



12 May 2011

CLA and the NPPF

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Head of Planning

CLA



Role of CLA

- 35,000 members
- 250 different rural land-based and non-land based businesses
- My role
 - Advice and guidance
 - Lobbying



Land is multifunctional

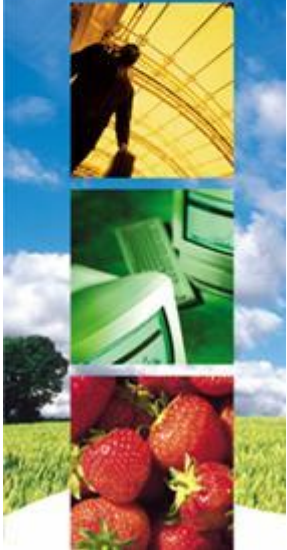
- Land is a unique and versatile asset
 - Provides food and agricultural raw materials
 - Forestry and woodlands products
 - Contributes to energy production
 - Feeds water into aquifers
 - Helps to manage flood risk
 - Supports biodiversity
 - Provides natural and semi-natural landscapes
 - Supports recreation and leisure and communities
 - Provides space for waste disposal
 - Minerals
 - Living and working environments
 - housing and commercial development, transport, cultural
 - Wealth



Status of NPPF

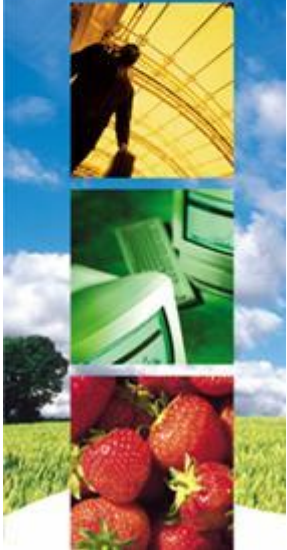
Government indicates:

- Status of 'policy'
- Review by Parliament



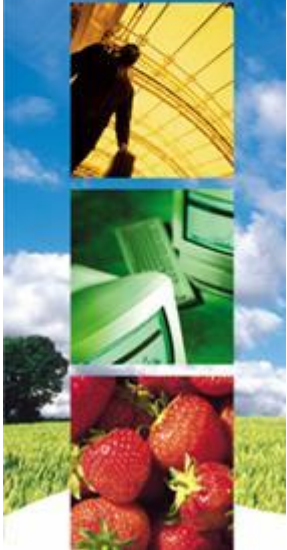
General approach

- Thousands of pages of policy and guidance
- Policy in, good practice guidance out
- Plan-led approach to planning vs opportunity led nature of development
- Linkages to National Infrastructure Plan and National Policy Statements



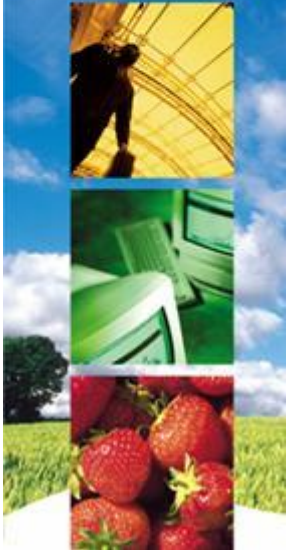
Need for supporting guidance

- Localism Bill provides for guidance
- Communities will need access to “toolkit of policies
- Avoid need to “re-invent the wheel”
- Best practice advice



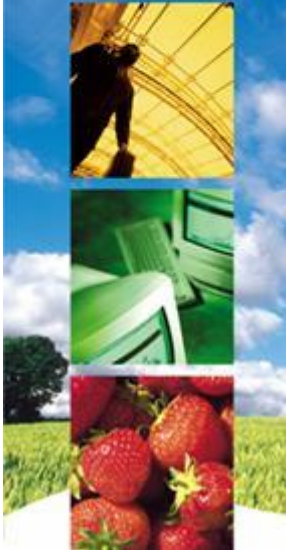
Elements of framework

- Purpose of NPPF
 - Role and purpose
 - Describe role and purpose of planning
 - Describe structure of the planning system
 - Overarching principles
 - Presumption in favour of sustainable development
 - Planning priorities



NPPF Key principles

- Role and purpose of plan-led system
- Up-to-date development plans
- ‘Bottom-up’ approach
- Local plans to be evidence based and market responsive
- Consultation
- Flexible and less restrictive approach
- Economic viability and deliverability especially for rural economic development



Presumption in favour of sustainable development

- PPS1
- Statutory weight – investor certainty
- CLA suggestion for definition of sustainable development:

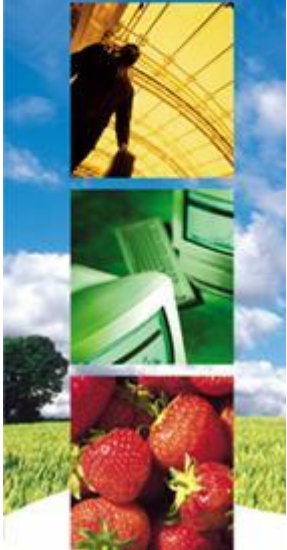
“Development in which the economic advantages are not outweighed by other identified material considerations”



How should the presumption operate in different scenarios (1)

Development proposals in conformity with 'local plan'

- NPPF in place with def of sustainable development
- 'local plan' consistent with NPPF and
- Is up-to-date and
- Planning application is consistent with 'local plan' and
- Applicant has carried out necessary surveys and public consultation (CIL, planning obligation)
- Application fast tracked with "Yes" decision



How should the presumption operate in different scenarios (2)

Development proposals compatible with NPPF but no 'local plan' or plan is out-of-date

- LPA required to grant permission
- Powerful incentive to keep 'local plans' up-to-date
- Clarity required on 'out-of-date'



How should the presumption operate in different scenarios (2)

Development proposals compatible with NPPF definition of sustainable development but incompatible with 'local plan'

- Application not in line with relatively up-to-date 'local plan' but
- Meets NPPF def of sustainable development
- LPA to allow development to proceed if no materially significant factors that could give rise to demonstrable harm



Key policy priorities for rural areas

- Promoting a balanced approach to decisions about sustainable development
- Stimulating broader economic growth, job creation and enhancing competitiveness in all rural areas
- Maintenance and enhancement of sustainable communities
- Addressing local housing needs
- Carbon reduction and promoting sustainable practices
- Preventing urban sprawl
- Conservation and enhancement of historic environment
- Conservation, maintenance and enhancement of landscapes, habitats and natural resources



Where are we now?

- Budget - “Plan for Growth”
- Ministerial Statement on Economic Growth
- Use Classes Order consultation
- Draft NPPF for consultation – July 2011
- Rural Planning tool kit?

