Bedroom 2 - Room size	n/a	n/a
7	Double/Twin Bedroom 2 - Minimum room width	n/a	n/a
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	10.1m ²	7.5m ²
11	Single Bedroom 1 - Minimum room width	2.42m	2.15m
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	n/a	n/a
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	Y	Y

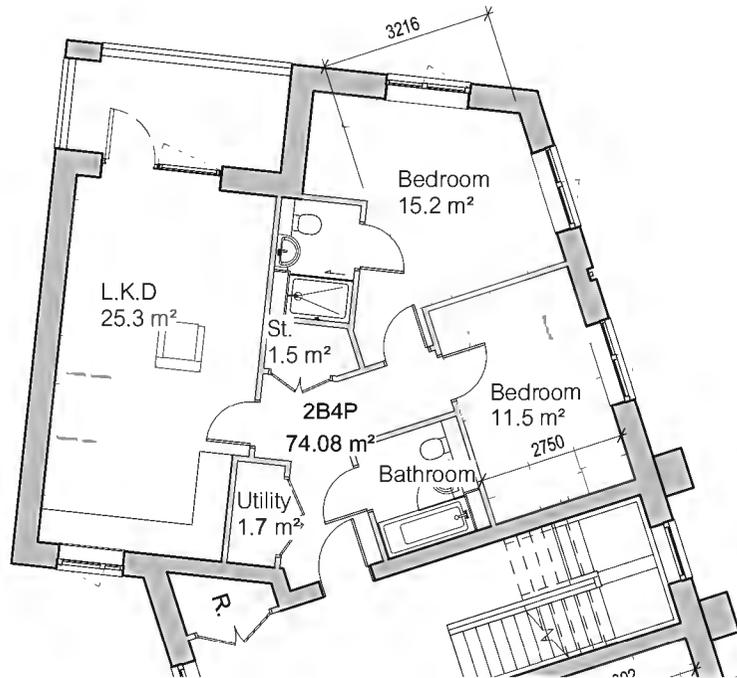
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 4:

2 Bed 4 Person Flat

Total GIA 74.1 m²



A Nationally Described Space Standard (NDSS):		Provided	Req'd
1	Gross Internal Area (m ²) for unit type	74.1m ²	70m ²
2	Built In Storage (m ²) for unit type	2.0m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	15.2m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.22m	2.75m
6	Double/Twin Bedroom 2 - Room size	11.5m ²	11.5m ²
7	Double/Twin Bedroom 2 - Minimum room width	2.75m	2.55m
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	n/a	n/a
11	Single Bedroom 1 - Minimum room width	n/a	n/a
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	Y	Y
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	n/a	n/a

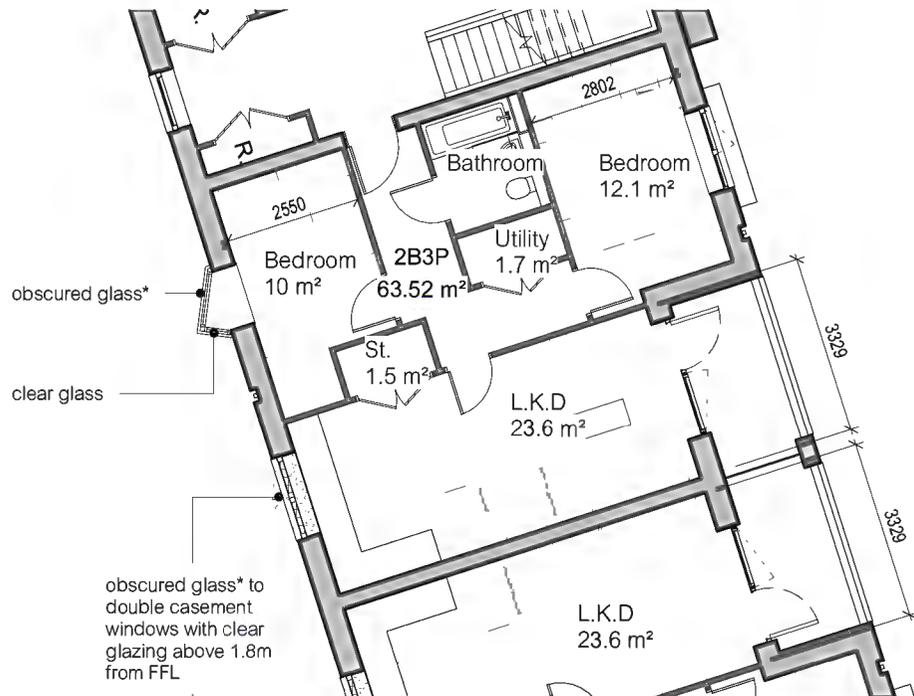
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 5:

2 Bed 3 Person Flat

Total GIA 63.5 m²



A Nationally Described Space Standard (NDSS):		Provided	Req'd
1	Gross Internal Area (m ²) for unit type	63.5m ²	61m ²
2	Built In Storage (m ²) for unit type	2.0m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	12.1m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	2.80m	2.75m
6	Double/Twin Bedroom 2 - Room size	n/a	n/a
7	Double/Twin Bedroom 2 - Minimum room width	n/a	n/a
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	10.0m ²	7.5m ²
11	Single Bedroom 1 - Minimum room width	2.55m	2.15m
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	Y	Y
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	n/a	n/a

5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 6:

2 Bed 4 Person Flat

Total GIA 75.4 m²



A	Nationally Described Space Standard (NDSS)	Provided	Req'd
1	Gross Internal Area (m ²) for unit type	75.4m ²	70m ²
2	Built In Storage (m ²) for unit type	2.3m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	12.7m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.1m	2.75m
6	Double/Twin Bedroom 2 - Room size	14.3m ²	11.5m ²
7	Double/Twin Bedroom 2 - Minimum room width	2.95m	2.55m
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	n/a	n/a
11	Single Bedroom 1 - Minimum room width	n/a	n/a
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	Y	Y
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	n/a	n/a

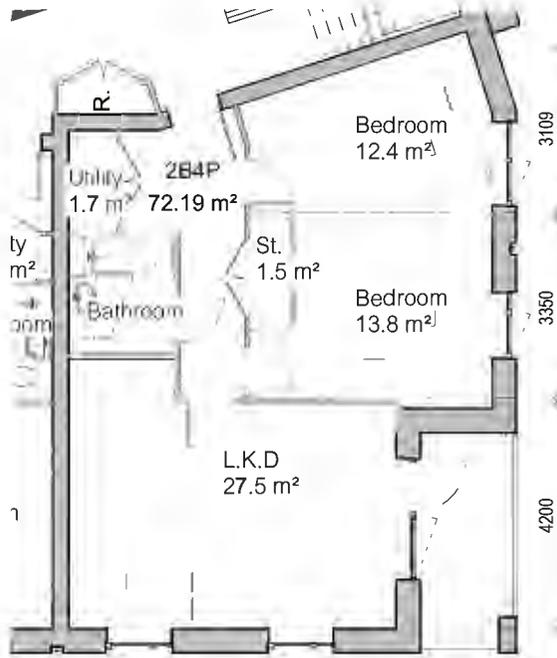
5.0 DESIGN PROPOSAL

Spatial Standards Assessment

Proposed Apartment Type 7:

2 Bed 4 Person Flat

Total GIA 72.2 m²



A	Nationally Described Space Standard (NDSS)	Provided	Req'd
1	Gross Internal Area (m ²) for unit type	75.4m ²	70m ²
2	Built In Storage (m ²) for unit type	2.3m ²	2.0m ²
3	A dwelling with two or more bedspaces has at least one double (or twin) bedroom.	Y	Y
4	Double/Twin Bedroom 1 - Room size	12.7m ²	11.5m ²
5	Double/Twin Bedroom 1 - Minimum room width	3.1m	2.75m
6	Double/Twin Bedroom 2 - Room size	14.3m ²	11.5m ²
7	Double/Twin Bedroom 2 - Minimum room width	2.95m	2.55m
8	Double/Twin Bedroom 3 - Room size	n/a	n/a
9	Double/Twin Bedroom 3 - Minimum room width	n/a	n/a
10	Single Bedroom 1 - Room size	n/a	n/a
11	Single Bedroom 1 - Minimum room width	n/a	n/a
12	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	Y	Y
13	Does the unit type meet the NDSS minimum requirement?	Y	Y
B Accessibility Category of Unit			
Requirement M4(1) Visitable Dwellings			
1	Building Regulations - mandatory requirement	Y	Y
Requirement M4(2) Accessible & Adaptable Dwellings			
2	M4(2) Requirement through Planning	n/a	n/a
Optional Requirement M4(3) Wheelchair User Dwellings			
3	M4(3) Requirement through Planning	n/a	n/a

5.0 DESIGN PROPOSAL

Block K&L Proposed Street Perspective



5.0 DESIGN PROPOSAL

Block K&L Proposed Street Perspective



5.0 DESIGN PROPOSAL

Facade Design Proposal

Proposed Material Palette



Buff colour brickwork in stretcher bond



Brown colour brickwork in stretcher bond



Green glazed brickwork in stretcher bond (EH Smith Polychrome 'Mottle Green' Glazed Brick or similar approved)



Composite slate tiles (Redland Cambrian Interlocking Slates in 'Heather' or similar approved)



Vertically stacked brickwork to match the main facing brickwork



Vertically stacked brickwork to match the main facing brickwork



Bronze coloured PPC Aluminium to window frames, doors and coping. Rainwater goods to match.

5.0 DESIGN PROPOSAL

Facade Design Proposal

Material & Detailing Precedents



01.



02.



03.



04.



05.

The selected palette of materials for the proposal are simple, natural and complementary, and have been articulated with feature detailing to create identifiable points throughout the area.

01. "Pulled Headers" feature brick panel

- The feature panel is laid in Flemish bond.
- The full bricks are recessed whilst the headers are flush with the main facing brickwork.
- The edge of the feature panel terminated by the full bricks, leaving a gap between the "pulled headers" and the edge of the panel.

The Bronze colour windows provide the perfect tonal precedent for the windows, doors and coping.

02. "Pushed Headers" feature brick panel

- The feature panel is laid in Flemish bond.
- The full buff bricks are flush with the main facing brickwork whilst muted green glazed headers are recessed.
- The edge of the feature panel terminated by the full bricks, leaving a gap between the "pulled headers" and the edge of the panel.

03. "Pushed Headers" feature brick panel.

As above.

The glazed brick provides a suitable precedent for the facade treatment of the Gateway Houses.

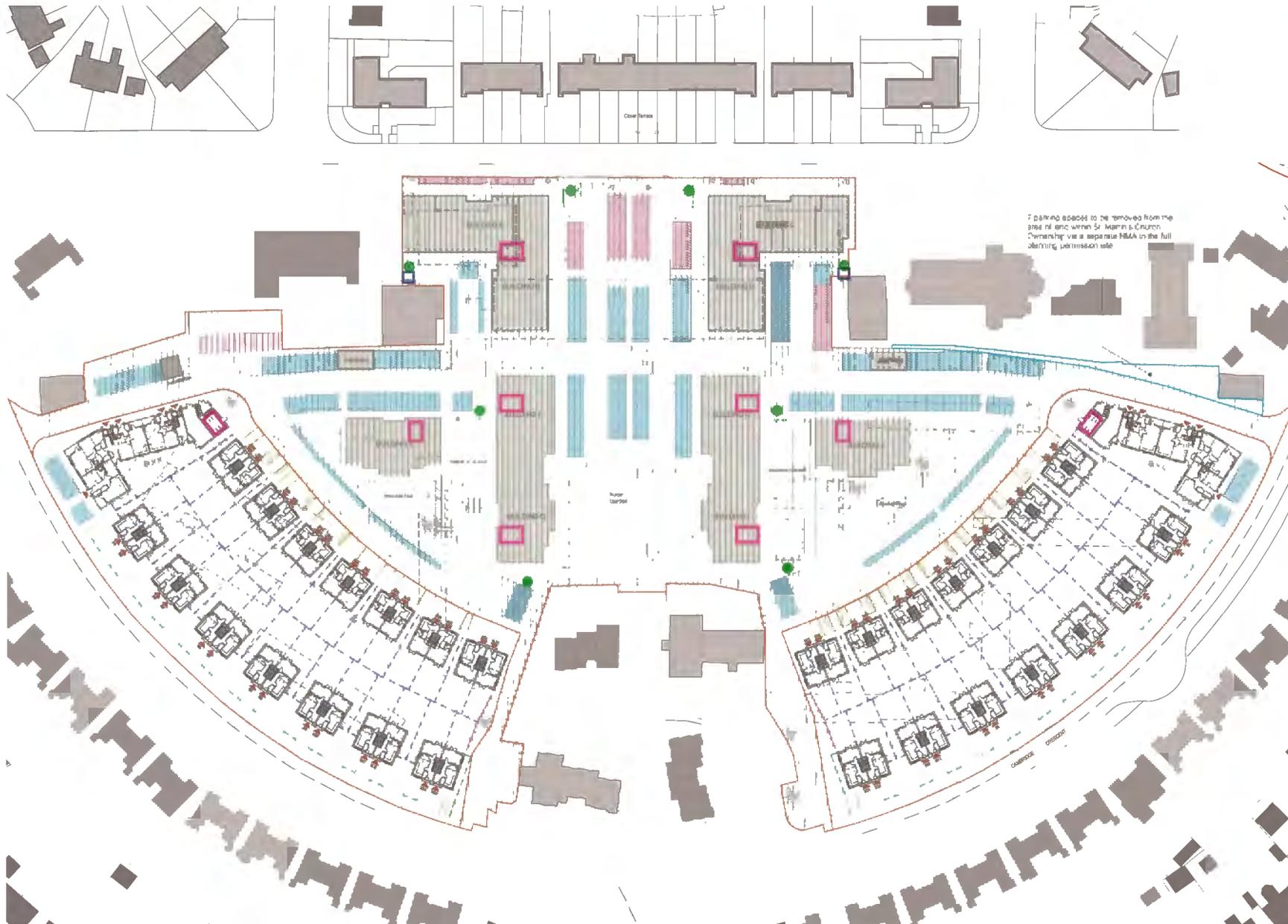
04. Projecting alternate courses of brick provide a contrasting texture to help highlight the Wheelchair Apartment Entrances of Blocks K & L.

05. Projecting surrounds have been used to demarcate Communal Entrances & Wheelchair Apartment Entrances.

The light stock brick provides the perfect tonal precedent for Crescent houses and Blocks K & L.

7.0 DESIGN IN DETAIL

Car and Cycle Parking - Overall Provision



Retail and visitor parking

Resident parking (1:1)

Houses parking
(1:1 for 2bed house
1:1.5 for 3bed house
+ 20 visitor spaces)

Secure resident bike store

Secure retail staff bike store

Visitor cycle parking

In summary, the scheme provides

- 180 x 1&2 bed apartments
- 16 x 2bed houses
- 40 x 3bed houses

MBC minimum residential parking standards:

- 1:1 for 1&2 bed units
- 1.5 for 3bed units

Proposed parking provision:

- 66 retail/ visitor spaces
- 180 resident spaces for apartments (1:1)
- 16 spaces for 2 bed house (1:1)
- 60 spaces for 3 bed house (1.5:1)

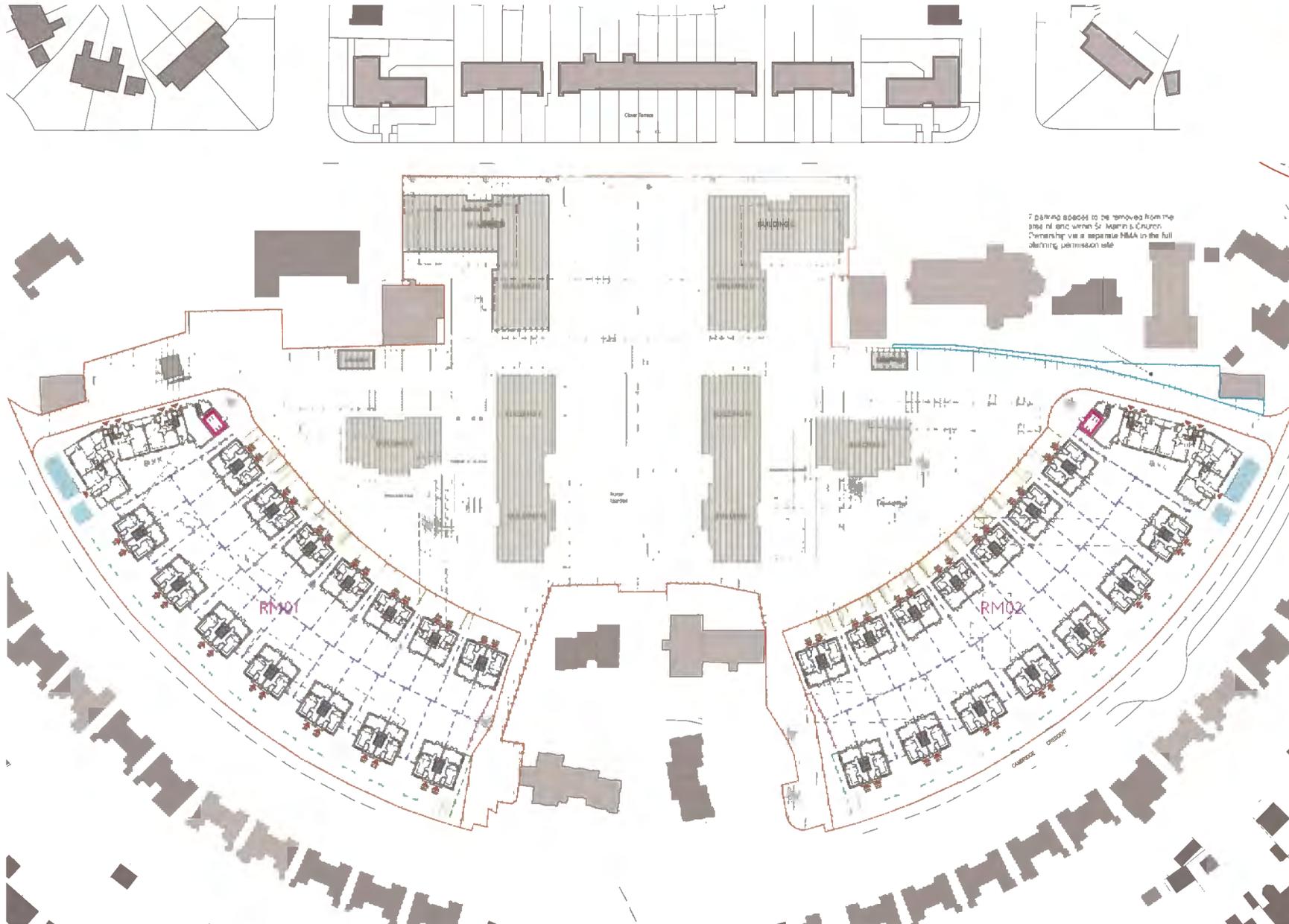
Total car parking: 322

In addition to car parking spaces

- Policy compliant secure bike stores have been provided within the apartments for both residential use and commercial use.
- Bikes are expected to be stored within the garden sheds of each house.

