



Planning Bulletin: April 2018

This monthly note highlights some of the recent and forthcoming developments in the world of planning from a heritage perspective. For further information about any of the items, please follow the links provided or use the contact information on the last page. Please note that this is not necessarily a complete review of matters and is not intended to provide any legal advice on the issues raised. Unless otherwise stated, it does not comprise the formal position of Historic England on these matters.

Legislation and Matters Arising

Emerging Legislation

Government Bills

- *European Union (Withdrawal) Bill*: the Bill seeks to repeal the European Communities Act 1972 and make other provision in connection with the withdrawal of the United Kingdom from the EU. Committee stage concluded on 28 March, and report stage is scheduled for 18 April. Explanatory notes are available [here](#), and a library briefing [here](#).
- *High Speed Rail (West Midlands - Crewe) Bill*: the hybrid Bill makes provision for a railway between a junction with Phase One of High Speed 2, near Fradley Wood in Staffordshire, and a junction with the West Coast Main Line near Crewe in Cheshire. Second reading took place on 30 January; a date for committee stage has not yet been scheduled. Explanatory notes are available [here](#).
- *Automated and Electric Vehicles Bill*: the Bill makes provisions about automated vehicles and electric vehicles, including in relation to charging points. Second reading took place on 20 February; a date for committee stage has not yet been scheduled. An explanatory memorandum is available [here](#), a briefing note [here](#), and a research briefing [here](#).
- Another *Bill mentioned in the Queen's Speech* which is of potential interest is the Agriculture Bill (to support UK farmers and protect the natural environment). The Bill will allow the delivery of many of the reforms set out in Defra's consultation on proposals for future agricultural policy in England (*Health and Harmony: the Future for Food, Farming and the Environment in a Green Brexit*; closing date 8 May).

Private Members' Bills

- *Bat Habitats Regulation Bill*: the Bill makes provision to enhance the protection available for bat habitats in the vicinity of a building site, and to limit the protection for bat habitats in buildings used for public worship. First reading took place on 3 July; second reading is scheduled for 27 April.
- *Bat Habitats Regulation (No. 2) Bill*: the Bill makes provision to enhance the protection available for bat habitats in the non-built environment and to limit the protection for bat habitats in the built environment where the presence of bats has a significant adverse impact upon the users of buildings. The Bill was presented to Parliament on 5 September; second reading is expected on 6 July.
- *Equality Act 2010 (Amendment) (Disabled Access) Bill*: the Bill amends the Equality Act 2010 to improve access to public buildings by introducing six- and twelve-inch rules

for step-free access. Second reading took place on 24 November, and Committee stage has yet to be scheduled.

- *Kew Gardens (Leases) Bill*: the Bill provides that the Secretary of State's powers in relation to the management of the Royal Botanic Gardens, Kew, include the power to grant a lease in respect of land for a period of up to 150 years. First reading took place on 13 July, and second reading has yet to be scheduled. Explanatory notes are available [here](#).
- *Planning (Agent of Change) Bill*: the Bill requires specified planning controls in relation to developments likely to be affected by existing noise sources. It was introduced on 10 January, and is expected to have its second reading on 11 May.
- *Green Belt (Protection) Bill*: the Bill provides for the establishment of a national register of Green Belt land in England, the restriction of the ability of local authorities to de-designate Green Belt land, and provision about future development of de-designated Green Belt land. First reading took place on 5 September 2017; second reading is scheduled for 23 November.

Heritage Planning Case Database

- Historic England maintains a [searchable online database of appeal and call-in decisions](#) relating to planning permission (that affects a heritage asset) and listed building consent. Cases have been summarised using a [standard list of search terms](#), for ease of use; searches can also be carried out by address, date or decision reference.