7.0 DESIGN IN DETAIL

Car and Cycle Parking - Reserved Matters Application Sites



■ Resident parking (1: 1)

Houses parking
(1:1 for 2bed house
1:1.5 for 3bed house
+ 20 visitor spaces)

□ Secure resident bike store

In summary, the Reserved Matters Application Sites RM01 + RM02 provide

- 28 x 1&2 bed apartments
 - 16 x 2bed houses
 - 40 x 3bed houses
- MBC minimum residential parking standards:

- 1:1 for 1&2 bed units
- 1.5 for 3bed units

Total parking provision required: 104

- 28 resident spaces for apartments (1:1)
- 16 spaces for 2 bed house (1:1)
- 60 spaces for 3 bed house (1.5:1)

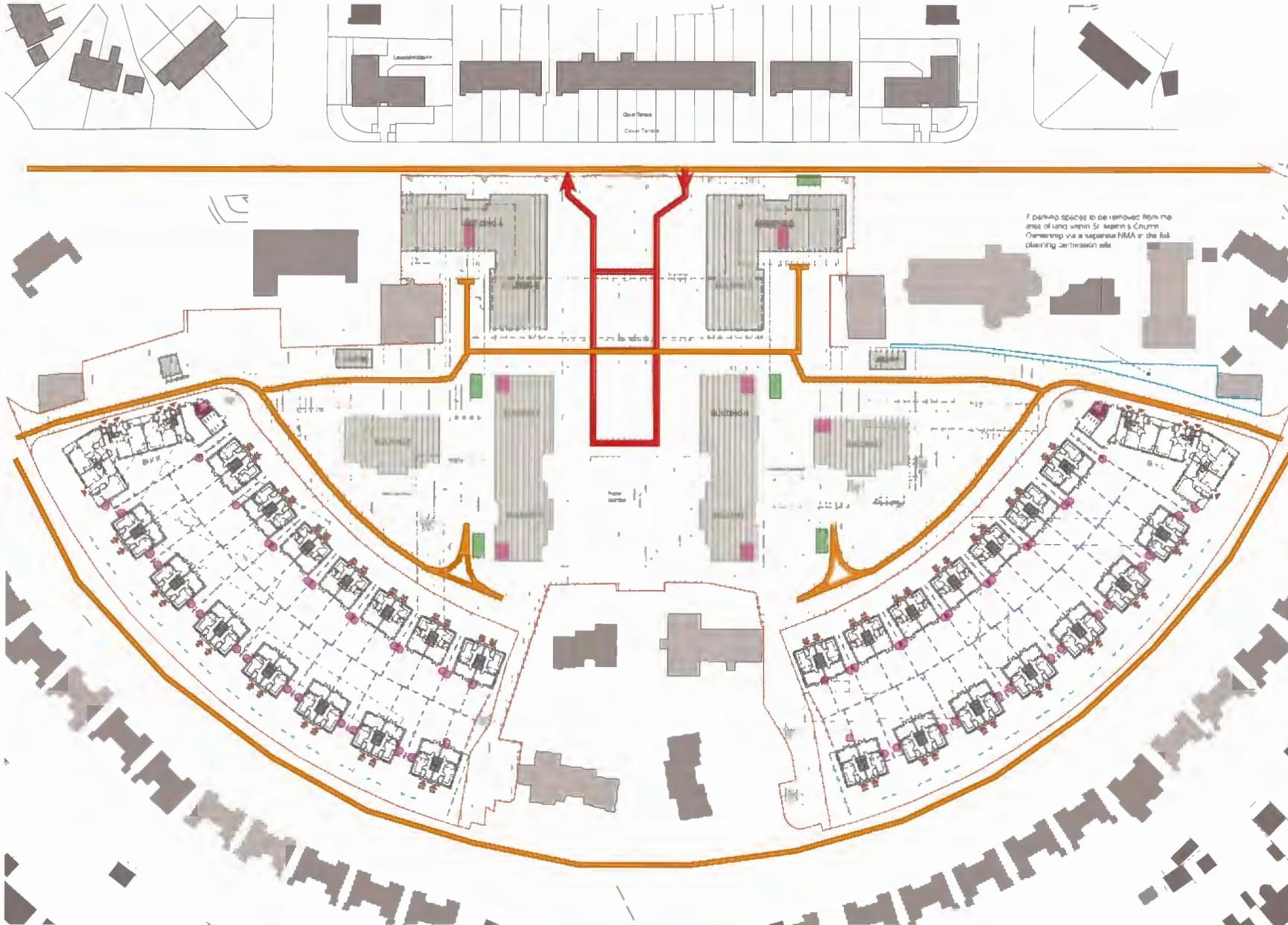
Total car parking provision: 98 (the 6 spaces in deficit is provided within the approved detailed application site).

In addition to car parking spaces

- 28 cycle parking spaces have been provided within Block K and L as per policy requirement..
- Bikes are expected to be stored within the garden sheds of each house.

7.0 DESIGN IN DETAIL

Servicing Diagram



KEY

-  Vehicular Servicing Route
-  Retail Parking Route
-  Refuse Stores
-  Loading Bays

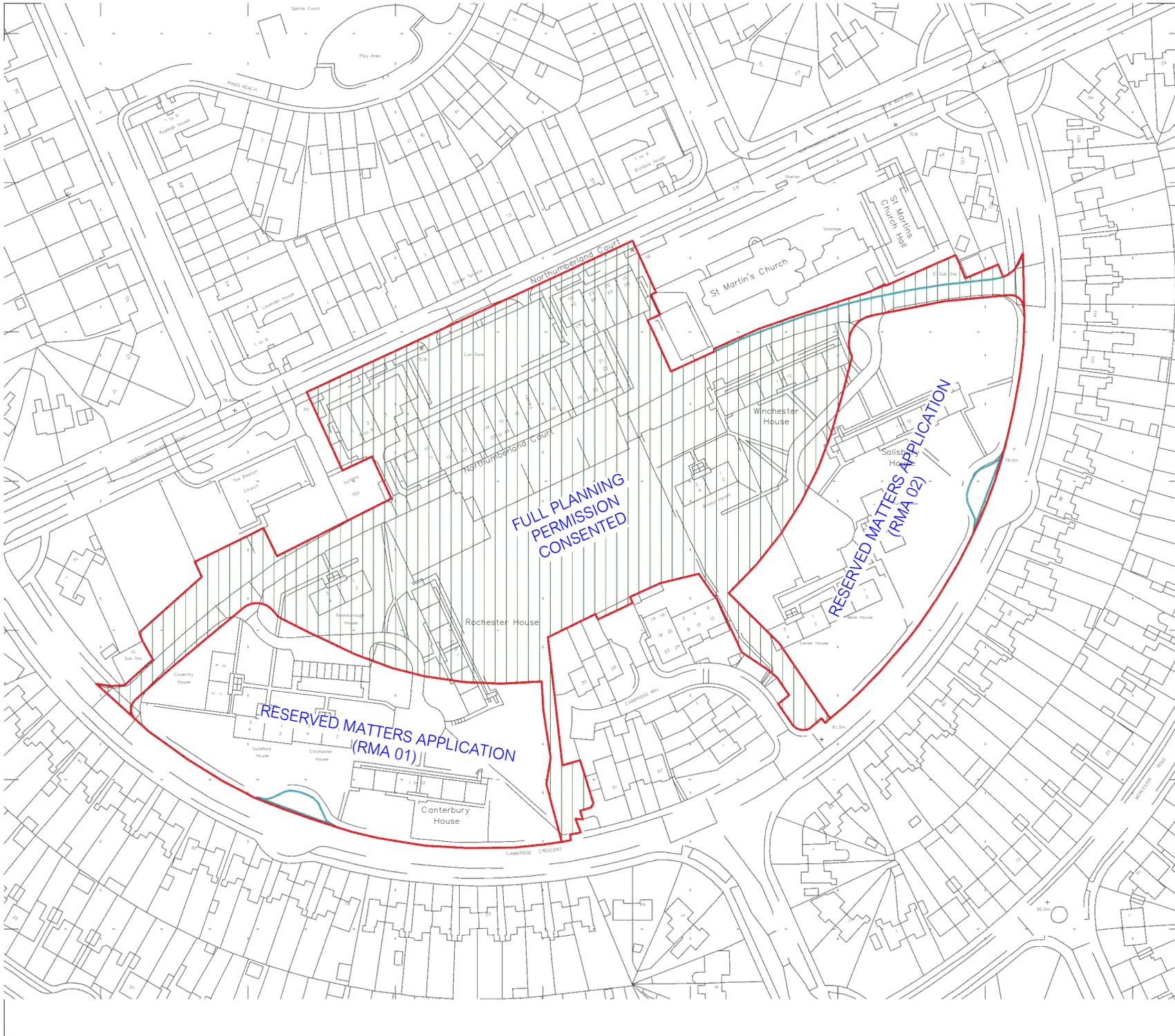
hunters

ARCHITECTURE | BUILDING CONSULTANCY | COST CONSULTANCY | EMPLOYER'S AGENT

Space One Beadon Road
London W6 0EA
020 8237 8200
mail@hunters.co.uk

 @hunterslondon  Hunters Architects & Building Consultants

www.hunters.co.uk



LEGEND

-  Reserve Matters Application Sites
-  Land outside of applicant's ownership
-  Full Planning Permission Consented

A	17.11.23	Issued for planning
Revision	Date	Revised by

Revision History

hunters

Space One Beason Road
London W6 6GA
T 020 8207 8200
mail@hunters.co.uk
www.hunters.co.uk

Cambridge Crescent, Maidstone
Space One, Hammersmith,
London, W6 0EA

Site Location Plan

Issued for **Reserved Matters Application**



hunters project number: M10360	scale: 1 : 1250 @ A3
client project number:	drawn by: EC
	checked by: MB

drawing title:
M10360- HUN- A- APL001

revision: A	date: 17.11.23	revised by:
-----------------------	-------------------	-------------

Issued for planning



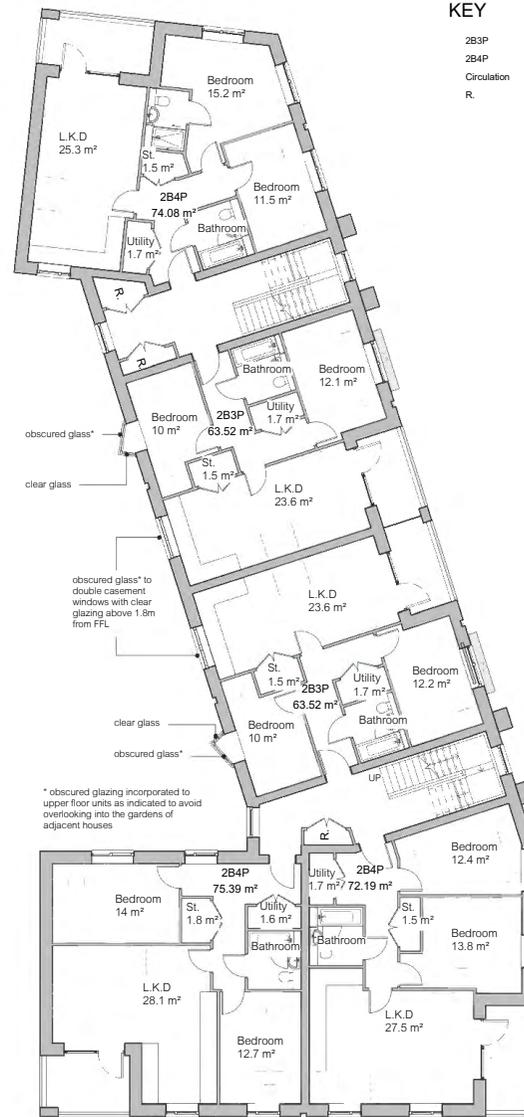
All drawings are to be printed in colour.

model ref: C:\Revit Local\M10360-HUN-ZZ-00-0001_06henx.rvt

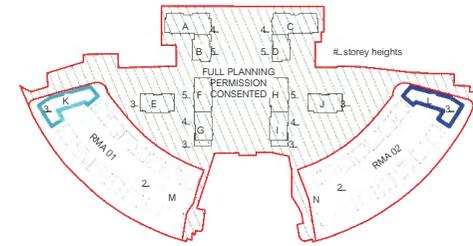
Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.



1 08-00-Ground Floor GIA
1:100



2 08-01-First Floor GIA
1:100



Block L
Block K (mirrored of Block L)

A 17.11.23
Revision History

hunters

Spire One Beaulieu Road
London W6 6EA
t: 020 827 8200
m: 079 561 2200
www.hunters.co.uk

Cambridge Crescent RMA
Shepreth Estate, Madingley, Kent

Proposed Block L Layouts 1of2

Issued for Reserved Matters Application

hunters project number	client project number	scale	drawn by	checked by
M10360	As @ A1	indicated	EC	MB

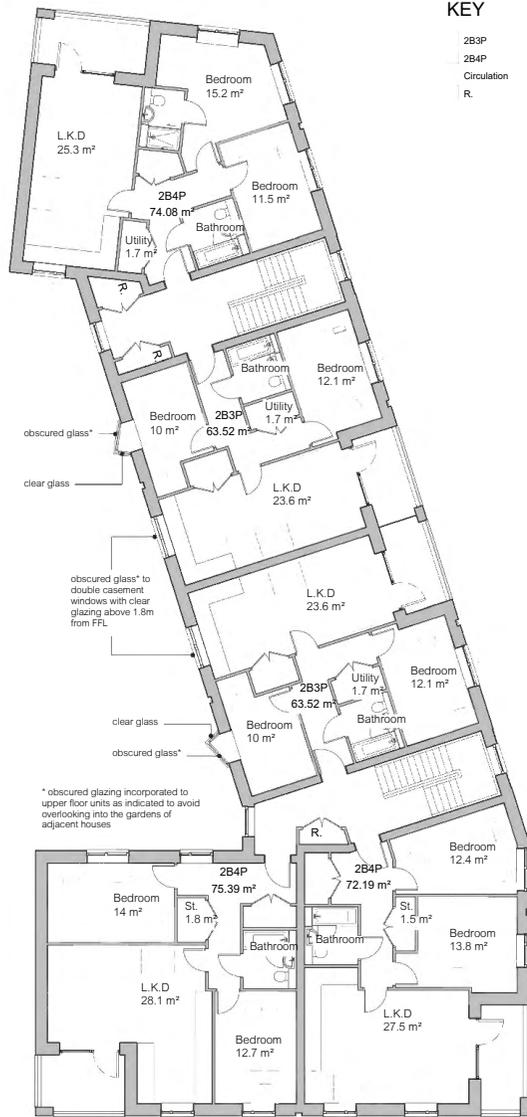
drawing title
M10360- HUN- A- APL201

revision	date	revised by
A	17.11.23	

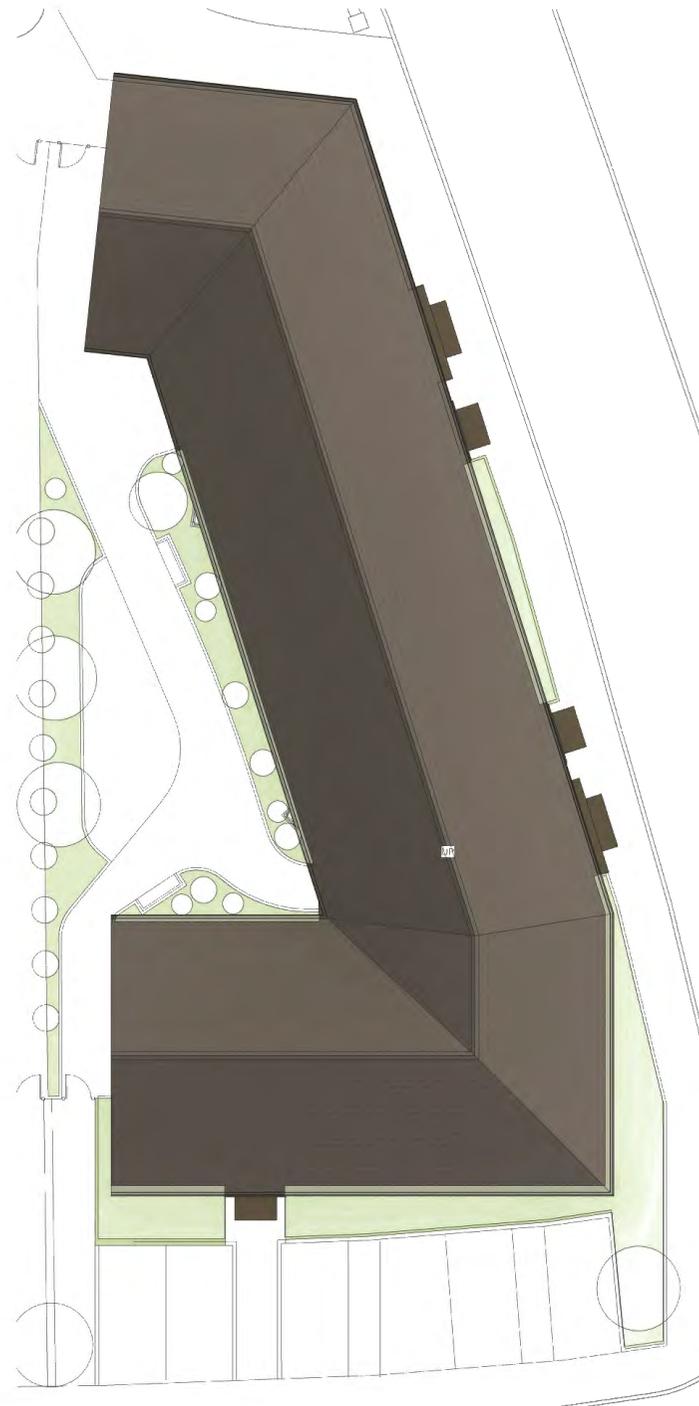
Issued for Planning

0 1m 5m 10m

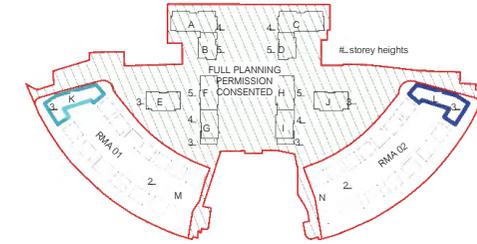
Scale: 1:100



1 08-02-Second Floor GIA
1:100



2 Roof Level
1:100



- Block L
- Block K (mirrored of Block L)

Revision	Date	By	For
A	17.11.23		Issued for Planning

hunters

Spinx One Beakon Road
London W6 6EA
t: 020 827 8200
m: 077 461 4200
www.hunters.co.uk

Cambridge Crescent RMA
Shepreth Estate, Madingley, Kent

Proposed Block L Layouts 2of2

Issued for **Reserved Matters Application**

hunters project number	client project number	scale	drawn by	checked by
M10360	As @ A1	indicated	EC	MB

M10360- HUN- A- APL202

revision	date	revised by
A	17.11.23	

Issued for Planning

0 1m 5m 10m

Scale: 1:100



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

December 2024



© Crown copyright 2024

Copyright in the typographical arrangement rests with the Crown.

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence visit <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

This document/publication is also available on our website at www.gov.uk/mhclg

This version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

If you have any enquiries regarding this document/publication, please use the webform available at <https://www.gov.uk/guidance/contact-the-ministry-of-housing-communities-and-local-government> or write to us at:

Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter:
<http://x.com/mhclg>

Contents

1. Introduction	4
2. Achieving sustainable development	5
3. Plan-making	8
4. Decision-making	13
5. Delivering a sufficient supply of homes	17
6. Building a strong, competitive economy	24
7. Ensuring the vitality of town centres	26
8. Promoting healthy and safe communities	28
9. Promoting sustainable transport	31
10. Supporting high quality communications	34
11. Making effective use of land	36
12. Achieving well-designed places	39
13. Protecting Green Belt land	42
14. Meeting the challenge of climate change, flooding and coastal change	48
15. Conserving and enhancing the natural environment	54
16. Conserving and enhancing the historic environment	59
17. Facilitating the sustainable use of minerals	63
Annex 1: Implementation	67
Annex 2: Glossary	70
Annex 3: Flood risk vulnerability classification	81

1. Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.
2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.
5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.
6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

¹ This document replaces the previous version of the National Planning Policy Framework published in December 2023.

² This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

⁴ Resolution 42/187 of the United Nations General Assembly.

⁵ Transforming our World: the 2030 Agenda for Sustainable Development.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

⁶ As established through statements of common ground (see paragraph 28).

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

⁸ This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.

⁹ The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
 - a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
16. Plans should:
 - a) be prepared with the objective of contributing to the achievement of sustainable development¹⁰;
 - b) be prepared positively, in a way that is aspirational but deliverable;
 - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area¹¹. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
 - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
 - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

¹⁰ This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

¹¹ Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.

Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision¹² for:
 - a) homes (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies¹³. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
22. Strategic policies should look ahead over a minimum 15 year period from adoption¹⁴, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery¹⁵.
23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non- strategic policies)¹⁶.

¹² In line with the presumption in favour of sustainable development.

¹³ Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.

¹⁴ Except in relation to town centre development, as set out in chapter 7.

¹⁵ Transitional arrangements are set out in Annex 1.

¹⁶ For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.

Maintaining effective cooperation

24. Effective strategic planning across local planning authority boundaries will play a vital and increasing role in how sustainable growth is delivered, by addressing key spatial issues including meeting housing needs, delivering strategic infrastructure and building economic and climate resilience. Local planning authorities and county councils (in two-tier areas) continue to be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
27. Once the matters which require collaboration have been identified, strategic policy-making authorities should make sure that their plan policies align as fully as possible with those of other bodies where a strategic relationship exists on these matters, and take into account the relevant investment plans of infrastructure providers, unless there is a clear justification to the contrary. In particular their plans should ensure that:
 - a) a consistent approach is taken to planning the delivery of major infrastructure, such as major transport services/projects, utilities, waste, minerals, environmental improvement and resilience; and strategic health, education and other social infrastructure (such as hospitals, neighbourhood health facilities, universities, schools, major sports facilities and criminal justice accommodation);
 - b) unmet development needs from neighbouring areas are provided for in accordance with paragraph 11b; and
 - c) any allocation or designation which cuts across the boundary of plan areas, or has significant implications for neighbouring areas, is appropriately managed by all relevant authorities.
28. In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning practice guidance, and be made publicly available throughout the plan-making process to provide transparency. Plans come forward at different times, and there may be a degree of uncertainty about the future direction of relevant development plans or the plans of infrastructure providers. In such

circumstances strategic policy-making authorities and Inspectors will need to come to an informed decision on the basis of available information, rather than waiting for a full set of evidence from other authorities.

Non-strategic policies

29. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.
30. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁷.
31. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Preparing and reviewing plans

32. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
33. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements¹⁸. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
34. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary¹⁹. Reviews should be completed no later than five years

¹⁷ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

¹⁸ The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.

¹⁹ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

Development contributions

35. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

Examining plans

36. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs²⁰; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
37. These tests of soundness will be applied to non-strategic policies²¹ in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.
38. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements²² before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

²⁰ Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 62 of this Framework

²¹ Where these are contained in a local plan.

²² As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

4. Decision-making

39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Pre-application engagement and front-loading

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
44. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
45. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two

years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

46. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.
47. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.

Determining applications

48. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
49. Local planning authorities may give weight to relevant policies in emerging plans according to:
 - a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)²³.
50. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
 - a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

²³ During the transitional period for emerging plans, consistency should be tested against the version of the Framework as applicable, as set out in Annex 1.

51. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Tailoring planning controls to local circumstances

52. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.
53. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.
54. The use of Article 4 directions to remove national permitted development rights should:
 - a) where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
 - b) in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
 - c) in all cases, be based on robust evidence, and apply to the smallest geographical area possible.
55. Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Planning conditions and obligations

56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
57. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early

is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification²⁴.

58. Planning obligations must only be sought where they meet all of the following tests²⁵:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
59. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available.

Enforcement

60. Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

²⁴ Sections 100ZA(4-6) of the Town and Country Planning Act 1990 will require the applicant's written agreement to the terms of a pre-commencement condition, unless prescribed circumstances apply.

²⁵ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

5. Delivering a sufficient supply of homes

61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
62. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children²⁶; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers²⁷; people who rent their homes and people wishing to commission or build their own homes²⁸.
64. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing²⁹ required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:
 - a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
 - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
65. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of

²⁶ Evidence of need for looked after children can be found in the relevant local authority's Children's Social Care Sufficiency Strategy.

²⁷ Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.

²⁸ Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

²⁹ Applying the definition in Annex 2 to this Framework.

brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount³⁰.

66. Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures³¹.
67. As part of the 'Golden Rules' for Green Belt development set out in paragraphs 156-157 of this Framework, a specific affordable housing requirement (or requirements) should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt or which may be permitted on land within the Green Belt. This requirement should:
 - a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and
 - b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability).
68. The affordable housing requirement for land within or released from the Green Belt may be set as a single rate or be set at differential rates, subject to the criteria above.
69. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³². Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
70. Where it is not possible to provide a requirement figure for a neighbourhood area³³, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors

³⁰ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156-157 of this Framework should apply.

³¹ The requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.

³² Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

³³ Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

71. Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.

Identifying land for homes

72. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
 - a) specific, deliverable sites for five years following the intended date of adoption³⁴; and
 - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
 - a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
 - b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
 - c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
 - d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

³⁴ With an appropriate buffer, as set out in paragraph 78a or 78b. The additional buffer set out at paragraph 78c does not apply for the purposes of plan-making. See Glossary for definitions of deliverable and developable.

- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
74. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
75. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans 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.
76. Local planning authorities should support the development of exception sites for community-led development³⁵ (as defined in Annex 2) on sites that would not otherwise be suitable as rural exception sites. These sites should be on land which is not already allocated for housing and should:
- a) comprise community-led development that includes one or more types of affordable housing as defined in Annex 2 of this Framework. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding; and
 - b) be adjacent to existing settlements, proportionate in size to them³⁶, not compromise the protection given to areas or assets of particular importance in this Framework³⁷, and comply with any local design policies and standards.
77. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:
- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
 - b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the

³⁵ This exception site policy does not replace the First Homes exception site policy set out in the Affordable Homes Update Written Ministerial Statement, dated 24 May 2021, which remains extant policy.

³⁶ Community-led development exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement, unless specific provision to exceed these limits is made in the development plan.

³⁷ i.e. the areas referred to in footnote 7.

development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;

- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed homes to meet the needs of different groups in the community;
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)³⁸; and
- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

Maintaining supply and delivery

78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

³⁸ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

³⁹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

⁴⁰ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁴¹ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁴² Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:
- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
 - b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;
 - c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.
80. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used.
81. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.

Rural housing

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building;
or
 - e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

6. Building a strong, competitive economy

85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
86. Planning policies should:
- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy⁴³ and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;
 - b) set criteria, and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
 - c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;
 - d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
 - e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.
87. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:
- a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);
 - b) storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation; and
 - c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.

⁴³ *Invest 2035: The UK's Modern Industrial Strategy* identifies priority sectors for growth and support as: advanced manufacturing; clean energy industries; creative industries; defence industries; digital and technology businesses; financial services; life sciences; and professional and business services.

Supporting a prosperous rural economy

88. Planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7. Ensuring the vitality of town centres

90. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
 - b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
 - c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
 - d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
 - e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
 - f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
91. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
92. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
93. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

94. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:
- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
95. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94 it should be refused.

8. Promoting healthy and safe communities

96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
97. Local planning authorities should refuse applications for hot food takeaways and fast food outlets:
- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or
 - b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.
98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

99. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.
100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
 - b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
101. To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.
102. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
- a) anticipating and addressing possible malicious threats and other hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate⁴⁴. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development; and
 - b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

⁴⁴ This includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.

Open space and recreation

103. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
105. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
107. The Local Green Space designation should only be used where the green space is:
 - a) in reasonably close proximity to the community it serves;
 - b) 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
 - c) local in character and is not an extensive tract of land.
108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework⁴⁵.

⁴⁵ Excluding provisions relating to grey belt and previously developed land set out in chapter 13.

9. Promoting sustainable transport

109. Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:
- a) making transport considerations an important part of early engagement with local communities;
 - b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;
 - c) understanding and addressing the potential impacts of development on transport networks;
 - d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;
 - e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and
 - f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.
110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
111. Planning policies should:
- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
 - b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
 - c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;

- d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);
 - e) provide for any large scale transport facilities that need to be located in the area⁴⁶, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and
 - f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the General Aviation Strategy⁴⁷.
112. If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
 - b) the type, mix and use of development;
 - c) the availability of and opportunities for public transport;
 - d) local car ownership levels; and
 - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
113. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.
114. Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.

⁴⁶ Policies for large scale facilities should, where necessary, be developed through collaboration between strategic policy-making authorities and other relevant bodies. Examples of such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services. The primary function of roadside services should be to support the safety and welfare of the road user (and most such proposals are unlikely to be nationally significant infrastructure projects).

⁴⁷ Department for Transport (2015) *General Aviation Strategy*.

Considering development proposals

115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
117. Within this context, applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
118. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored.

⁴⁸ Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007.

10. Supporting high quality communications

119. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).
120. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.
121. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:
 - a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irreparable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
 - b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.
122. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:
 - a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
 - b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
123. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

11. Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁹.
125. Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
 - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
 - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and
 - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.
126. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by

⁴⁹ Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

⁵⁰ As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

127. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:
- a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
 - b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.
128. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
 - b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Achieving appropriate densities

129. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for

meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

12. Achieving well-designed places

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
135. Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵², that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
138. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The National Model Design Code is the primary basis for the preparation and use of local design codes. For assessing proposals there is a range of tools including workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life⁵³. These are of most benefit if used as early as possible in the evolution of

⁵¹ Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

⁵² Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

⁵³ Birkbeck D and Kruczkowski S et al (2020) *Building for a Healthy Life*.

schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
 - a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
140. Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
141. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

⁵⁴ Contained in the National Design Guide and National Model Design Code.

13. Protecting Green Belt land

142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
143. Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
144. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:
- a) demonstrate why normal planning and development management policies would not be adequate;
 - b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - c) show what the consequences of the proposal would be for sustainable development;
 - d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
 - e) show how the Green Belt would meet the other objectives of the Framework.
145. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
146. Exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means. If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and

propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.

147. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph and whether the strategy:
- a) makes as much use as possible of suitable brownfield sites and underutilised land;
 - b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
 - c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
148. Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
149. When defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b) not include land which it is unnecessary to keep permanently open;
 - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
150. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
151. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the 'Golden Rules' in paragraph 156 below should apply.
152. The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

Proposals affecting the Green Belt

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:
- a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

⁵⁵ Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

- d) the replacement of a building, provided the new building is in the same use and not materially 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 (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is a demonstrable unmet need for the type of development proposed⁵⁶;
 - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and

⁵⁶ Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.

⁵⁷ In the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites paragraph 13.

- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.
156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review⁵⁸, or on sites in the Green Belt subject to a planning application⁵⁹, the following contributions ('Golden Rules') should be made:
- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
 - b. necessary improvements to local or national infrastructure; and
 - c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.
157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%⁶⁰. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.
158. A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.
159. The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.

⁵⁸ The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework.

⁵⁹ Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).

⁶⁰ The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.

160. 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.

14. Meeting the challenge of climate change, flooding and coastal change

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Planning for climate change

162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures⁶¹. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
163. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.
164. New development should be planned for in ways that:
- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
 - b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.
165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

⁶¹ In line with the objectives and provisions of the Climate Change Act 2008.

- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
 - c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
166. In determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.
168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;
 - b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;
 - c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.
169. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Planning and flood risk

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where

development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

171. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
 - a) applying the sequential test and then, if necessary, the exception test as set out below;
 - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
 - c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
 - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.
173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.
174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.
175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).
176. Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

⁶² This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park

177. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.
178. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
179. Both elements of the exception test should be satisfied for development to be allocated or permitted.
180. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

home site, where the sequential and exception tests should be applied as appropriate.

⁶³ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

- d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:
- a) take account of advice from the Lead Local Flood Authority;
 - b) have appropriate proposed minimum operational standards; and
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

Coastal change

183. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.
184. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:
- a) be clear as to what development will be appropriate in such areas and in what circumstances; and
 - b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.
185. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:
- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
 - b) the character of the coast including designations is not compromised;
 - c) the development provides wider sustainability benefits; and
 - d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast⁶⁴.

⁶⁴ As required by the Marine and Coastal Access Act 2009.

186. Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

15. Conserving and enhancing the natural environment

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁶⁵; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

⁶⁵ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

and the Broads⁶⁶. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁷ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

192. To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁸; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶⁹; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

⁶⁶ *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

⁶⁷ For the purposes of paragraphs 190 and 191, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

⁶⁸ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁶⁹ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

193. When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
194. The following should be given the same protection as habitats sites:
- a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites⁷¹; and
 - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

⁷⁰ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

⁷¹ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

Ground conditions and pollution

196. Planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
198. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁷²;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
199. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

⁷² See Explanatory Note to the *Noise Policy Statement for England* (Department for Environment, Food & Rural Affairs, 2010).

200. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
201. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷⁴.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic environment to the character of a place.
204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

⁷³ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁷⁴ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
210. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷⁵.
214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷⁶. However, the ability to

⁷⁵ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

⁷⁶ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

17. Facilitating the sustainable use of minerals

222. It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.
223. Planning policies should:
- a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;
 - b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
 - c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas⁷⁷; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);
 - d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;
 - e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;
 - f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;
 - g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
 - h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.
224. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy⁷⁸. In considering proposals for mineral extraction, minerals planning authorities should:

⁷⁷ Primarily in two tier areas as stated in Annex 2: Glossary

⁷⁸ Except in relation to the extraction of coal, where the policy at paragraph 230 of this Framework applies.

- a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, National Landscapes and World Heritage Sites, scheduled monuments and conservation areas;
- b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source⁷⁹, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
- d) not grant planning permission for peat extraction from new or extended sites;
- e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;
- f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and
- g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.

225. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

Maintaining supply

226. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:

- a) preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);
- b) participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;
- c) making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate.

⁷⁹ National planning practice guidance on minerals sets out how these policies should be implemented.

Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;

- d) taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;
- e) using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- f) maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised⁸⁰;
- g) ensuring that large landbanks bound up in very few sites do not stifle competition; and
- h) calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.

227. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- a) co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;
- b) encouraging safeguarding or stockpiling so that important minerals remain available for use;
- c) maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment⁸¹; and
- d) taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.

Oil, gas and coal exploration and extraction

228. Minerals planning authorities should:

- a) when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration,

⁸⁰ Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites.

⁸¹ These reserves should be at least 10 years for individual silica sand sites; at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.

appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for;

- b) encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
- c) indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
- d) encourage the capture and use of methane from coal mines in active and abandoned coalfield areas; and
- e) provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.

229. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.

230. Planning permission should not be granted for the extraction of coal unless:

- a) the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or
- b) if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).

Annex 1: Implementation

For the purposes of decision-making

231. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.
232. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption.
233. Where a local planning authority has confirmed its housing land supply position for a year through a published Annual Position Statement that has been examined by the Planning Inspectorate against the previous version of this Framework, this position will stand until the Annual Position Statement expires.

For the purposes of plan-making

234. For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply:
 - a. the plan has reached Regulation 19⁸² (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need⁸³;
 - b. the plan has been submitted for examination under Regulation 22⁸⁴ on or before 12 March 2025;

⁸² Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. In this context "reached Regulation 19" refers to when Regulation 19 has been complied with (i.e. when the planning authority has made a copy of each of the proposed submission documents and a statement of the representations procedure available, and the statements required in Regulation 19(b) have been sent to consultation bodies).

⁸³ Calculated using the standard method in national planning practice guidance, published on 12 December 2024.