Committees

House of Commons Transport Committee: Airports National Policy Statement

- The Committee's Inquiry and subsequent [Report](#) reflects the requirement to carry out parliamentary scrutiny of the Government's proposed [Airports National Policy Statement](#) (NPS).
- The Committee recommends that both Houses of Parliament allow the planning process to move to the next stage by approving the final NPS, provided that the concerns it has identified are addressed by the Government in the final NPS it lays before Parliament.
- The Committee notes that the case for runway expansion in the South East is broadly accepted, although a significant minority rejects the need for expansion. It accepts that there is a case as set out in the Airports NPS for additional runway capacity, in particular hub capacity. The Committee concludes that the Government is right to pursue development at Heathrow, and accepts the strategic arguments the Government has made in favour of its preferred scheme, though noting some areas for further work in relation to both the NPS and wider policy measures.
- The next steps are for the Government to bring forward a final NPS for approval by both Houses that takes account of the Committee's recommendations. After that the NPS will be designated by the Secretary of State under the Planning Act 2008.

Women and Equalities Committee: Building for Equality – Disability and the Built Environment

- The Government has issued its [response](#) to the recommendations in the Committee's [Building for Equality: Disability and the Built Environment](#) report, with reference to the

National Planning Policy Framework, planning applications, training for built environment professionals, and Part M of the Building Regulations.

Policy

National Planning Policy Framework (NPPF)

- The Prime Minister and MHCLG Secretary of State launched the consultation on a revised NPPF on 5 March:
 - *National Planning Policy Framework: Draft Text for Consultation*
 - *National Planning Policy Framework: Consultation Proposals*
- A summary of the key changes to policy in the draft NPPF – including those with implications for heritage – is set out in Appendix II to this Bulletin.
- The consultation closes on 10 May, and the final version is expected to be published by the summer.
- The draft NPPF and related consultation proposals document are supported by a number of other documents:
 - *Draft Planning Practice Guidance* (draft updates to planning guidance which will form part of the Government's online Planning Practice Guidance: discussed further under 'Planning Practice Guidance', below).
 - *Housing Delivery Test Draft Measurement Rule Book* (draft methodology for calculating the Housing Delivery Test).
- At the same time, as part of a wider 'planning reform package' in support of housing delivery, the Government also published the following:
 - *Supporting Housing Delivery Through Developer Contributions: Reforming Developer Contributions to Affordable Housing and Infrastructure* (closing date 10 May). The consultation seeks views on reforming developer contributions to affordable housing and infrastructure, and covers:
 - Community Infrastructure Levy
 - Section 106 Planning Obligations
 - Strategic Infrastructure Tariff
 - Technical Clarifications to Regulations
 - *The Incidence, Value and Delivery of Planning Obligations and Community Infrastructure Levy in England in 2016-17*: the report of the study into Section 106 planning obligations and the Community Infrastructure Levy in England, 2016-2017. The study updates the evidence on the current value and incidence of planning obligations; investigates the relationship between CIL and S106, and the negotiation processes involved with section 106 and delays to the planning process; and explores the monitoring and transparency of developer contributions.
- MHCLG has also published its responses to two previous consultations:
 - *Housing White Paper (Fixing Our Broken Housing Market)*: MHCLG had previously issued its response to the proposal to allow all local authorities to dispose of land with the benefit of planning permission they have granted themselves (question 5). The Government's response to the whole consultation is now available.
 - *Planning for the Right Homes in the Right Places*: the Government's summary of consultation responses, and its view on the way forward, is available here.

Airports National Policy Statement

- See entry under Committees, above.

Guidance

Planning Practice Guidance

- As noted above, MHCLG has issued draft Planning Practice Guidance to accompany the consultation on proposed policy changes set out in the draft NPPF. This covers:
 - Viability
 - Housing Delivery
 - Local Housing Need Assessment
 - Neighbourhood Plans
 - Plan-making
 - Build to rent.

Advice

Historic England Advice

- Good Practice Advice notes (GPAs) and Historic England Advice notes (HEANs) are all available on the Historic England website, and listed in Appendix I to this Bulletin, for ease of reference.
- A revised edition of *HEAN 1: Conservation Areas: Designation, Appraisal and Review* has now been published for consultation (closing date 17 May).

Forthcoming Historic England Advice

- Following earlier public consultation, a HEAN on neighbourhood planning and the historic environment will be published in coming weeks, and a final version of the updated national and regional *Streets for All*.