⁸⁴ Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

- c. the plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020;
 - d. the local plan is for an area where there is an operative Spatial Development Strategy and the local plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025; or
 - e. the plan deals only with minerals and/or waste matters and has reached Regulation 19 on or before 12 March 2025; or has been submitted for examination under Regulation 22 on or before 12 March 2025.
235. Where paragraph 234a, b, c, d or e apply, the plan will be examined under the relevant previous version of the Framework.
236. Where paragraph 234b applies, if the housing requirement in the plan to be adopted meets less than 80% of local housing need⁸⁵ the local planning authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need⁸⁶.
237. Those local plans that reach Regulation 19 (pre-submission stage) on or before 12 March 2025 and whose draft housing requirement⁸⁷ meets less than 80% of local housing need⁸⁵ should proceed to examination within a maximum of 18 months from 12 December 2024, or 24 months of that date if the plan has to return to the Regulation 18 stage⁸⁸.
238. For Spatial Development Strategies, the policies in this Framework will apply to strategies that reach consultation⁸⁹ under section 335(2) of the Greater London Authority Act 1999 after 12 March 2025. Strategies that reach this stage on or before this date will be examined under the relevant previous version of the Framework.
239. For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025.
240. For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that had not reached Regulation 19 of the Town and Country

⁸⁵ Calculated using the standard method in national planning practice guidance, published on 12 December 2024.

⁸⁶ This paragraph does not apply in relation to local plans for areas where there is an operative Spatial Development Strategy (SDS) which provides the housing requirement for relevant local areas. In these circumstances the SDS will continue to provide the housing requirement for the relevant emerging local plans.

⁸⁷ Set out in the most recent Regulation 19 (pre-submission stage) consultation.

⁸⁸ This paragraph does not apply in relation to local plans for areas where there is an operative Spatial Development Strategy (SDS) which provides the housing requirement for relevant local areas. In these circumstances the SDS will continue to provide the housing requirement for the relevant emerging local plans.

⁸⁹ In this context “reaching consultation” refers to when parts (a) to (c) of section 335(2) have been complied with (i.e. when a draft Spatial Development Strategy has been prepared and copies have been made available at any prescribed places and sent to the prescribed bodies and persons).

Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point the version of this Framework was published on 20 July 2021 (for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater London Authority Act 1999).

241. The policies in the original National Planning Policy Framework published in March 2012 will continue to apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019.
242. Where plans or strategies are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan or strategy produced for the area concerned.
243. The Government will continue to explore with individual areas the potential for planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered.

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions⁹⁰:

- a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air quality management areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

⁹⁰ This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. As noted in footnote 31, however, the 25% minimum delivery requirement for First Homes no longer applies.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Article 4 direction: A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal change management area: An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

Community forest: An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Community-led development: A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-

operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy: Local renewable and local low carbon energy sources.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, National Landscapes and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and

published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Early years: the provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5.

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

General aviation airfields: Licenced or unlicenced aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development⁹¹: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Mansard roof: A type of roof that is characterised by two slopes, the lower steep and the upper shallow. It is generally regarded as a suitable type of roof extension for buildings which are part of a terrace of at least three buildings and at least two stories tall, with a parapet running the entire length of the front façade (reference: Create Streets, 2021, *Living Tradition*).

Minerals resources of local and national importance: Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

Mineral Consultation Area: a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Landscapes: areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

National trails: Long distance routes for walking, cycling and horse riding.

⁹¹ Other than for the specific purposes of paragraphs 190 and 191 in this Framework.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife- rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Post-16: Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Reasonable future scenarios (for assessing potential highways impacts): a range of realistic transport scenarios tested in agreement with the local planning authority and other relevant bodies (including statutory consultees where appropriate), to assess potential impacts and determine the optimum transport infrastructure required to mitigate any adverse impacts, promote sustainable modes of travel and realise the vision for the site.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon

technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Recycled aggregates: aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

Safeguarding zone: An area defined in Circular 01/03: *Safeguarding aerodromes, technical sites and military explosives storage areas*, to which specific safeguarding provisions apply.

Secondary aggregates: aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All

investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the

development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Vision-led approach: an approach to transport planning based on setting outcomes for a development based on achieving well-designed, sustainable and popular places, and providing the transport solutions to deliver those outcomes as opposed to predicting future demand to provide capacity (often referred to as 'predict and provide').

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Annex 3: Flood risk vulnerability classification

ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms

HIGHLY VULNERABLE

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

MORE VULNERABLE

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

WATER-COMPATIBLE DEVELOPMENT

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

Maidstone
Borough Council
Strategic plan
2019 - 2045





Contents

Leader and Chief Executive's introduction	2
Vision and priorities on a page	3
Embracing Growth and Enabling Infrastructure	4
Safe, clean and green	5
Homes and Communities	6
Thriving Place	7
Strategy Map	8

Foreword

Maidstone Borough Council's responsibility is to make every effort to deliver its services and produce cohesive plans for – economic, environmental, social and cultural prosperity. We have stewardship for our future, and it's important that we get it right. The ambitious priorities set out in this plan recognise the potential in Maidstone Borough whilst setting long-term aspirations that will benefit our residents, businesses and partners now and in the future.

Despite huge and unprecedented cuts in central Government funding, prudent investment by the Council will lead to significant improvements to enable delivery of our vision.

We will achieve our ambitions by being good stewards and ensuring we take a long-term view. The choices we make today will impact on the state of our environment, and the quality of life enjoyed by our residents, decades from now. That's why it's so important for the Council to have a long-term strategic plan and vision to lead us towards a planned future where we embrace controlled growth.

Fundamental to our success is understanding what matters most to our communities. We invest in regular consultation, engaging with our residents, parish councils, businesses and partners on important issues and decisions that affect and benefit us all. This underpins our decision making and the direction and journey we will take together.

This document sets out our aspiration for Maidstone through to 2045, and how we're going to achieve it. Of course, we can't do it alone. It should come as no surprise that a key feature of this plan is collaboration. We value the relationships with partners, both in the private and public sector. We will continue to collaborate so that we use our finite resources to get the best results particularly in meeting our communities' housing needs, improving health and employment opportunities and delivering sustainable transport and infrastructure solutions.

We recognise each member of staff and Councillor for their contribution to our success. Over time we will reap the benefit of our long-term plans and should soon be able to function without being at the continual mercy of the ebb and flow of funding from Central Government. The work we do together today is supported by all political groups, which now puts us in an excellent position to attract investment and opportunities for Maidstone that will help us achieve each milestone and goal we challenge ourselves with to deliver our Strategic Plan.



Councillor Martin Cox
Leader of
Maidstone Borough Council



Alison Broom
Chief Executive of
Maidstone Borough Council

PRIDE IN OUR BOROUGH
A Borough that works for everyone



Our Vision

Maidstone: a vibrant, prosperous, urban and rural community at the heart of Kent where everyone can realise their potential

Cross Cutting Objectives:

-  Heritage is respected
-  Health inequalities are addressed and reduced
-  Deprivation is reduced and social mobility is improved
-  Biodiversity and Environmental sustainability is respected

Embracing Growth and Enabling Infrastructure

We want Maidstone Borough to work for the people who live, visit and work; now and in the future. We want a Borough where there is a variety of jobs, housing need is met and infrastructure is in place to meet the growing needs of our residents and economy. We also want to ensure we lead and shape our place as it grows, including leading master planning and investing to bring about high quality housing and jobs in the Borough.

Our Outcomes by 2045

- The Council leads master planning and invests in new places which are well designed
- Key employment sites are delivered
- Housing need is met including affordable housing
- Sufficient infrastructure is planned to meet the demands of growth

Between 2019-24 we will place particular importance on:

- Engaging with our communities on the Local Plan review
- The Council will take a proactive role in creating and consider investing in new places
- Expanding the Council's role in the delivery of affordable and market rent housing
- Working with partners to get infrastructure planned, funded and delivered
- Intervening where necessary in the market, to deliver key employment sites



As of 2017 we had
167,700 people
living in the Borough

Our population is forecast to grow by



between 2016 and 2036

From 2011/12-2017/18 a total of

5,291 new homes

have been built in the Borough



In 2018 the average home broadband speed is around **46.2Mbps**, up from **36.2Mbps** in 2017. We do recognise that in the rural areas there are substantial problems with broadband.

Better transport systems was the **second highest priority** for our residents



In 2017/18 the **employment rate** was **78.5%** (83,400 people) up from the same period in the previous year by 3.9%

Safe, Clean and Green

We will keep Maidstone an attractive and clean place for all. Maidstone is a safe place to live and we want our residents to feel safe. We want to protect and where possible enhance our environment and make sure our parks, green spaces, streets and public areas are high quality by ensuring they are looked after, well managed and respected.

Our Outcomes by 2045

- People feel safe and are safe
- A Borough that is recognised as clean and well cared for by everyone
- An environmentally attractive and sustainable Borough
- Everyone has access to high quality parks and green spaces

Between 2019-24 we will place particular importance on:

- Taking action against those who do not respect our public spaces, streets, green spaces and parks
- Improving community safety by working with our partners to make people less vulnerable to crime
- Raising resident satisfaction with the cleanliness of the Borough
- Implementing the "Go Green Go Wild" project to embrace and encourage biodiversity and protect and enhance our green spaces
- Improving air quality



Over **50%**

of the Borough's waste is recycled

The town centre and its immediate surrounds have been designated as an

Air Quality Management Area



Overall, **70.5%** of respondents were **very or fairly satisfied** with their local area as a place to live



Just over **40%** of residents use amenity green space once a week

of residents feel safe in their own home, but **22%** don't feel safe walking in their local area at night



93%



Maidstone has **30 large parks**, four of which are Green Flag parks and **80 Neighbourhood greenspaces**

Homes and Communities

We want to have a place that people love and where they can afford to live. This means ensuring that there is a good balance of different types of homes, including affordable housing. We will have safe and desirable homes that enable good health and wellbeing for our communities. We will address homelessness and rough sleeping to move people into settled accommodation. We will work with our partners to improve the quality of community services and facilities including for health care and community activities. Residents will be encouraged and supported to volunteer and play a full part in their communities.

Our Outcomes by 2045

- A diverse range of community activities is encouraged
- Existing housing is safe, desirable and promotes good health and well-being
- Homelessness and rough sleeping are prevented
- Community facilities and services in the right place at the right time to support communities

Between 2019-24 we will place particular importance on:

- Reducing rough sleeping in a sustainable way 
- Reducing the use of temporary accommodation for homeless families 
- Improving housing through use of our statutory powers to promote good health and wellbeing 
- Increasing our interventions with Houses of Multiple Occupation 
- Supporting the health service to improve access to primary care including local care hubs 

In 2018 we provided emergency accommodation for in excess of **30 people** sleeping rough



On average people could expect to pay **9 times their annual earnings** on purchasing a home in 2018 compared to 7 times in 2007



Only **22%** of residents agree their neighbourhood is a place where homes are affordable

Three of our wards rank in the **top 10%** for deprivation in Kent.

A Thriving Place

Maidstone is a Borough that is open for business, attractive for visitors and is an enjoyable and prosperous place to live for our residents. Maidstone is the Business Capital of Kent; we will continue to grow our local economy with high employment, good local jobs and thriving local businesses. We want our town and village centres to thrive and be fit for the future. We will lead investment in the County town and rural service centres through our regeneration projects and working with partners. We are proud of our heritage and will continue to grow our leisure and cultural offer.

Our Outcomes by 2045:

- A vibrant leisure and culture offer, enjoyed by residents and attractive to visitors
- Our town and village centres are fit for the future
- Skills levels and earning potential of our residents are raised
- Local commercial and inward investment is increased

Between 2019-24 we will place particular importance on:

- Development and commencement of delivering the new gallery at the Museum
- Enabling events which assist people in increasing their pride in communities and our environment
- Reviewing and delivering leisure and cultural services that meet future needs e.g. sports facilities
- Building the innovation centre at Kent Medical Campus, promoting inward investment in the Borough
- Working with partners to redevelop the Maidstone East site and modernise the bus station in the County Town
- Developing and delivering plans for the five opportunity sites in the town centre and the Staplehurst regeneration project
- Working with parishes and community groups on neighbourhood plans



Maidstone has the **biggest economy** of all the Kent districts

45% of residents view the economy as **thriving** or on the way up



We attract over **4.5 million visits** a year with over **£284 million spend** in the local economy.

1160 more businesses have started up or located to the Borough since 2010

Unemployment (job seeker allowance claimants) is **1.1%** (Nov 2018)

How we do things

We recognise that our vision is ambitious and the outcomes we are seeking to achieve will require us to work with our partners and key stakeholders in the Borough. We have a key role in the Borough through our direct service delivery as well as the services we commission. We are keen to take an active role in shaping the Borough through investing our resources in housing and regeneration as well as leading the development of new communities. We will do all this whilst engaging and listening to our communities.

- Community Engagement and Leadership
- Partnership working
- Proactive Investment
- Outcome focussed commissioning and service delivery

We are a confident organisation, so whilst central government funding has reduced, we are prepared to generate resources locally to fulfil our ambitions and aspirations to deliver our priorities. Building on our strengths, assets, knowledge, expertise and our track record for innovation and improvement we are creating a financially sustainable future so that we can continue with our undiminished plans.

Our Values:

Service

It is important to understand that everything we do impacts on our customers, both internal and external. We will listen to and understand their needs, then take action to provide the right service in a positive and professional manner.

Teamwork

Working together to achieve our objectives and goals in a way that utilises the talents and creativity of everyone in our organisation.

Responsibility

Knowing that we work in an environment that encourages us to take ownership for our actions. Making the right choices and decisions that lead to a satisfactory outcome for all.

Integrity

Having the courage to act on our convictions to build trust and honesty within the organisation. Working with our partners and customers to create a feeling of openness and transparency in all that we do.

Value

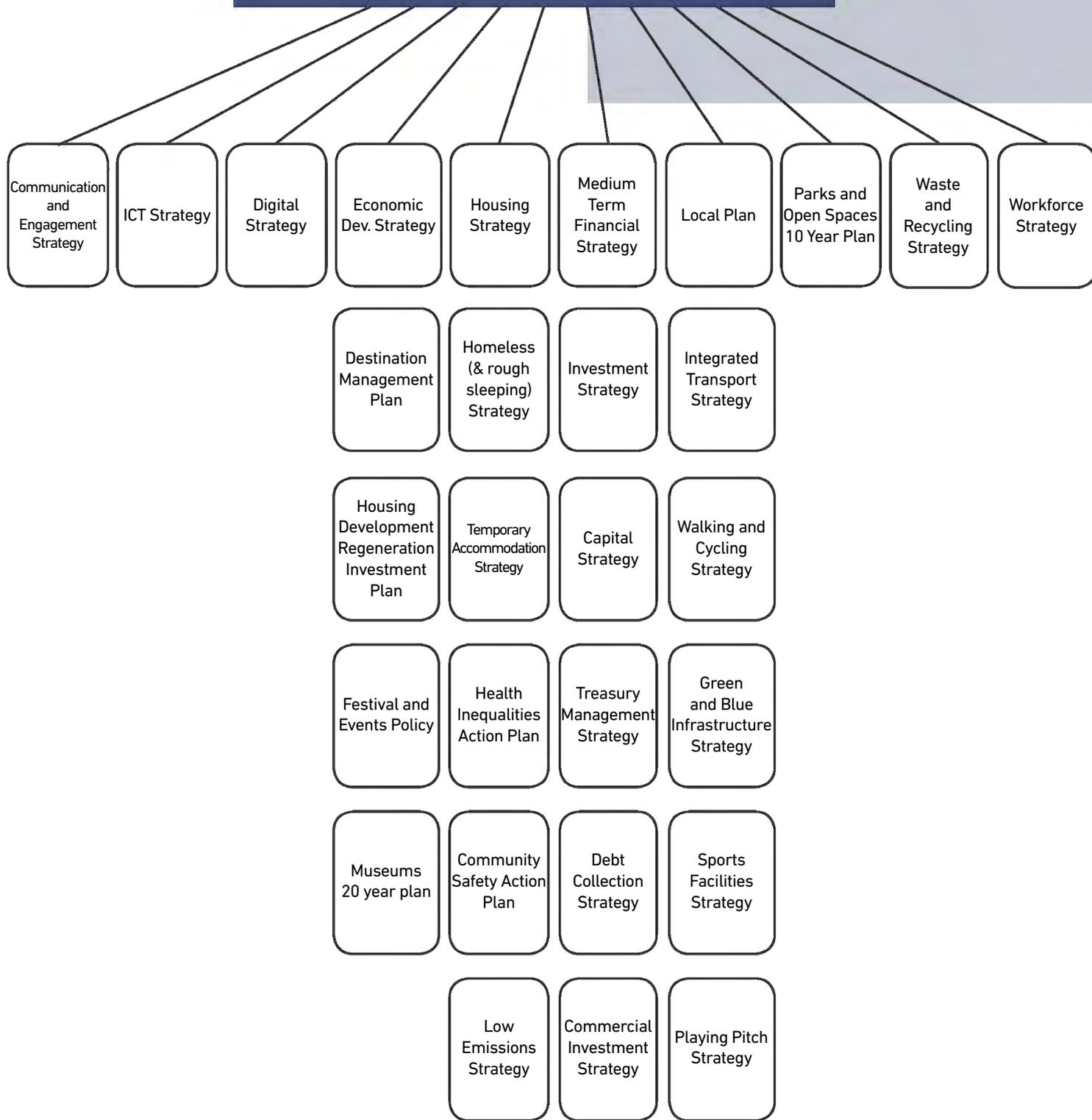
Taking care and weighing up our options, aiming to get the maximum effect for every penny of public money we spend.

Equality

Valuing our differences and understanding how they can contribute to a better working environment and services that are fair and easy to access.

Strategy Map

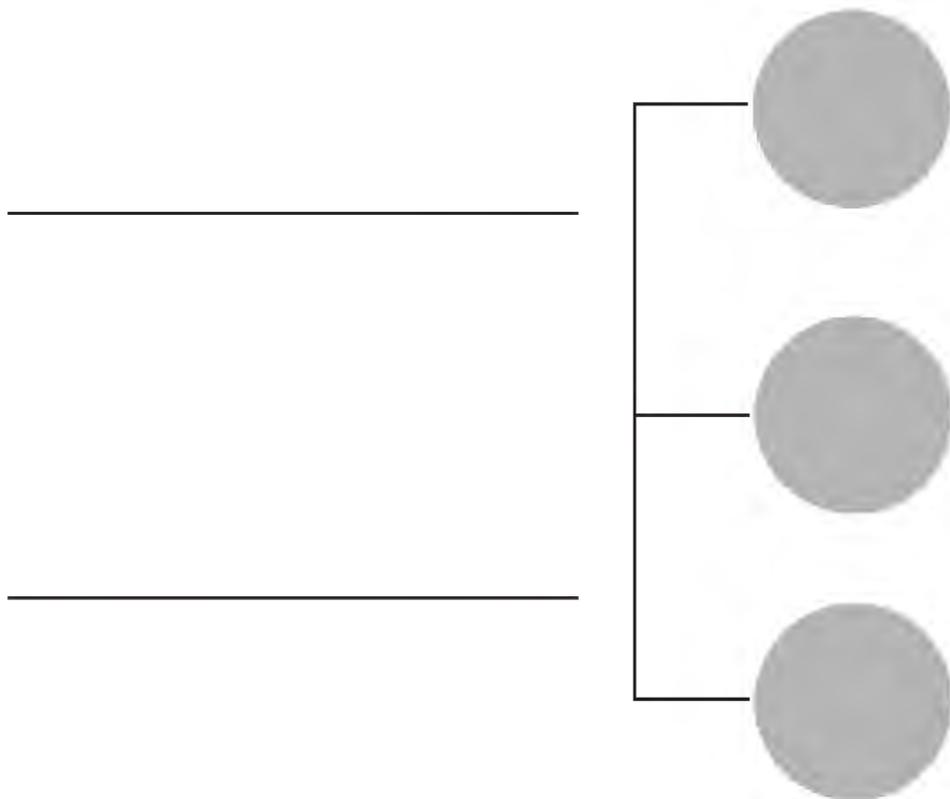
STRATEGIC PLAN 2019 - 2045















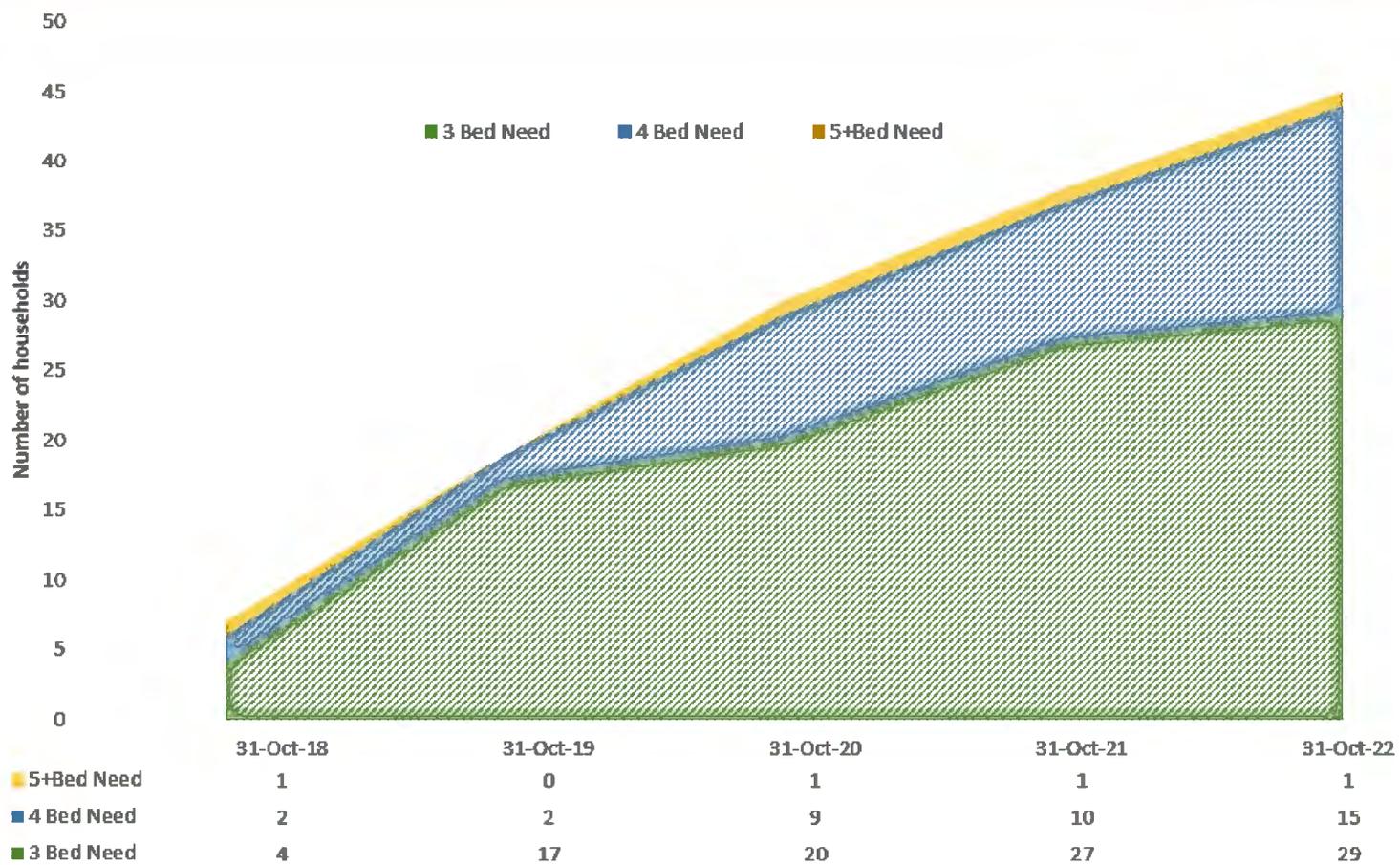




















Vertical line





















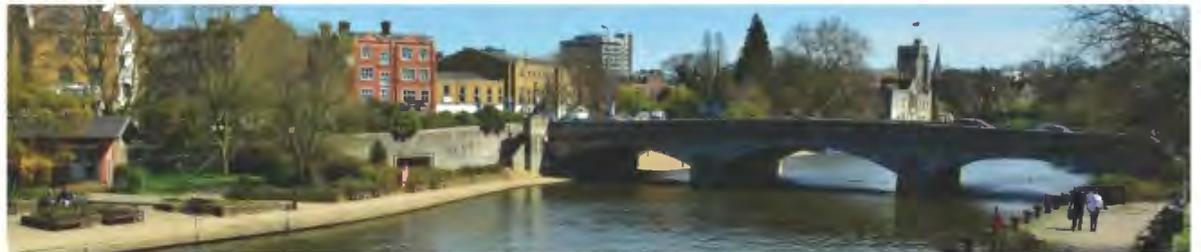
















LOCAL PLAN REVIEW

2021 - 2038

Adopted: 20 March 2024



areas and makes the most of new leisure and recreational opportunities that need a countryside location. The individual identity and character of settlements should not be compromised by development that results in unacceptable coalescence.

- 5.38 In addition to the Kent Downs National Landscape and its setting, the setting of the High Weald Area of National Landscape, the Metropolitan Green Belt and sites of European and national importance, the borough includes vast tracts of quality landscape, including parts of the Greensand Ridge and the Low Weald, together with the Medway, the Loose and the Len river valleys. The council will protect its most valued and sensitive landscapes.

POLICY LPRSS1 – MAIDSTONE BOROUGH SPATIAL STRATEGY

- 5.39 The new Local Plan spatial strategy is an evolution of that contained within the Local Plan 2017.

Maidstone Borough Spatial Strategy 2021-2038

1. Between 2021 and 2038, provision is made through the granting of planning permissions and the allocation of sites for a minimum of 19,669 new dwellings.
2. Between 2021 and 2038, provision is made through the granting of planning permissions and the allocation of sites for a minimum of 119,250m² employment floorspace as follows:
 - i. 36,650m² floorspace for office use;
 - ii. 33,660m² floorspace for industrial use;
 - iii. 48,940m² floorspace for warehousing use;
3. Between 2021 and 2038, provision is made through the granting of planning permissions and the allocation of sites for a minimum of 14,360m² retail, food and beverage floorspace as follows:
 - i. 5,990 m² floorspace for retail (convenience) use;
 - ii. 1,220m² floorspace for retail (comparison) use; and
 - iii. 7,150m² floorspace for food and beverage use.

4. New land allocations that contribute towards meeting the above provisions are identified on the Policies Map.

Maidstone Urban Area

5. Maidstone Urban Area will continue to be a focus for development in the borough. Best use will be made of available sites within the urban area. Renewal is prioritised within the town centre, which will continue to be the primary retail and office location in the borough, and for which further detailed masterplanning is proposed to ensure that the maximum benefit is realised from development in the town centre.

Garden Settlement and Strategic Development Locations

6. New, sustainable garden settlements are identified at Lenham Heath and Lidsing which will provide new homes, jobs and services, all delivered to garden community principles.
7. A Strategic Development Location is identified at Invicta Park Barracks.

Employment Sites

8. Delivery of Woodcut Farm, a prestigious business park at Junction 8 of the M20 that is well connected to the motorway network will provide for a range of job needs up to 2038. The site will make a substantial contribution to the need for new office space in the borough as well as providing a new, well serviced and well connected mixed use employment site suitable for offices, industry and warehousing; thereby helping to diversify the range of sites available to new and expanding businesses in the borough. Redevelopment of the former Syngenta Works site near Yalding will make a significant contribution to the provision of employment uses, as will the continued build out of the Kent Medical Campus/Newnham Park site. A number of smaller sites for employment use are allocated around the borough to accommodate a diverse range of employment types.

Gypsies, Travellers and Travelling Showpeople

9. The council will seek to ensure that the accommodation needs of the gypsy, traveller and travelling Showpeople community over the plan period will be met in full. Further details will be set out in a Gypsy, Traveller and Travelling Showpeople DPD.

Rural Service Centres

10. Coxheath, Harrietsham, Headcorn, Lenham, Marden and Staplehurst rural service centres will be the secondary focus for housing development with the emphasis on maintaining and enhancing their role and the provision of services to meet the needs of the local community. Suitably scaled employment opportunities will also be permitted.

Larger Villages

11. The larger villages of East Farleigh, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding will be locations for limited housing development consistent with the scale and role of the villages.

Other Locations

Smaller villages may have the potential to accommodate limited growth which will contribute to ensuring that local services are supported and sustainable communities are maintained. This plan allows for limited growth in the smaller villages by designating these as 'broad locations'. This will enable local communities to facilitate development and influence its location and timescale for delivery through Neighbourhood Plans. The identified smaller village locations are Boughton Monchelsea, Ulcombe, Laddingford, Kingswood, Teston, Boxley, Bredhurst, Chart Sutton, Detling, Grafty Green, Hunton, Platt's Heath, and Stockbury.

12. Small scale employment opportunities will be permitted at appropriate locations to support the rural economy.
13. In other locations, protection will be given to the rural character of the borough avoiding coalescence between settlements, including Maidstone and surrounding villages, and Maidstone and the Medway Gap/Medway Towns conurbation.
14. The green and blue network of multi-functional open spaces, rivers and water courses, the Kent Downs National Landscape and its setting, the setting of the High Weald National Landscape, and landscapes of local value will be conserved and enhanced.

Infrastructure

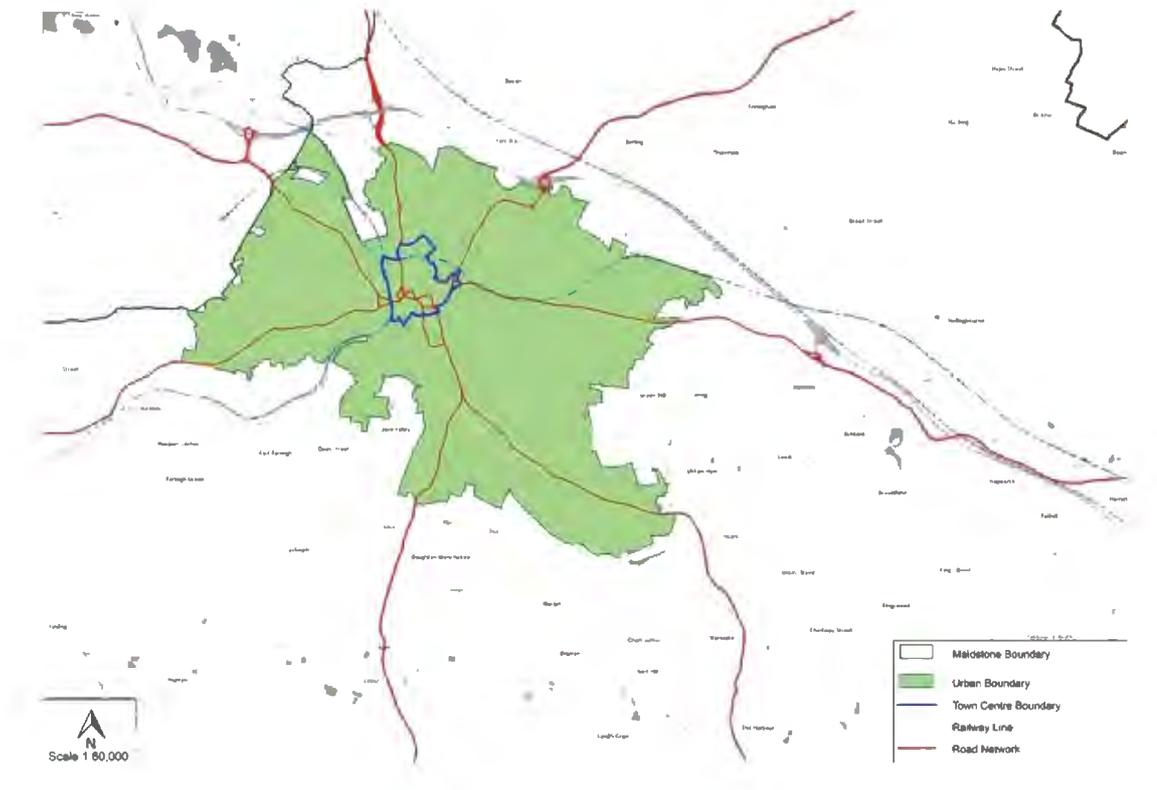
15. Infrastructure schemes that provide for the needs arising from development will be supported. New residential and commercial development will be supported if sufficient infrastructure capacity is either available or can be provided in time to serve it.

Small Sites Requirement

- 5.40 The NPPF requires that land is identified for at least 10% of the borough-wide housing requirement on sites no larger than 1 hectare in size. For Maidstone, this means identifying sufficient land to accommodate 1,967 homes on 'small sites' up to 1 hectare in size. Sites are identified through both the Brownfield Register and the Development Plan. In the 2021/22 and 2022/23 monitoring years, there were 466 net new homes delivered on small sites. There are a further 2,617 homes identified on small sites (with and without permission) listed in the Brownfield Register (2022). In addition, this LPR identifies small sites with the potential to deliver in excess of 400 homes.

improving accessibility to quality green spaces, health services, equal access to education and training opportunities, and job creation through improvements in public transport and active travel.

Figure 6-3: Maidstone Urban Area



POLICY LPRSP2 – MAIDSTONE URBAN AREA

1. As a sustainable location, Maidstone Urban Area, as defined on the Policies Map, will be a key focus for new development.
2. Within Maidstone Urban Area and outside of the town centre boundary identified in policy LPRSP1, Maidstone will continue to be a good place to live and work. This will be achieved by:
 - a. Allocating sites at the edge of the town for housing and business development;

- b. The development and redevelopment or infilling of appropriate urban sites in a way that contributes positively to the locality's distinctive character;
 - c. Retaining well located business areas;
 - d. Maintaining the network of district and local centres, supporting enhancements to these centres in accordance with the overall hierarchy of centres;
 - e. Retaining the town's greenspaces and ensuring that development positively contributes to the setting, accessibility, biodiversity and amenity value of these areas as well as the River Medway and the River Len;
 - f. Supporting development that improves the health, social, environmental and employment well- being of those living in identified areas of deprivation; and
 - g. The planned redevelopment of the Invicta Park Barracks as a strategic development location to the north of the town centre as identified in policy LPRSP5(B) for approximately 1,300 new homes, community infrastructure and publicly accessible open space.
3. Strategic policy LPRSP3 sets out the requirements for development around the edge of the urban area. Elsewhere in the urban area, land is allocated for housing, retail and employment development together with supporting infrastructure.
- a. Approximately 1,846 new dwellings will be delivered on 23 existing Local Plan sites in accordance with policies H1(11) to H1(30).
 - b. Approximately 178 additional units will be delivered in the urban area on sites LPRSA366, LPRSA152 and LPRSA303.
 - c. Fourteen existing sites at Aylesford Industrial Estate, Tovil Green Business Park, Viewpoint (Boxley), Hart Street Commercial Centre, The Old Forge, The Old Brewery, South Park Business Village, Turkey Mill Court, Eclipse Park, County Gate, Medway Bridge House, Albion Place, Victoria Court and Lower Stone Street (Gail House, Link House, Kestrel House and Chaucer House) are designated Economic Development Areas in order to maintain employment opportunities in the urban area (policy LPRSP11(A)).

- d. Key infrastructure requirements to be delivered either through Section 106 obligations or via CIL include:
- i. Improvements to highway and transport infrastructure, including junction improvements, capacity improvements to part of Bearsted Road, A274 Sutton Road, A229 (Royal Engineers Way), and Hermitage Lane, and Hermitage Lane, improved pedestrian/cycle access and bus prioritisation measures, in accordance with individual site criteria set out in policies H1(11) to H1(30);
 - ii. Additional secondary school capacity including one form entry expansions of the Maplesden Noakes School and Maidstone Grammar School;
 - iii. Additional primary school provision through one form entry expansion of South Borough Primary School;
 - iv. Provision of new publicly accessible open space; and
 - v. Improvements to health infrastructure including extensions and/or improvements at Brewer Street Surgery, Bower Mount Medical Centre, The Vine Medical Centre, New Grove Green Medical Centre, Bearsted Medical Practice and Boughton Lane Surgery.

LPRSP3: Development at the Edge of Maidstone

Introduction

- 6.51 In the current 2017 Local Plan there has been significant growth identified to the north west, and (particularly) the south east of Maidstone. The developments allocated in the current plan are at various stages of construction, with some having fully built out, some under construction, and some areas still awaiting to start construction. The urban fringe of Maidstone has demonstrated that it is a deliverable location for new housing growth, but the expansion of the urban boundary now risks coalescing with surrounding villages.
- 6.52 This plan seeks to restrict additional growth at the edges of Maidstone to protect the integrity of surrounding villages in the medium term. This does not

7. THEMATIC STRATEGIC POLICIES

LPRSP10: Housing

Housing Requirement to 2038

- 7.1 The Government’s standard method formula identified a minimum requirement for 19,669 new dwellings across the plan period.
- 7.2 The council commissioned a Strategic Housing Market Assessment to build on the standard method and to identify the amounts and types of new housing that will likely be needed over the plan period. The assessment acknowledges that the level of need identified by the standard method will result in a significant growth in the population of around 26% between 2019-2037, and that this includes significant growth in the number of residents aged 65 and over.