Training

- Historic England provides training and guidance to help local authorities, heritage professionals, owners and voluntary organisations look after England's heritage. Training currently available covers a wide range of topics, many directly linked to planning matters and Historic England advice:
 - Historic Environment Local Management (HELM): training on managing the historic environment for local authorities, regional agencies and national organisations. The new training programme for the Spring/Summer of 2018 will launch in April. Visit the webpages for details of courses on:
 - Farm Buildings: Policy & Practice
 - Understanding & Managing World Heritage Sites
 - Unlocking Traditional Buildings.Further events on the NPPF and the Disposal of Public Assets are planned for the Autumn.
 - Heritage Practice: training courses for heritage specialists in technical subjects and techniques. Four courses on *Curating the Palaeolithic*, *Understanding Setting*, *Historic Area Assessments* and *Understanding Historic Buildings* are currently available to book.

- Online training: webinars and other resources to help supplement the short course training opportunities and make them more widely available. The online training includes recordings of webinars and other, longer courses to work through.

Other Initiatives

Government Intervention in Local Plans

- The MHCLG Secretary of State has written to fifteen local authorities in England to inform them of decisions on intervention following continued failure to produce a local plan.
- The actions required of the local authorities are as follows:
 - *Castle Point, Thanet, and Wirral*: the Government's Chief Planner and a team of experts will be sent in to assess if the Government needs to take over the process of producing the local plan. They will report back to the Secretary of State who will then take a final decision on formal intervention later this year. In addition, the Ministry of Housing, Communities and Local Government will conduct formal discussions with relevant county councils and city regions to see if they could take over plan production on the Secretary of State's behalf.
 - *Northumberland*: the Government has instructed the council to produce their plan earlier and to make the timetable clearer
 - *Basildon, Bolsover, Brentwood, Calderdale, Eastleigh, Mansfield, and St Albans*: all have committed to publishing draft plans before the end of September 2018, but the Government has made clear it will monitor their progress and that any further significant delay to meet this timescale will lead to the case for intervention being reconsidered
 - *Liverpool, North East Derbyshire, Runnymede, and York*: all have published plans since MHCLG expressed specific concerns in November 2017.

Neighbourhood Planning Funding

- MHCLG has launched a new, four-year £23 million fund to support local groups preparing neighbourhood plans. The fund will be overseen by Locality and Groundwork, and a new website provides the necessary information. Applications to bid for support opened on 3 April.
- Communities can apply for both technical support and grant funding:
 - Technical support: includes professional support and advice on technical or process issues. It is available for eligible groups facing more complex issues in developing their neighbourhood plan or neighbourhood development order (i.e. allocating sites for housing, including design codes in the plan, planning to use a neighbourhood development order, or being an undesignated Forum needing help to get designated).
 - Grant funding: the maximum grant available has been increased by £2,000 to £17,000. The basic grant, open to all groups undertaking a neighbourhood plan or neighbourhood development order, is up to £9,000. Groups meeting the eligibility criteria are able to apply for additional grant of up to £8,000 (these criteria relate to housing allocations, the inclusion of design codes in the plan, designated business neighbourhood plans, clusters of three or more parishes writing a single plan, or Neighbourhood Areas with a population of over 25,000).

A Future Framework for Heat in Buildings: Call for Evidence

- BEIS has issued a call for evidence (closing date 11 June). *A Future Framework for Heat in Buildings* reaffirms the ambitions set out in the *Clean Growth Strategy*, by building on the commitment to phase out installation of high carbon fossil fuel heating in new and existing buildings off the gas grid, during the 2020s. The call for evidence notes the links to planning activity, and that future reviews of the National Planning Policy Framework and the Planning Policy Guidance may provide an opportunity to encourage local action in respect of improving fuel poverty, health, air quality or infrastructure, or decarbonisation. Evidence provided 'will be used to inform policy development ahead of more detailed consultation on, or announcement of, specific policy instruments'.

Playing Fields Policy and Guidance

- Sport England has updated its policy and associated guidance on planning applications affecting playing fields. The new *Playing Fields Policy and Guidance* replaces the previous *Planning Policy Statement: A Sporting Future for the Playing Fields of England*; a summary of the changes between the two documents is available [here](#). Sport England advises that the current document will be updated as appropriate following publication of the Government's revised National Planning Policy Framework.