POLICY LPRSP10 – HOUSING DELIVERY

- Over the plan period 2021 to 2038, provision will be made for the development of a minimum of 19,669 new homes in the borough.

Stepped Trajectory

- To ensure a plan-led approach to development, the annual level of growth is to occur over a series of steps, aligned to the expected timing of delivery of new homes. This stepped trajectory is as follows:

Years	Annualised growth (new homes)	Total cumulative growth (new homes)
2021/22	1,157	1,157
2022/23-2027/28	1,000	7,157
2028/29-2032/33	1,150	12,907
2033/34-2037/38	1,352 x 3 years 1,353 x 2 years	19,669
Total		19,669

3. Appendix 1 of this plan shows the trajectory for delivering new homes over the plan period, including the breakdown of supply by aggregated source. This is a snapshot in time and delivery progress will be monitored annually through the Authority's Monitoring Report.

Deliverable Supply

4. To help ensure the continued delivery of new homes, a rolling supply of deliverable sites is to be maintained in order to meet the total housing requirement (plus appropriate buffer moved forward from later in the plan period) over a five-year time frame (usually 1st April to 31st March the following year). This supply position is to be updated and published at least once per year, in accordance with the requirements of the NPPF and any associated guidance.

Maintaining Delivery

5. Should the council determine, through the annual monitoring process that the housing delivery position has altered such that the NPPF 'tilted balance' is engaged (paragraph 11d, footnote 8), then proposals for additional residential development in the borough will be supported on sites where they are:
 - a. Broadly consistent with, not prejudicial to and contributing towards the positive achievement of the plan's overall spatial vision and spatial strategy; and
 - b. In a sustainable location and of a scale and nature commensurate to the deficit in required housing and the Plan's spatial strategy; and
 - c. Able to demonstrate the ability to contribute in a timely and proportionate manner to addressing the deficit in housing supply; and
 - d. In all other respects in accordance with other Local Plan policies, in so far as they apply.
6. If monitoring identifies that it is not possible to demonstrate a five-year supply of deliverable land for the Borough, and there is no recovery of identified supply indicated for the two subsequent monitoring years, then a full or partial review of the Local Plan will be implemented.

Designated Neighbourhood Areas

7. As a minimum, and as set out in the table below in the supporting text, Designated Neighbourhood Areas are required to accommodate housing from any site allocations within their designated neighbourhood area boundary (or part thereof), as contained in Section 8 and Appendix 1 of this LPR; plus, any additional homes assigned to them through policy LPRSP8 – Smaller Villages where relevant. Additional to this are windfall sites (including first homes, affordable housing exception, and older peoples housing sites) and any part of the garden settlements or Strategic Development Locations that fall within the designated neighbourhood area.
8. Any future Designated Neighbourhood Areas will be expected to accommodate, as a minimum, relevant housing requirements from:
 - a. Site allocations within this LPR (apportioned where sites are partially within the designated area);
 - b. Policy LPRSP8; and
 - c. Garden settlements or Strategic Development Locations (apportioned where sites are partially within the designated area).

Designated Neighbourhood Areas

- 7.3 There are currently 16 Designated Neighbourhood Areas within the borough. In line with paragraph 67 of the NPPF, the housing requirement for designated neighbourhood areas has been considered within the plan. In considering this requirement, regard has been had to the Sustainability Appraisal, transport and infrastructure capacity, the size and functionality of settlements within the areas and the overall spatial strategy of the plan. The plan includes a number of allocations within designated areas, along with further allocations in non-designated parishes. Additionally, the broad location for smaller villages at policy LPRSP8 sets a requirement for a limited amount of additional new homes to come forward through the making of neighbourhood plans in those areas.
- 7.4 The number allocated through plan policies is not a maximum requirement, nor is it finite. It should be considered as additional to any windfall sites that come forward (including first homes, affordable housing exception, and older peoples housing sites), and any part of the garden settlements or Strategic Development Locations that may fall within the designated neighbourhood area. The table below, sets out the indicative minimum housing requirements

for each of the 16 Designated Neighbourhood Areas, exclusive of garden settlements, Strategic Development Locations and any potential future windfall, affordable housing and older peoples housing exception sites:

Designated Neighbourhood Area	Site Allocation	Broad Location – Villages figures	Total minimum housing requirement figure
Bearsted	H1(31) [50 units]	-	50
Boughton Monchelsea	LPRSA360 [15 units]* LPRSA270 (part) [108 units]* H1(52) [25 units] H1(53) [40 units]** H1(54) [25 units]**	-	213
Boxley	-	25	25
Broomfield and Kingswood	-	35	35
Coxheath	LPRSA364 [10 units] LPRSA251 [5 units] LPRSA312 [85 units]	-	100
Harrietsham	LPRSA101 [53 units] LPRSA071 [37 units]	-	90
Headcorn	LPRSA310 [110 units] H1(36) [220 units]**	-	330
Lenham	Lenham Neighbourhood Plan [1,047 units]	-	1,047
Loose	LPRSA360 [15 units]*	-	15
Marden	LPRSA295 [113 units]	-	237

	H1(46) [124 units]**		
North Loose	-	-	0
Otham	LPRSA172 (part) [38 units]* H1(8) [440 units]** H1(9) [335 units]**	-	813
Staplehurst	LPRSA114 [49 units] LPRSA066 [78 units] H1(48) [250 units]** H1(49) [400 units]**	-	777
Sutton Valence	LPRSA078 [100 units]	-	100
Tovil	LPRSA265 [250 units]	-	250
Yalding	LPRSA248 [100 units]	-	100
TOTAL	4,132	60	4,182

*Only part of the site allocation is within the Designated Neighbourhood Area boundary. The number of units has therefore been apportioned and is indicative only.

**These site allocations are 'saved' from the 2017 Local Plan and show the total number of homes included in the allocation; however, the sites are under construction/are already delivering new homes.

Types of Housing

- 7.5 The subtypes of housing identified through the SHMA include affordable housing, wheelchair user housing, housing for older people as well as other specific housing market segments. Self-build need is recorded through the council's self-build register, and the accompanying survey provides a more granular analysis of self-build need.

- 7.6 Successful developments are those which are fully inclusive, are built to necessary standards, and which deliver services and facilities. Development proposals should contribute towards meeting the needs of the whole community.
- 7.7 The plan seeks to deliver its overall housing need through a mixture of carried over allocations in the Local Plan 2017, new allocations, as well as windfall permissions. It will include a range of policies which will deliver the necessary types of housing need identified through the Strategic Housing Market Assessment. These policies are supported by the Affordable Housing SPD.

Gypsy, Traveller and Travelling Showpeople Accommodation

- 7.8 Gypsy, traveller, and travelling showpeople accommodation forms part of the overall need for the borough but is assessed outside of the Strategic Housing Market Assessment. A new Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) has been commissioned and, whilst the GTAA has been delayed by Covid 19, discussions with the consultants undertaking the GTAA have indicated that there will be a significant need for new pitches in Maidstone borough over the plan period.
- 7.9 During the Call for Sites exercise in 2019, only a small number of gypsy, traveller and travelling showpeople sites were put forward for inclusion in the plan. This means the borough is facing a significant shortfall of sites. Combining the fact that the GTAA has not been completed, the likely high level of need and the significant shortfall in sites that will not be met by Call for Sites submissions, the most appropriate course of action is to undertake a separate Gypsy, Traveller and Travelling Showpeople Development Plan Document.

LPRSP10(A): Housing Mix

- 7.10 The key requirements for a mixed community are a variety of housing, particularly in terms of tenure and price, and a mix of different households such as families with children, single person households and older people. The borough is made up of a variety of household types including, for example, older people who have specific housing needs that are different to the needs of large families and different again to those of disabled people. Maidstone Borough Council recognises that to truly promote sustainable communities there must be a mix of types of housing that are provided in any given development or location. Through providing a mix of housing types, the borough will be able to accommodate the needs of an increasingly diverse population. The council will actively seek to achieve balance where particular house sizes or tenures have become prevalent beyond an evidenced need.

- 7.11 Evidence detailed in the Maidstone Strategic Housing Market Assessment (SHMA) 2021 guides the profiles of development that are required in urban and rural locations. This evidence is valuable in determining the local housing picture and, as a consequence, the types and tenures of housing required.
- 7.12 Custom and self-build housing is housing built or commissioned by individuals or associations of individuals for their own occupation. National planning policy and guidance places a duty on local planning authorities to have regard to their self-build register when preparing planning policies. Historically, delivery of self-build permissions have been low, however the council's 2020 self-build need survey indicated that demand for plots on medium to large sites was also low. It is also clear that this sector can play a key role in helping to achieve a higher level of home ownership. Policies should be flexible to take account of changing market conditions over time.
- 7.13 Older people's housing need can be provided for by a range of housing types, from housing with support, housing with care and residential care home bedspaces. The SHMA (2021) identified a need for 2,142 dwellings either with support or care and a further 1,228 care bedspaces.
- 7.14 Developers will need to access a range of evidence sources, including the SHMA, to help shape their proposals. Local stakeholders, including parish councils, may often be able to provide targeted information that assists an applicant to submit a locally relevant scheme. Neighbourhood plans can also be used as a mechanism to allow some flexibility and local context while contributing to the overarching strategic needs of the borough. Where affordable housing is proposed or required, the housing register will provide additional guidance.
- 7.15 Gypsy, traveller and travelling showpeople accommodation requirements form part of the borough's need for housing, but is assessed and provided for separately.

POLICY LPRSP10(A) – HOUSING MIX

1. Maidstone Borough Council will seek to ensure the delivery of sustainable mixed communities across new housing developments and within existing housing areas throughout the borough.
2. In considering proposals for new housing development, the council will seek a sustainable range of house sizes, types and tenures (including

plots for custom and self-build) that reflect the needs of those living in Maidstone Borough now and in years to come.

3. Accommodation profiles detailed in the Strategic Housing Market Assessment 2021 (or any future updates) will be used to help inform developers to determine which house sizes should be delivered in urban and rural areas to meet the objectively assessed needs of the area. In relation to affordable housing, the council will expect the submission of details of how this information has been used to justify the proposed mix.
4. Where affordable housing is to be provided, developers should also take into consideration the needs of households on the council's housing register and discuss affordable housing requirements with the council's housing team at the pre-submission stage of the planning process.
5. Major development will be expected to demonstrate that consideration has been given to serviced custom and self-build plots as part of housing mix in line with policy LPRHOU9.
6. The council will work with partners to support the provision of specialist and supported housing for elderly, disabled and vulnerable people.

LPRSP10(B): Affordable Housing

- 7.16 The Maidstone Strategic Housing Market Assessment 2021 supports the approach of seeking a proportion of dwellings to be provided on site for affordable housing needs. The council has a net affordable housing need of 8,385 homes from 2022 to 2037, equivalent to 559 households each year. This is a significant need for the borough and a clear justification for the council to seek affordable dwellings through new development schemes. The Strategic Housing Market Assessment also indicates that the need for rented affordable housing makes up 75% of the overall affordable housing need of the borough, with the remaining 25% of affordable need arising from demand for affordable home ownership products.
- 7.17 The Planning Practice Guidance (PPG) refers to circumstances where infrastructure contributions through planning obligations should not be sought from developers. For example, affordable housing should not be sought from developments of 9 units or less or sites that have an area less than 0.5 hectares. The council's viability testing has assumed the national threshold of 10 dwellings for affordable housing. To support community integration, affordable housing will be provided on site and alternative provision will not be

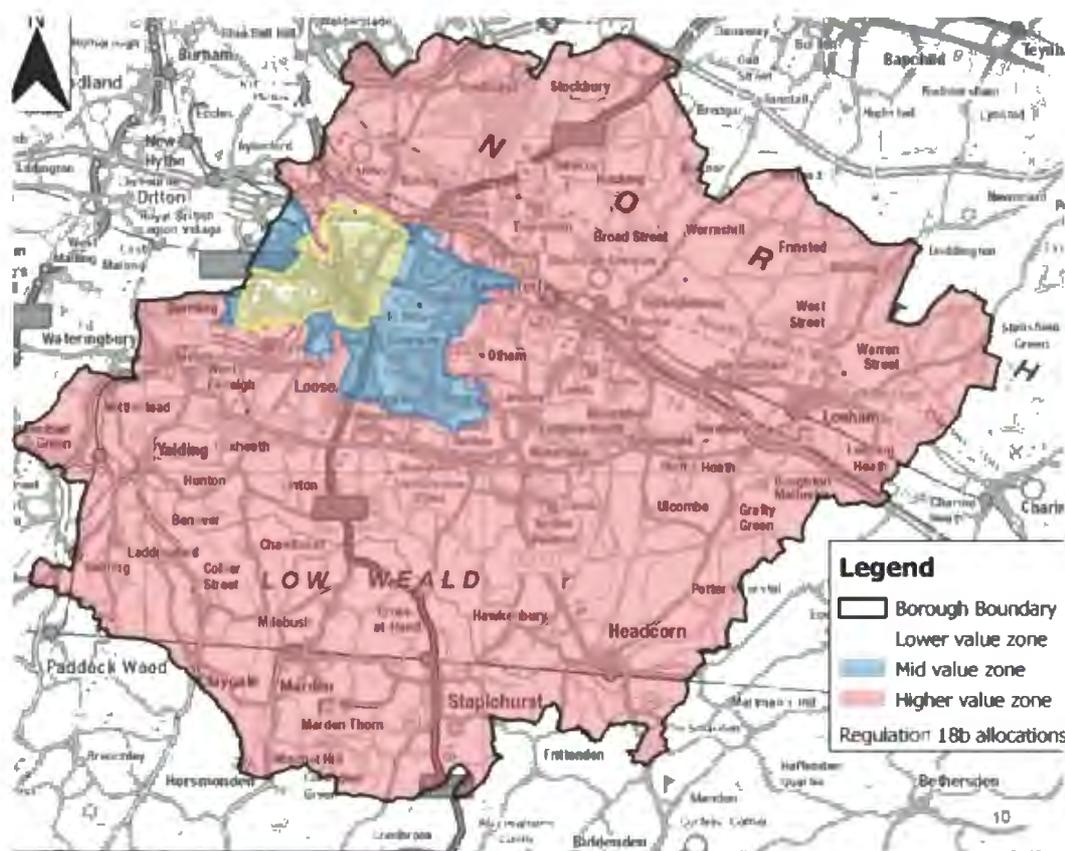
accepted unless there are exceptional circumstances that justify it. Any proposals for off-site or financial provision must be made at the time of the application.

- 7.18 First Homes are a new and specific kind of discounted market sale product. First Homes must be discounted by a minimum of 30% against the market value or a maximum of £250,000 and are available only to those who meet the First Homes eligibility criteria. Homes delivered through the First Homes scheme will be subject to a title restriction to ensure that the discount is passed on at transfer. Planning Practice Guidance stipulates that a minimum of 25% of all affordable housing units delivered by developers through planning obligations should be First Homes.
- 7.19 Affordable housing requirements will differentiate across the borough by geographical area due to relative issues such as sales values and policy considerations. Local Plan Review viability testing confirmed that the outer urban and rural areas in Maidstone are more viable than inner urban locations. It also revealed that brownfield sites (previously developed land) within inner urban areas are less viable than greenfield sites. This viability testing demonstrated that a 40% affordable housing rate can be achieved in the high to mid value zones as identified in the map below. It has identified a low value zone encompassing the town centre and some of the inner urban area which is often unable to viably deliver affordable housing.
- 7.20 A proportionate off-site contribution should involve considering the results of the open book financial appraisal for the site and using this to determine whether a financial contribution is possible, and if so, its financial value.
- 7.21 In order to respond to the identified need for affordable housing of different tenures through the period of the plan, the council will seek an indicative target of 75% affordable rented or social rented housing (or a mixture of the two) and 25% First Homes. This ratio was used for strategic viability testing purposes and has been shown to be viable. Where 25% of First Homes will not be adequate to meet the minimum 10% Affordable Home Ownership target set by the NPPF³ then any shortfall can be met through the provision of First Homes or an alternative Affordable Home Ownership product.
- 7.22 The Government has introduced a vacant building credit to incentivise brownfield development on suitable sites. In terms of how the vacant building credit should be applied to a particular development, the council will consider whether the building has been made vacant for the sole purposes of redevelopment, and whether the building is covered by an extant or recently

³ NPPF (2021) Paragraph 65

expired planning permission for the same or substantially the same development.

Figure 7-1: Borough-wide value zones



- 7.23 To ensure delivery of appropriate affordable housing, developers are required to discuss proposals with the council’s housing department at the earliest stage of the application process. This is to ensure the size, type and tenure of new affordable housing is appropriate given the identified needs. Where economic viability affects the capacity of a scheme to meet the stated targets for affordable housing provision, the council will expect developers to examine the potential for variations to the tenure and mix of provision prior to examining variations to the overall proportion of affordable housing.
- 7.24 The SHMA recommends that affordable home ownership homes are priced to be affordable to households that cannot afford the lower quartile house process. Affordable rented housing has chargeable rent that is subject to the Homes England’s Rent Standard or any such document and/or associated guidance that may be amended, updated or replaced from time to time. It is

required to be offered to eligible householders in Housing Need at an open market rental level which does not exceed 80% of gross local market rent (inclusive of service charges) for an equivalent property of that size and location or the applicable Local Housing Allowance rate.

- 7.25 Developers will be required to pay for viability assessments and any cost of independent assessment. The council will only consider reducing planning obligations if fully justified through a financial appraisal model or other appropriate evidence.
- 7.26 A 20% affordable housing rate will be sought for Use Class C3 retirement living developments on greenfield mid to high value zones and brownfield sites in high value zones, which will allow for an appropriate balance between affordable housing need and supporting infrastructure provision. Affordable housing will not generally be sought for schemes comprising solely Use Class C2 development. The use class of proposals submitted to the Local Planning Authority, including mixed use schemes, will be examined fully in order to ensure that affordable housing is provided where appropriate.
- 7.27 The Affordable and Local Needs Housing Supplementary Planning Document contains further detail on how the policy will be implemented.

POLICY LPRSP10(B) – AFFORDABLE HOUSING

1. On major housing development sites or mixed-use development sites where 10 or more dwellings will be provided, or the site has an area of 0.5 hectares or more, the council will require the delivery of affordable housing.
2. The target rates for affordable housing provision within the following geographical areas, as defined on the Policies Map, are:
 - a. Greenfield development in mid and high value zones at 40%;
 - b. Brownfield development in high value zone at 40%;
 - c. Development in the low value zone and brownfield development in the mid value zone will be expected to deliver an element of on site affordable housing. If it can be demonstrated through an open book financial appraisal this is not viable, based on the construction costs based on delivering high quality design and public realm, then the developer shall make a proportionate off-site contribution to the delivery of affordable housing. Evidence of engagement with affordable housing funders and providers, including the council and

Homes England as appropriate, should be submitted with the financial appraisal.