Housing

- MHCLG has issued the latest [data tables on house building](#): new build dwellings.
- A [list of relevant briefing papers](#) has been produced ahead of a Parliamentary debate on housing and homes (16 April).

Countryside Stewardship: Historic Buildings Restoration Grant

- A new £2 million [capital grant scheme](#) has been announced, to help farmers and land managers restore historic farm buildings. It is being piloted in five National Parks: Dartmoor, Lake District, Northumberland, Peak District and Yorkshire Dales. The associated [manual](#) outlines the eligibility criteria and scheme rules. The pilot scheme is open for applications until 31 January 2019.

Current Consultations

- Transport for the North's consultation on its [Strategic Transport Plan and Integrated Sustainability Appraisal Consultation](#) (closing date 17 April).
- Transport for the North has launched a [consultation](#) on its Strategic Transport Plan, and related Integrated Sustainability Appraisal (closing date 17 April).
- The Department for Business, Energy & Industrial Strategy's consultation on a draft [National Policy Statement for Geological Disposal Infrastructure](#) (closing date 19 April).
- The Department for Business, Energy & Industrial Strategy's consultation on the policy for [Working with Communities: Implementing Geological Disposal](#) (closing date 19 April).
- Defra's consultation on proposals for future agricultural policy in England, *Health and Harmony: the Future for Food, Farming and the Environment in a Green Brexit* (closing date 8 May).
- MHCLG's consultation on a revised [NPPF](#) (closing date 10 May).

- MHCLG's consultation on *Supporting Housing Delivery Through Developer Contributions* (closing date 10 May).
- Historic England's consultation on a revised edition of *HEAN 1: Conservation Areas: Designation, Appraisal and Review* (closing date 17 May).
- BEIS's call for evidence (*A Future Framework for Heat in Buildings*) (closing date 11 June).

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4 April 2018

If you did not receive this edition of Planning Bulletin direct from Historic England, you may find the current edition online [here](#). If you would like to sign up for notifications when a new edition is issued, please contact governmentadvice@HistoricEngland.org.uk.

APPENDIX I: HISTORIC ENGLAND PLANNING ADVICE

Good Practice Advice notes (GPAs)

- The GPAs provide information on good practice, particularly looking at the principles of how national policy and guidance can be applied. They are the result of collaborative working with the heritage and property sectors in the Historic Environment Forum, and have been prepared following public consultation:
 - *GPA 1: The Historic Environment in Local Plans* (March 2015)
 - *GPA2: Managing Significance in Decision-Taking in the Historic Environment* (March 2015)
 - *GPA3: The Setting of Heritage Assets* (December 2017)
 - *GPA4: Enabling Development* (forthcoming)

Historic England Advice Notes (HEANs)

- The HEANs include detailed, practical advice on how to implement national planning policy and guidance. They have been prepared by Historic England following public consultation:
 - *HEAN 1: Conservation Areas: Designation, Appraisal and Review* (February 2016); consultation draft of a revised edition also now available for comment until 17 May.
 - *HEAN 2: Making Changes to Heritage Assets* (February 2016)
 - *HEAN 3: Site Allocations* (October 2015)
 - *HEAN 4: Tall Buildings* (December 2015)
 - *HEAN 5: Setting up a Listed Building Heritage Partnership Agreement* (November 2015)
 - *HEAN 6: Drawing up a Local Listed Building Consent Order* (November 2015)
 - *HEAN 7: Local Heritage Listing* (May 2016)
 - *HEAN 8: Sustainability Appraisal and Strategic Environmental Assessment* (December 2016)
 - *HEAN 9: The Adaptive Reuse of Traditional Farm Buildings* (October 2017)
 - *HEAN 10: Listed Buildings and Curtilage* (February 2018)

APPENDIX II: REVISED NPPF – HISTORIC ENGLAND BRIEFING

Context

- The Government's draft revision of the National Planning Policy Framework (NPPF) was launched on 5 March, with the related consultation running until 10 May, and the final version expected to be published by the summer.
- It was accompanied by a number of other documents:
 - NPPF consultation proposals (NPPF summary and specific consultation questions)
 - Draft planning practice guidance for viability (further updates to the planning practice guidance are expected)
 - Housing delivery test draft measurement rule book
 - Supporting housing delivery through developer contributions
- This briefing focuses on the changes to the NPPF itself. Many of the proposed changes implement proposals already put forward in the Housing White Paper, Planning for the Right Homes in the Right Places consultation, and the Autumn Budget. The revised NPPF also reflects previous Written Ministerial Statements, recent legislative changes, case law, and a wish to further streamline national planning policy, and reduce duplication.

Overview

- The revised NPPF has been significantly reordered, notably to bring forward the sections on plan- and decision-making, and on housing. A new chapter has been added on 'making efficient use of land', reflecting many of the previous consultation proposals.
- Particularly noticeable in the consultation draft is the distinction being drawn between strategic policies (in local plans prepared by individual authorities or jointly, or in spatial development strategies), and more local policies (in either local or neighbourhood plans). Reference is made throughout to policies maps rather than proposals maps. The emphasis on up-to-date plans (and the updating, rather than review, of plans) is also pronounced, as is the emphasis on joint working.
- The draft NPPF also makes more reference to the role of statutory and non-statutory consultees.
- In addition to new policy areas, there are also many detailed changes to policy wording, and the consultation draft therefore repays close scrutiny. Some of the key changes are flagged section-by-section, below, but it should be noted that this list is far from definitive.

Introduction (paras. 1-6)

- The introduction clarifies that endorsed recommendations of the National Infrastructure Commission may be material when preparing plans or deciding applications.

Achieving Sustainable Development (paras. 7-14)

- The way in which the NPPF supports the delivery of sustainable development has been altered in the draft. The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across the different objectives)'.
 - The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. These include an expectation that strategic

plans should, 'as a minimum', provide for objectively assessed needs, and clarification that 'the policies which are most important for determining the application' need to be up-to-date. The old footnote 9 (now footnote 7) list of policies which might provide a reason for refusal has been extended to include ancient woodland, aged or veteran trees, and nationally important but non-scheduled assets of archaeological interest; the application of these policies must now provide a 'strong' (plan-making) or 'clear' (decision-taking) reason.

- The core planning principles have been deleted (though their content is largely reassigned to the relevant sections).

Plan-Making (paras. 15-38)

- Policies to conserve and enhance the natural, built and historic environment remain on the list of strategic policies required for the area of each local planning authority; reference to green infrastructure has been added. Strategic policies should also address relevant cross-boundary issues.
- Strategic plans should (again, 'as a minimum') plan for and allocate sufficient sites to deliver the strategic priorities of the area, 'except insofar as these needs can be met more appropriately through other mechanisms, such as brownfield registers or local policies'.
- The evidence underpinning strategic policies should be relevant, up-to-date, adequate and proportionate. The detailed references to topic-based evidence (former paragraphs 158-177) have largely been omitted.
- Sound plans will provide a strategy that 'will, as a minimum, meet as much as possible of the area's objectively assessed needs', and will deliver 'an' appropriate strategy, rather than 'the most appropriate'.

Decision-Making (paras. 39-59)

- Local planning authorities should publish lists of information requirements relating to applications for planning permission (previously 'applications'): this excludes listed building consent applications and applications for permission in principle. Information requirements are to be kept to the minimum (and are no longer described as being proportionate), and should be reviewed at least every two years.
- Decisions are to be made as quickly as possible.
- Planning conditions should be kept to a minimum, and pre-commencement conditions should be avoided 'unless there is a clear justification'.
- Where proposals for development accord with all the relevant policies in an up-to-date development plan, viability assessments are not required. Where viability assessments are needed, they should reflect the recommended approach in national planning guidance, including standardised inputs, and be made publicly available.

Delivering a Sufficient Supply of Homes (paras. 60-81)

- The section has been retitled 'delivering a sufficient supply of homes' (it was previously 'delivering a wide choice of high quality homes').
- It is recognised as important that land with permission is developed without unnecessary delay. Local planning authorities can consider imposing a planning condition expediting commencement and assess why earlier grants of planning permission for major development on the same site did not start.
- Strategic plans are to be informed by a standard local housing need assessment (the detail of this assessment is not yet available).
- The provisions in respect of affordable housing are significantly amended.
- Housing figures (or indicative figures) are to be provided for neighbourhood areas.
- The use of small sites for housing is promoted, and targets set.