3. Affordable housing provision should be appropriately integrated within the site. In exceptional circumstances, and where proven to be necessary, off-site provision will be sought in the following order of preference:
 - a. An identified off-site scheme;
 - b. The purchase of dwellings off-site; or
 - c. A financial contribution towards off-site affordable housing.
4. The indicative targets for tenure are:
 - a. 75% Social and affordable rented;
 - b. 25% intermediate or affordable home ownership.
5. Where 25% of First Homes will not be adequate to meet the minimum 10% Affordable Home Ownership target set by the NPPF, then any shortfall can be met through the provision of First Homes or an alternative Affordable Home Ownership product.
6. Developers are required to enter into negotiations with the council's Housing Department, in consultation with registered providers, at the earliest stage of the application process to determine an appropriate tenure split, taking account of the evidence available at that time.
 - a. The council will seek provision of 20% affordable housing for schemes that provide for Use Class C3 retirement housing on greenfield mid to high value zones and brownfield sites in high value zones. C2 Use Class will not be expected to deliver affordable housing;
 - b. The council has set a zero affordable housing rate for fully serviced residential care homes and nursing homes;
 - c. Where it can be demonstrated that the affordable housing targets cannot be achieved due to economic viability, the tenure and mix of affordable housing should be examined prior to any variation in the proportion of affordable housing.

7. The adopted Affordable and Local Needs Housing Supplementary Planning Document contains further detail on how the policy will be implemented.

LPRSP10(C): Gypsy and traveller site allocations

- 7.28 A new Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) has been commissioned and survey work for this study commenced in winter 2019/2020. Owing to the COVID- 19 lockdowns and subsequent public health advice, the new GTAA has been delayed.
- 7.29 Whilst work on the GTAA has been delayed, discussions with consultants undertaking the GTAA have indicated that there will be a significant need for new pitches in Maidstone over the plan period to 2038. The Call for Sites exercise invited the submission of gypsy, traveller and travelling showpeople sites, however only a small number were put forward for inclusion in the plan. As a consequence, Maidstone is facing a significant need for new pitches.
- 7.30 On the basis that the GTAA has not been completed at the time of plan submission and there will be a likely significant need for pitches, the most appropriate course of action is to undertake a separate Gypsy, Traveller and Travelling Showpeople Development Plan Document. This will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and, if necessary, a targeted Call for Sites exercise to identify potential new sites. This will ensure that the needs of the community can be adequately and suitably addressed and appropriate engagement can take place.
- 7.31 Sites previously allocated in the Local Plan 2017 will remain as allocations where these have not yet been fully delivered. These are set out in Table 7.1 below.
- 7.32 Policy LPRHOU8 (Gypsy, Traveller and Travelling Showpeople Accommodation) will be used to assess the suitability of sites that come forward for gypsy, traveller and travelling showpeople development.

Table 7-1: Gypsy and Traveller Allocations

Policy Reference	Site Address	Total No. Pitches	Net Pitch Gain
LPRGT1(1)	The Kays, Heath Road, Linton	2	1
LPRGT1(2)	Greenacres (plot 5), Church	2	1

	Hill, Boughton Monchelsea		
LPRGT1(3)	Land at Blossom Lodge, Stockett Lane, Coxheath	6	4
LPRGT1(4)	Rear of Granada, Lenham Road, Headcorn	2	1
LPRGT1(5)	Kilnwood Farm, Old Ham Lane, Lenham	4	2
LPRGT1(6)	1 Oak Lodge, Tilden Lane, Marden	2	2
LPRGT1(7)	The Paddocks, George Street, Staplehurst	4	2
LPRGT1(8)	Bluebell Farm, George Street, Staplehurst	4	2
LPRGT1(9)	Flips Hole, South Street Road, Stockbury	5	3
LPRGT1(10)	The Ash, Yelsted Road, Stockbury	5	3
LPRGT1(11)	Neverend Lodge, Pye Corner, Ulcombe	2	1

POLICY LPRSP10(C) – GYPSY AND TRAVELLER SITE ALLOCATIONS

1. The sites allocated and carried forward into this plan under policies LPRGT1(1) to LPRGT1(11) will deliver approximately 22 pitches for gypsy and traveller accommodation to assist in meeting needs up to 2031. Development will be permitted provided the criteria for each site set out in the detailed site allocation policies are met.
2. A new Gypsy, Traveller and Travelling Showpeople Development Plan Document will be created to manage emerging need for the period until 2038.

Table 9-3: New non-strategic policies

Thematic area	New policy approach	New LPR DM policy reference
Housing	Custom and Self-build housing	LPRHOU9
Housing	Build to rent	LPRHOU10
Economy	Primary Shopping Area	LPRCD2
Quality and Design	Technical Standards	LPRQD6
Quality and Design	Private open space standards	LPRQD7

Housing

- 9.8 Maidstone has a diverse housing market, population and, as a result, need as outlined in the SHMA (2021). This has led to the development of strategic policies LPRSP10 and LPRSP10(A-C) to outline the strategy for growth to meet the needs of the borough's population into the future.
- 9.9 To support the need for housing growth and deliver the vision and objectives of the Local Plan Review and the borough's Strategic Plan, a few policies are required to carefully manage residential housing growth. It has been identified that there are preferred approaches regarding the following areas of housing development:
- a. Housing on brownfield land;
 - b. The development of existing housing over time;
 - c. Density;
 - d. Types and tenures,
 - e. Specialist accommodation needs;
 - f. Gypsy and traveller development; and
 - g. Custom and self-build housing.

LPRHOU1: Development on Brownfield Land

- 9.10 One of the core principles of the NPPF encourages the effective use of land by re-using land that has been previously developed, provided it is not of high environmental value. This is known as brownfield land or previously developed land. It applies to land which is or was occupied by a permanent structure and infrastructure that has not blended into the landscape. It excludes certain forms of development, for example: agricultural, forestry, minerals extraction, landfills and greenfield land such as residential gardens, parks, recreation grounds and allotments.
- 9.11 A large proportion of brownfield sites in the Maidstone Urban Area have been developed at high densities for housing in recent years, particularly in and adjacent to the town centre along the River Medway. Making the best use of previously developed land will continue to be encouraged throughout the lifetime of this plan.
- 9.12 It is important to ensure that brownfield land is not underused and that proposals seek to maximise the redevelopment potential of vacant or derelict land and buildings in order to reduce the need for greenfield land, which is a finite resource and often of higher quality in terms of landscape and biodiversity.
- 9.13 Brownfield development is essential for urban regeneration and, if designed to a high standard, brings homes, jobs and services closer together, reduces dependency on the car, and strengthens communities.
- 9.14 A number of brownfield sites in current or previous economic use are located in the countryside. Such sites are outside of the settlement boundaries, and countryside restraint policies apply. However, the council will consider proposals for residential development on brownfield sites in rural areas subject to key considerations such as: the level of harm to the character and appearance of an area; the impact of proposals on the landscape and environment; any positive impacts on residential amenity; what sustainable travel modes are available or could reasonably be provided; what traffic the present or past use has generated; and the number of car movements that would be generated by the new use, and what distances, if there are no more sustainable alternatives. Residential gardens in urban areas are excluded from the definition of a brownfield site.

POLICY LPRHOU1: DEVELOPMENT ON BROWNFIELD LAND

1. Proposals for development on previously developed land (brownfield land) outside of the countryside that make effective and efficient use of land and which meet the following criteria will be permitted:
 - a. Where the site has poor environmental value; and
 - b. If the proposal is for residential development, the density of new housing proposals reflects the character and appearance of individual localities and is consistent with policy LPRHOU5 unless there are justifiable planning reasons for a change in density.
2. In exceptional circumstances, the residential redevelopment of previously developed land in the countryside which meet the above criteria will be permitted provided the redevelopment will also result in:
 - a. meeting the policy requirements as set out elsewhere in this plan;
 - b. and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone Urban Area, a Rural Service Centre or Larger Village or provides bespoke working from home space.

LPRHOU2: Residential Extensions, Conversions, Annexes and Redevelopment in the Built-Up Area

- 9.15 The following policy relates to residential extensions, conversions, annexes and redevelopment within the built-up area that falls outside those developments allowed by permitted development rights. The term conversion here refers to change from one type of residential use to another, rather than a separate use: for example, a dwelling house to a set of self-contained flats or houses in multiple occupation (HMOs). HMOs differ from self-contained flats as bedrooms/bed sitting rooms are private but other facilities, such as bathrooms and kitchens, are shared. The NPPF also places emphasis upon the quality of new residential development and requires a good standard of amenity to be provided for all existing and future occupants of land and buildings.
- 9.16 The council wishes to ensure that new residential units are attractive, high-quality places to live, which respond positively to the local area. Good quality development should be of a scale and layout which provides attractive and comfortable places to live. The intensified use of dwellings to create smaller households can cause problems for nearby residents, for example noise and

disturbance from increased traffic movements and requirements for parking. Policy LPRHOU2 seeks to control the potential problems arising from such proposals.

- 9.17 Residential extensions generally benefit the community by increasing the amount and quality of accommodation in the borough. However, careful design is necessary in order to prevent a reduction in the quality of living conditions for adjoining residents and the built environment in general. The adopted Residential Extensions SPD (May 2009) will be used to guide the assessment of proposals for residential extensions.

POLICY LPRHOU2: RESIDENTIAL EXTENSIONS, CONVERSIONS, ANNEXES, AND REDEVELOPMENT WITHIN THE BUILT-UP AREA

1. On land outside of the countryside proposals for the extension, conversion or redevelopment of a residential property which meet the following criteria will be permitted if:
 - i. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context;
 - ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced;
 - iii. Adjoining residents would avoid unacceptable loss of privacy, outlook or light and would avoid unacceptable intrusion from noise or odour; and
 - iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.

2. On land outside the countryside proposals for the conversion or redevelopment of a dwelling to self-contained flats or the use of a building as a house in multiple occupation which also meet the following criterion will be permitted:
 - i. The intensified use of the building and its curtilage would not significantly harm the appearance of the building or the character or amenity of the surrounding area.

LPRHOU3: Residential Premises Above Shops and Businesses

- 9.18 The phrase 'living over the shop' refers to the developments at the first-floor level and above, where the ground floor level is occupied by a development in one of the following use classes: E(a), E(b), E(c)(i), E(c)(ii), E(c)(iii), E(g)(i), F2(a).⁷ 'Living over the shop' can have a positive impact upon the vitality of town centres and other commercial areas. Once shoppers and workers depart, residential units to upper floors can provide a sense of life and occupation, which can add to a perception of security and vitality. 'Living over the shop' also helps to create a sense of place and mix of uses advocated by the NPPF.⁸
- 9.19 The preferred approach would apply to proposals including the uses listed above that fall outside of permitted development rights. For example, schemes that are larger than what is presently permitted or involve external alterations etc. The approach would also be geographically limited to identified centres (district and local).

POLICY LPRHOU3: RESIDENTIAL PREMISES ABOVE SHOPS AND BUSINESSES

1. The council will permit 'living over the shop' projects that meet the following criteria:
 - a. They are above deemed suitable premises (including uses in Class E and F2 of the Use Class Order);
 - b. The premises are located in the identified town centre, district and local centres, or above existing village shops;
 - c. They accord with the relevant parking standards as set out in the Kent;
 - d. Design Guide Review: Interim Guidance Note 3: Residential Parking (2008);
 - e. They meet servicing requirements, such as bin storage/collections and deliveries; and

⁷ Town and Country Planning (Use Classes) Order 1987 (as amended)

⁸ MHCLG, *National Planning Policy Framework*, paragraph, 86 (2021), p.25

- f. The proposal would not be negatively impacted by surrounding noise and air quality issues.
2. Change of use from residential accommodation in premises where the ground floor is (or last was) in Class E or Class F2 within town, district or local centres will be permitted, provided it can be shown that the accommodation is no longer suitable or is potentially unsuitable for residential occupation because of amenity issues caused by location, design, noise or air quality issues.

LPRHOU4: Residential Garden Land

9.20 Within the built-up areas of the borough's towns and villages, there is significant pressure for the development of residential garden land. Such development, typically involving the subdivision of existing residential curtilages, can often appear cramped and damage the existing pattern of development. The council wishes to only permit development where it can be absorbed within the existing character, pattern and layout of the built environment without detriment to visual amenity. All new development should respect the amenities of neighbouring occupiers and their quality of life. It should be designed to avoid an unacceptable loss of privacy, light or outlook and also excessive levels of noise from activities, processes and traffic movements.

POLICY LPRHOU4: RESIDENTIAL GARDEN LAND

Within the defined boundaries of the urban area, rural service centres and larger villages development of domestic garden land to create new buildings which meet the following criteria will be permitted provided:

1. The higher density resulting from the development would not result in significant harm to the character and appearance of the area;
2. There would be no significant loss of privacy, light or outlook for adjoining properties and/or their curtilages;
3. Access of an appropriate standard can be provided to a suitable highway;

4. There would be no significant increase in unacceptable impact on amenity by noise or disturbance from traffic gaining access to the development;
5. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene;
6. Any loss of biodiversity is to be offset elsewhere in line with policy LPRSP14(A).

LPRHOU5: Density of Residential Development Policy

- 9.21 The development strategy for the borough is based on meeting future housing requirements through the best use of suitable, previously developed land before releasing other sites for development in order to protect the borough's valuable landscape and biodiversity assets. The setting of minimum densities for residential developments will help the council to achieve this and make best use of land, whilst also being in line with national planning policy (NPPF paragraph 125) and policy LPRSP10(B).

POLICY LPRHOU5: DENSITY OF RESIDENTIAL DEVELOPMENT

All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, will be refused permission. Subject to these overriding considerations the following minimum densities are expected in the following locations:

1. At sites within the town centre new residential development will be expected to achieve a net density of 150 dwelling per hectare.
2. Sites within inner urban area (800 metres from the town centre) a net density of 75 dwellings per hectare.

3. Sites within outer urban area (within the urban boundary of Maidstone, but not within the inner urban area) a net density of 35 dwellings per hectare.
4. Sites within identified garden communities will be expected to achieve a net density of 40 dwellings per hectare.
5. At sites within or adjacent to the Rural Service Centres, Larger and Smaller Villages as defined under policies LPRSP1 to LPRSP8 new residential development will be expected to achieve a net density of 30 dwellings per hectare where that is compatible with the individual settings of those sites.

LPRHOU6: Affordable Local Housing Need on Rural Exception Sites Including First Homes

- 9.22 Policy LPRSP10(B) seeks to set out the council’s affordable housing need and the general requirements for it across the borough. However, in rural areas outside of the settlement boundaries and urban area, affordable housing can be in limited supply due to a lack of market housing allocated in rural locations. Rural Exception Sites are a way to bring forward affordable housing in rural locations where it would not normally be allowed.
- 9.23 Rural Exception Sites are defined in national planning policy.⁹ They refer to sites that are not allocated for residential use in the Local Plan, but that are proposed for affordable housing in perpetuity and address the identified needs of the local community in which they are proposed.
- 9.24 Market housing in the borough’s rural settlements can be both expensive and in limited supply. Affordable housing, although addressing the issue of expense, can also be in limited supply and so Rural Exception Sites are a good way to allow people in rural communities to stay local rather than be forced to move elsewhere to find housing.
- 9.25 First Homes were introduced in 2021 as a new affordable home ownership product, and national policy requires that a minimum of 25% of new affordable homes are offered as this product, to eligible buyers, and at a minimum discount of 30% of market value or £250,000, whichever is the lesser. Policy LPRSP10(b) sets out the council’s overall need and mix of affordable housing

⁹ MHCLG, *National Planning Policy Framework*, Annex 2 (2021), p.71

as 25% First Homes, and 75% social/affordable rented product, in line with the need identified in the Strategic Housing Market Assessment.

- 9.26 The Written Ministerial Statement (May 2021) supports the delivery of First Homes via Rural Exception Sites outside designated rural areas, where these are adjacent to existing settlements and First Homes make up 100% of the new units to be delivered. However, there is scope to introduce a limited amount of market housing where this is essential to enable delivery, and/or other types of affordable housing where there is a significant identified local need.
- 9.27 Unlike Rural Exception Sites, First Homes cannot be located in the National Landscape or Green Belt and therefore regard must be had to national policy and guidance to inform which locations are suitable for each affordable housing product.

POLICY LPRHOU6: AFFORDABLE LOCAL NEED HOUSING ON RURAL EXCEPTION SITES INCLUDING FIRST HOMES

1. Outside of the Maidstone Urban Area, the Rural Service Centres and Larger Villages, the council will work with parish councils and local stakeholders to bring forward affordable local needs housing for its rural communities in line with the latest government guidance. The council will grant planning permission subject to the following criteria.
2. Development has been proven necessary by a local needs housing survey approved by the council which has been undertaken by or on behalf of the parish council(s) concerned. In consultation with the parish council and prospective provider of social/affordable housing (registered provider or build to rent landlord).
3. The council in line with the requirements of national planning policy will determine the number, size, type and tenure of homes to be developed after assessing the results of the survey. The council will also use the housing register and SHMA to determine where there may be unmet housing needs.
4. In the first instance affordable local needs housing will remain available in perpetuity to meet the need for which it was permitted. This will be secured by planning conditions and/or legal agreements as appropriate. If this cannot be done, then the subsidy applied will be recycled into alternative affordable housing provision.

5. Sustainability of the site and its settlement will be a prime consideration in decision making. The council will give preference to settlements and communities where a range of community facilities and services, in particular school, health, and shopping are accessible from the site preferably on foot, by cycle or on public transport. The site must also be safely accessible to and from the public highway by all vehicles using the site at all times.
6. The scale of development must be in proportion to the context of the settlement where it is located.
7. Where a proposed development for First Homes lies adjacent to the existing settlement and is located outside the Green Belt and National Landscape.
8. Applications for First Homes will be required to deliver 100% First Homes, unless there is a significant identified local need for other types of affordable housing. Where it can be demonstrated that it is necessary to incorporate market housing to enable delivery of First Homes, any market housing element of the scheme should make up a limited proportion of the overall number of dwellings to be provided.
9. Where national landscape, ecological and heritage designations are affected by the proposed development, proposals must have regard to the designation and its purpose whilst complying with national policy and guidance. Development proposals shall have regard to areas of higher landscape sensitivity and heritage value.
10. Any loss of biodiversity is to be offset elsewhere in line with policy LPRSP14(A).

The delivery of this policy is outlined further in the Affordable and Local Needs Housing Supplementary Planning Document 2020 or successor documents.

LPRHOU7: Specialist Residential Accommodation

- 9.28 The policy refers to accommodation for older and disabled persons. These have been grouped together to reflect the Planning Practice Guidance.¹⁰ This policy will cover specialist residential accommodation (including nursing homes, care homes, and extra care accommodation) that fall within Use Class C2 providing some form of care package and communal facilities more than a lounge.
- 9.29 In line with national trends, the population of the borough is ageing, and this will result in an increasing demand for elderly accommodation over the time frame of the Local Plan. Population projections predict that by 2037, 23% of the borough's residents will be over 65 years of age compared with 19% in 2019.¹¹
- 9.30 Similar to the age profile of the borough's population, those persons with disabilities are increasing. From 2019-37 the number of persons with a long-term health problem or disability is likely to increase by 10,105 or 35%.¹²
- 9.31 The SHMA identifies three sub-categories of specialist residential accommodation types for older people:
- a. Housing with support – Retirement living or sheltered housing which comprises self-contained units with some shared facilities and on-site supportive management;
 - b. Housing with care – Enhanced sheltered housing and extra care housing which typically has 24/7 staffing cover and some shared meals;
 - c. Residential care bedspaces which provide personal or nursing care. These facilities may include dementia care.
- 9.32 The SHMA identifies a total need of 2,142 speciality housing units as follows:

¹⁰ MHCLG, *Planning Practice Guidance*, Paragraph: 006 Reference ID: 63-006-20190626 (2019)

¹¹ Iceni, *Maidstone Strategic Housing Market Assessment* (May 2021), p.82

¹² Iceni, *Maidstone Strategic Housing Market Assessment* (May 2021), p.84

Table 9-4: Special housing needs

	Rented	Leasehold	Total
Housing with Support	105	1,234	1,339
Housing with Care	371	432	803

- 9.33 The SHMA identifies an additional 1,228 residential care bedspaces.
- 9.34 Because of the significant extent of need for this type of housing, the council will support proposals for the provision of housing to meet this need on appropriate sites, including site allocations. Regard will be had to the need to provide all types of specialist residential accommodation.

POLICY LPRHOU7: SPECIALIST RESIDENTIAL ACCOMMODATION

1. On land within or adjacent to the settlement boundaries, proposals for new retirement living, sheltered housing, enhanced sheltered housing and extra care facilities, through new build, conversion or redevelopment and for extensions to existing nursing and residential care homes which meet the following criteria will be permitted:
 - a. The site is located adjacent to the settlement boundary;
 - b. The proposal is sustainably located with accessibility by public transport;
 - c. The proposal will not adversely affect the character of the locality or the amenity of neighbouring properties including by means of noise disturbance or intensity of use; or by way of size, bulk or overlooking; and
 - d. Sufficient visitor and staff vehicle parking is provided in a manner which does not diminish the character of the street scene.
2. Proposals for specialist residential accommodation in unsustainable locations, and not within or adjacent to the defined boundaries of the Maidstone Urban Area, Rural Service Centres and Larger Villages will not be permitted.

3. Existing specialist residential accommodation will be protected from loss through either redevelopment or conversion where there is an identified need. Any change outside that permitted will need to demonstrate the lack of need for, or financial viability of, the facility within the borough.

LPRHOU8: Gypsy, Traveller and Travelling Showpeople Accommodation

- 9.35 Accommodation for gypsies and travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004). Gypsies and travellers historically resorted to the Maidstone area because of their involvement in agriculture, particularly hop and fruit picking. Now the borough has a significant number of gypsy and traveller pitches mostly on small, privately owned sites outside of the urban area. Going forward, the aim for the local plan is to contribute towards the creation of sustainable communities by making an appropriate scale of pitch provision which balances the reasonable need for lawful accommodation with the responsibility to protect the environment.
- 9.36 National guidance in 'Planning Policy for Traveller Sites' sets out the definitions of 'gypsies and travellers' and 'travelling showpeople' to be used for planning purposes.
- 9.37 The criteria in the policy below will guide the determination of planning applications and also the allocation of specific sites. It is preferable for sites to be located close to existing settlements where there are community facilities such as schools and health services. Frequently, because of land availability, more rural sites are proposed. Where such sites are proposed, the impact of development on the landscape and rural character is an important factor in respect of the wider objective of protecting the intrinsic character of the countryside. The council will produce separate, more detailed guidance through the planned Development Plan Document relating to the development of outbuildings associated with gypsy and traveller development.

POLICY LPRHOU8: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

1. Planning permission for gypsy and traveller and travelling showpeople accommodation will be granted if the site is allocated for that use and

proposals comply with the site allocation criterion, or if the following criteria are met:

- a. Caravans to meet the definition of a caravan in the Caravan Sites and Control of Development Act (1960)¹³ and the Caravan Sites Act (1968)¹⁴;
- b. Local services, in particular school, health and shopping facilities, are accessible from the site preferably on foot, by cycle or on public transport;
- c. The development would not result in significant harm to the landscape and rural character of the area. Impact on these aspects will be assessed with particular regard to:
 - i. Local landscape character;
 - ii. Cumulative effect - the landscape impact arising as a result of the development in combination with existing lawful caravans;
 - iii. Existing landscape features - development is well screened by existing landscape features and there is a reasonable prospect of such features' long-term retention;
 - iv. Additional planting should be used to supplement existing landscaping but should not be the sole means of mitigating the impact of the development;
 - v. Prominent boundary treatments should be screened/softened by existing and/or proposed landscaping.
- d. The site can be safely accessed to and from the highway by all vehicles using the site on a regular basis;
- e. The site is not located in an area at risk from flooding (zones 3a and 3b) based on the latest information from the Environment Agency or a specific Flood Risk Assessment which has been agreed by the Environment Agency; and

¹³ Caravans Sites and Control of Development Act 1960:

<https://www.legislation.gov.uk/ukpga/Eliz2/8-9/62>

¹⁴ Caravans Sites Act 1968: <http://www.legislation.gov.uk/ukpga/1968/52/contents>

- f. The ecological impact of the development has been assessed through appropriate survey and a scheme for any necessary mitigation and enhancement measures confirmed.
2. In addition to the above criteria the following applies to travelling showpeople accommodation only:
 - a. The site should be suitable for the storage and maintenance of show equipment and associated vehicles.
3. Applications for further ancillary development (including out buildings/dayrooms etc) on a gypsy and traveller and travelling showpeople site will be permitted if the following criteria are met:
 - a. Criteria 1 (C) (i-iii) of this policy is met; and
 - b. The scale and form of any development respects its setting.

LPRHOU9: Custom and Self-Build Housing

- 9.38 Self-build plots are plots of land which are made available in order for individuals to design and build their own home. Custom build plots, on the other hand, are provided by site developers to the specification of individuals which may or may not follow a basic design pattern.
- 9.39 There is a legal responsibility to keep a register of individuals and interested associations of individuals that are seeking a plot of land to construct a self or custom build house as a sole or main residence.¹⁵ In submitting planning applications for self and custom housebuilding, regard shall be had to specific needs identified in the council's self and custom housebuilding survey and register.
- 9.40 As set out in policy LPRSP10(B) the council supports the principle of self and custom build housing and aims to meet the needs of those identified on the registers that it keeps. However, it also needs to manage the development of this type of housing to make sure it is appropriate. It is important to ensure that larger schemes deliver design coherence and are carefully planned and managed to ensure clarity for individual plot holders. As with other windfall housing development, custom and self-build housing should primarily be

¹⁵ Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

located as per the settlement hierarchy, and therefore outside of the countryside unless site specific circumstances indicate otherwise.

POLICY LPRHOU9: CUSTOM AND SELF-BUILD HOUSING

1. The council will support self and custom build development that are in suitable and sustainable locations, conform to the other policies in the plan, and meet the following criteria:
 - a. On outline applications where there are five or more proposed custom build dwellings on a single site, the application must be accompanied by a Design Brief detailing: layout; design parameters, including the design code; phasing plan and; evidence to demonstrate how the scheme meets the definition of self and custom build;
 - b. All proposals for custom and self-build are supported by evidence of need, and applicants shall engage with the council to understand the requirements of the authority's self and custom build register in order to ensure effective delivery of sites.
2. The revision of self-build or custom build housing to open market housing will be permitted in the following circumstance:
 - a. Evidence is provided to the council that plots have been prominently marketed for sale to self or custom builders through the council's Self-Build and Custom Housebuilding Register and through any relevant organisations, and a buyer has not been found within a 12-month period.

LPRHOU10: Build to Rent Proposals

- 9.41 National policy and guidance support the diversification of the housing market in order to speed up the delivery of the residential accommodation. One way to do this is through support for the build to rent sector. This is supported by strategic policy LPRSP10(A) - Housing Mix that supports a range of housing tenures to come forward.

- 9.42 Since 2016 there has been a national growth in the build to rent market mainly aimed at younger age groups up to 35-years-old.¹⁶ In more recent years, this growth has been occurring in Maidstone borough, especially within the Maidstone Urban Area.¹⁷ One of the reasons for this are the higher-than-average rents that can be obtained from flatted development in Maidstone.¹⁸ Therefore, the council considers it prudent to adopt a new policy approach to manage this form of development.
- 9.43 The Planning Practice Guidance states that where a demand is identified, authorities should include a plan policy setting out their approach to promoting and accommodating build to rent housing.¹⁹ Build to rent developments will bring new providers into the UK housing market which will increase local competition. A build to rent scheme is long term and so where a sale of a build to rent scheme is proposed, there should not be a withdrawal of the affordable housing contribution. The accompanying Section 106 agreement should set out what should happen if any homes within a build to rent scheme are sold/converted before the end of the covenant period.
- 9.44 The Section 106 agreement should consider such scenarios and, in particular, include a mechanism to recoup or 'clawback' the value of the affordable housing provision that is withdrawn if affordable private rent homes are converted to another tenure. Build to rent schemes allows occupants to live at a property for longer. The NPPF glossary states that build to rent developers will usually offer longer tenancy agreements of three years or more. Whilst there is no requirement for authorities to apply national space standards to the borough, build to rent home schemes can bring higher quality and better managed accommodation to the private rental market. The process for managing affordable private rent units should also be set out in the Section 106 agreement. The Planning Practice Guidance outlines that *affordable* private rental homes within any particular scheme should be constructed and managed to the same high-quality standards as other private rental homes. The NPPF states that affordable housing on build to rent schemes should be provided by default in the form of affordable private rent and other affordable housing policies in the plan.

¹⁶ Icen, *Maidstone Strategic Housing Market Assessment* (March 2021), p.103

¹⁷ Icen, *Maidstone Strategic Housing Market Assessment* (March 2021), pp.103-104

¹⁸ Icen, *Maidstone Strategic Housing Market Assessment* (March 2021), p.104

¹⁹ MHCLG, *National Planning Practice Guidance*, Paragraph: 001 Reference ID: 60-001-20180913 (2018)

POLICY LPRHOU10: BUILD TO RENT PROPOSALS

1. In line with recommendations of the SHMA (2021) and national planning policy and guidance the council has developed the following policy for build to rent proposals.
2. Planning permission will be granted for developments of self-contained, private rented homes which:
 - a. Are located in Maidstone Town centre, within close proximity, and larger strategic sites;
 - b. Are secured in single ownership providing solely for the rental market for an extended period minimum 20-year term with provision for clawback of affordable housing contributions should the covenant not be met;
 - c. Provide tenancies for private renters for an extended period above normal contract lengths with a break clause in the tenant's favour and structured and limited in-tenancy rent increases agreed in advance;
 - d. Provide a high standard on-site management of the accommodation;
 - e. Provide for a mix of unit sizes in accordance with policy LPRSP10(A); and
 - f. Provide on-site affordable housing, in line with the requirements set out in the Affordable Housing SPD.

LPRHOU11: Rebuilding, Extending and Subdivision of Dwellings in the Countryside

- 9.45 The intrinsic character and beauty of the countryside is an important asset of the borough, which is recognised by the NPPF and the Local Plan Review and which is highly sensitive to development. However, to support rural communities, a level of flexibility for certain forms of development in rural areas is required.
- 9.46 In appropriate circumstances, the council will support the rebuilding of a lawful residential dwelling, extension or subdivision to an existing dwelling in line with the NPPF.¹⁹ In considering such proposals, the council will have regard to the mass and visual prominence of the resulting building, including the cumulative

impact of such changes. The volume of new development will be more critical than its footprint.

- 9.47 The term 'original dwelling' refers to the dwelling as it was on 1st July 1948 or, if built later, as it was when first erected and granted planning permission.

POLICY LPRHOU11: REBUILDING, EXTENDING AND SUBDIVISION OF DWELLINGS IN THE COUNTRYSIDE

1. Outside of the Maidstone Urban Area, Larger Villages and Rural Service Centres as defined on the Policies Map, proposals for the replacement of a dwelling in the countryside which accord with national policy and meet the following criteria will be permitted:
 - i. The present dwelling has a lawful residential use;
 - ii. The present dwelling is not the result of a temporary planning permission;
 - iii. The building is not listed;
 - iv. The mass and volume of the replacement dwelling is no more visually harmful than the original dwelling;
 - v. The replacement dwelling would result in a development which individually or cumulatively is visually acceptable in the countryside;
 - vi. The replacement dwelling is sited to preclude retention of the dwelling it is intended to replace, or there is a condition or a planning obligation to ensure the demolition of the latter on completion of the new dwelling;
 - vii. The traditional boundary treatment of an area would be retained;
 - viii. Access points in number and width should be kept to a minimum to preserve the character of the countryside and rural lanes; and
 - ix. The replacement dwelling would not have a negative impact on neighbouring residential amenity (privacy, daylight, sunlight, overshadowing or overbearing).
2. Proposals to extend dwellings in the countryside which meet the following criteria will be permitted:

POLICY LPRCD1: SHOPS, FACILITIES AND SERVICES

Main Town Centre Uses

1. Maidstone Town Centre is the principal town centre in the borough. Proposals for main town centre uses will be directed sequentially to within the town's Primary Shopping Area (as defined on the Policies Map) but then to the wider town centre. After Maidstone, priority will be given to improving the retail, leisure and community facilities in the District Centres then Local Centres, as defined in the retail hierarchy (policy LPRSP11(C)).
2. Proposals for retail, leisure and other uses (including entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the retail hierarchy below Maidstone Town Centre will be directed sequentially to the District Centres, Local Centres, then to edge-of-centre location and, only if suitable sites are not available, to accessible out-of-centre locations, provided that:
 - i. By means of an impact assessment it is demonstrated that the proposal would not result in a significant adverse impact, cumulative or otherwise, on the vitality and viability of an existing centre or undermine the delivery of a site allocated for the use proposed (see criterion 5); or
 - ii. The development is in the countryside and is in accordance with criterion 6 of this policy or policy LPRCD6; or
 - iii. The development is designed to only serve the needs of the neighbourhood.
3. Proposals located at the edge of an existing centre or in out-of-centre locations should not lead to unsustainable trip generation from outside their catchments. They should ensure the provision of specific measures to improve the quality and function of sustainable connections to the centre, in particular walking and cycling routes and public transport links and specific measures which will mitigate the impact of the proposal on the identified centre or centres. The nature, extent and permanence of the measures will be directly related to the scale of the proposal.
4. Proposals for leisure, community and other such uses should, wherever possible, establish or maintain an active frontage onto the street.

Impact assessment

5. Where an impact assessment is required, the following gross floorspace thresholds will apply:
 - i. Proposals over 2,500sqm within the Maidstone Urban Area as defined on the Policies Map;
 - ii. Proposals over 400sqm beyond the Maidstone Urban Area as defined on the Policies Map.

District and Local Centres

6. In seeking to maintain and enhance the existing retail function and supporting community uses in the District and Local Centres, new non-E or F class uses at ground floor level within the defined centres will generally be resisted.

Elsewhere in the borough

7. Outside of the defined network of centres, the following types of retail provision will be supported:
 - a. Small-scale ancillary uses within employment sites (see policy LPRSP11(A));
 - b. Small shops within residential areas to serve the local area; or
 - c. Sale of fresh produce at the point of production (or originating from the farm holding) where:
 - i. A significant proportion, based on annual turnover, of the range of goods offered for sale continues to be fresh produce grown and sold on the farm holding in question;
 - ii. The range of any additional sale goods would be restricted to local farm/holding produce and the offer for sale of other goods, including packaged or preserved food products, would not exceed a minimal level;
 - iii. The proposal would not demonstrably damage the viability of district centres and village shops; and
 - iv. Re-use or adapt appropriate farm buildings where they are available; new buildings will only be considered exceptionally.

8. In granting planning permission for farm shops under criterion 7.c), the council may impose conditions and/or Section 106 obligations to restrict the amount of produce which originates outside the farm holding in which the proposed development is located and also to restrict the proportion of non-food and other items to be sold, unless the proposal provides for a more sustainable alternative for the local community.
9. Where proposals involve or require the loss of existing post offices, pharmacies, banks, public houses or Class F2 shops selling mainly convenience goods outside local and district centres, consideration will be given to the following:
 - i. Firm evidence that the existing uses are not now viable and are unlikely to become commercially viable;
 - ii. The availability of comparable alternative facilities in the village or the local area; and
 - iii. The distance to such facilities, the feasibility of alternative routes being used, and the availability of travel modes other than by private motor vehicle.

LPRCD2: Primary Shopping Area

- 9.57 Town centres should provide a range and mix of complementary uses. A balance between retail, entertainment and leisure activity will help town centres compete with online shopping and ensure their continued vitality and viability. Maidstone Town Centre needs a good mix of uses that extend activity throughout the daytime and into the evenings. There is a need for new retail floorspace over the plan period as set out in policy LPRSS1. Additionally, a flexible approach to accommodating leisure and cultural uses ensures the town centre is responsive to the evolving market offer. Furthermore, it is recognised that offices and residential uses can also help support the vitality and vibrancy of the town centre by increasing footfall at all times of day and night and providing a sense of community.
- 9.58 The Primary Shopping Area is at the heart of Maidstone Town Centre and contains streets that are dominated by shops and have the greatest pedestrian footfall. It is important to retain the function of the Primary Shopping Area, as large numbers of shops in close proximity to each other are important for the convenience of shoppers and to the attractiveness of the centre. This area can also play a vital social role as an accessible central place to meet other people.