- Reference to the protection of residential gardens is retained.
- Sites are to be allocated adjacent to existing settlements for entry level exception sites (but should not compromise the protection given to areas or assets of particular importance).
- New settlements and significant extensions are encouraged (reference to garden cities is omitted); the opportunities presented by existing or planned infrastructure should be considered.
- The Housing Delivery Test is introduced.
- The policy relating to 'truly outstanding or innovative' houses in the countryside is retained.

Building a Strong, Competitive Economy (paras. 82-85)

- There is increased reference to productivity, and to having regard to local policies for economic development and regeneration (including Local Industrial Strategies).
- Reference to priority areas for environmental enhancement has been lost.
- The section on the rural economy that was previously freestanding is now included with wider economy-related policy. Reference has been added to open space as one of the local facilities to be retained and developed in rural areas. A new paragraph has been added in relation to access and rural business.

Ensuring the Vitality of Town Centres (paras. 86-91)

- The emphasis on housing in town centres has been increased.
- Reference to competitive town centre environments has been lost, but there is a more positive approach to dealing with declining town centres.
- The sequential test is retained and the emphasis on town centre and edge of centre sites increased.
- Impact assessment is no longer required for office development.

Promoting Healthy and Safe Communities (paras. 92-102)

- Green infrastructure is recognised as part of the support for healthy communities; there is greater reference to open space.
- There is new policy on estate regeneration, and on public safety and security.
- Local Green Space policy is retained but framed more positively; reference to historic significance has been retained within it.

Promoting Sustainable Transport (paras. 103-111)

- The section has been significantly reordered and rewritten.
- Planning authorities are required to realise the development opportunities from existing or proposed transport infrastructure (including realising opportunities for large scale development).
- Maximum parking standards should only be set where necessary.
- Reference has been added to the need to respond to local character in creating places that are safe, secure and attractive.

Supporting High Quality Communications (paras. 112-116)

- The changes in this section relate primarily to the delivery of high quality digital infrastructure.
- The reference to minimising the number of masts is retained.

Making Effective Use of Land (paras. 117-123)

- This new section largely reflects the proposals set out in the Housing White Paper.
- Multiple benefits from both urban and rural land are to be encouraged.
- Substantial weight is to be given to the use of brownfield land within settlements

- The development of under-utilised land is to be promoted (including space above shops, the use of empty homes and other buildings, employment and other allocations).
- Upwards extensions are supported, both the use of airspace above residential and commercial properties, and allowing upwards extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- Development that makes efficient use of land should be supported, taking into account ‘the desirability of maintaining an area’s prevailing character (including residential gardens), or of promoting regeneration and change’.
- Higher densities are promoted for housing development, and minimum density standards are to be established in policy for central and accessible areas.
- A flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.

Achieving Well-Designed Places (paras. 124-131)

- Good design is no longer described as being indivisible from planning, but there is emphasis throughout the revised section on high quality buildings and places.
- There is a requirement for a clear design vision and expectations, and reference to the use of visual tools such as design guides or codes, and standards (sometimes phrased as ‘area-wide design assessments’). Development which accords with defined design expectations should not be refused on the grounds of design.
- Reference to the historic environment is retained, as well as to good architecture and innovation. The old paragraphs 60, 61 and 65 are however lost.
- Great weight should be given to ‘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 are sensitive to the overall form and layout of their surroundings’.

Protecting Green Belt Land (paras. 132-146)

- The Green Belt purpose relating to the preservation of the setting and special character of historic towns has been retained.
- New Green Belts, and establishing the need for changes to existing Green Belts, should be addressed in strategic plans; detailed boundary amendments may then be made in local policy, including in neighbourhood plans.
- Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, all other reasonable options for meeting the identified need for development should be examined, including optimising the density of development.
- Where Green Belt land is released for development, plans should set out ways in which ‘compensatory improvements’ may be made to the environmental quality and accessibility of remaining Green Belt land.
- Burial grounds and allotments are added to the list of development which is not inappropriate in the Green Belt; cemeteries and burial grounds are also now identified as not inappropriate where they preserve the openness of the Green Belt, as well as development brought forward under a Neighbourhood Development Order.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (paras. 147-167)

- The reference to the conversion of existing buildings (from the old core principles) is inserted in this section.
- Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts. In taking a proactive approach to climate change mitigation and adaptation, plans should take into account

the long-term implications of climate change for biodiversity and landscape, and the risks of overheating from rising temperatures.

- The old text relating to actively supporting energy efficiency improvements to existing buildings is omitted; new text is added stating that local requirements for the sustainability of buildings should reflect national technical standards.
- The policy is updated to reflect the Written Ministerial Statement on wind energy.
- Reference is added to the cumulative impact of impacts in areas susceptible to flooding.
- The text on sustainable drainage systems has been updated to reflect the Written Ministerial Statement.

Conserving and Enhancing the Natural Environment (paras. 168-181)

- This section now reflects the 25 Year Environment Plan, with updated policy on networks of habitats, air quality, Heritage Coast, and planning for the enhancement of natural capital.
- Clarification is offered in respect of the development permitted in National Parks and Areas of Outstanding Natural Beauty, but the reference to these having the 'highest status of protection' has been lost. The reference to cultural heritage has been retained.
- The policy in respect of irreplaceable habitats such as ancient woodland has been altered: wholly exceptional reasons and a suitable mitigation strategy are required to justify their loss (these reasons may include infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat); the policy in respect of individual aged or veteran trees outside ancient woodland remains the same.
- The role of green infrastructure in improving air quality is recognised.
- New policy is added on the 'agent of change' principle.

Conserving and Enhancing the Historic Environment (paras. 182-198)

- This section is broadly unchanged, with some reordering (notably in relation to the old paragraphs 132 and 141), and the addition of subheadings.
- Greater reference is made to World Heritage Sites (in this section and in the Glossary).
- Reference is now made to determining 'applications' rather than 'planning applications' (old paragraph 131, new paragraph 188).
- 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, 'irrespective of the degree of potential harm to its significance'.
- Reference to Grade I and II* buildings, etc., being of 'the highest significance' has been lost, although 'highest significance' is still referred to in the new introductory paragraph, and the wider policy context remains the same.
- The old paragraph 139 on non-designated but nationally important heritage assets of archaeological interest is now a footnote.
- Reference to securing the 'optimum viable use' of designated heritage assets has been lost (but is retained in paragraph 81 in relation to heritage assets and the development of isolated homes in the countryside).
- In the Glossary:
 - The definition of archaeological interest has been shortened
 - The Article 4 Direction entry has been omitted
 - The definition of the historic environment has been deleted
 - The Historic Environment Record entry refers to resources rather than services, and includes text from the old paragraph 169

- World Heritage Site text has been added to the entry for ‘significance’, and an entry added for Outstanding Universal Value
- The entry for minerals of local and national importance has been deleted, including its references to heritage assets and local distinctiveness.
- References to heritage in the rest of the NPPF have been reduced. In addition to those mentioned above and below, losses include references in the old paragraphs 9 (positive improvements in the built, natural and historic environment), 157 (identifying land where development would be inappropriate because of its historic significance), 169 (local plan evidence), and 170 (landscape character assessment).

Facilitating the Sustainable Use of Minerals (paras. 199-206)

- This section has been shortened. Most references to the historic environment are retained, but the reference to the historic environment in relation to the aftercare of mineral sites has been lost.
- Minerals planning authorities are to recognise the benefits of on-shore oil and gas development, including unconventional hydrocarbons.

Annex 1: Implementation (paras. 207-213)

- For the purpose of examining plans, the old NPPF will apply to plans submitted in the six months before the publication of the new NPPF.
- The Housing Delivery Test will take effect from November 2018.
- ‘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

- There have been a number of amendments to the Glossary, including additions (e.g. Housing Delivery Test and permission in principle), deletions (e.g. ecosystem services and economic development), and wording changes (e.g. deliverable and older people).
- The definition of previously developed land now refers to ‘residential gardens’ instead of ‘private residential gardens’
- See also the heritage-specific entries referred to above.

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Historic England
12 March 2018*