



Horsham District Local Plan Examination

Response to Action Point 1 and Action Point 17 Appendix 1

Matter 1 Issue 1: Whether the Council has complied with the duty to co-operate in the preparation of the Plan?

Matter 1 Issue 2: Whether the Council has complied with other relevant procedural and legal requirements?

Matter 2 Issue 1: Is the context and Plan period clear and would the strategic policies of the Plan look ahead over a minimum of 15 years from adoption?

Matter 2 Issue 2: Whether the Spatial Vision and Objectives are justified, effective, consistent with national policy and positively prepared?

Matter 2 Issue 3: Whether the Spatial Strategy and overarching policies for growth and change are justified, effective, consistent with national policy and positively prepared?

HDC41a

January 2025

Appendix 1

Horsham District Local Plan 2023-2040 Regulation 19 January 2024 (HDLP) and consistency with National Planning Policy Framework (NPPF): September 2023 and December 2024 versions

Annex 1 provides the paragraph number changes from the September 2023 NPPF to the December 2024 NPPF.

Annex 2 provides the changes between the September 2023 NPPF and the December 2024 version.

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
Policy 1	Strategic Policy: Sustainable Development	Fully Consistent – This applies the presumption in favour of sustainable development. The policy is based on the model policy originally produced by the Planning Inspectorate in April 2012 when the presumption was first introduced in the initial NPPF (March 2012) and the Government required its inclusion in a Local Plan. The respective wording within the NPPF has slightly altered since	1, 2, 7-14	Fully Consistent Please note the changes to paragraphs 1, 7, 11 and 14 as shown in Annex 2.	1, 2, 7-14

¹ Green: complies; Amber: some minor compliance issues; Red: would not comply without amendment

² Green: complies; Amber: some minor compliance issues; Red: would not comply without amendment

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
		2012, notwithstanding this, Policy 1 is consistent with the NPPF.			
Policy 2	Strategic Policy: Development Hierarchy	Fully Consistent – The NPPF makes clear the planning system is genuinely plan-led. Plans should provide a positive vision for the future of each area and contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. Policies should promote an effective use of land while safeguarding and improving the environment. They should provide a clear strategy for accommodating objectively assessed needs over the plan period in a way that makes as much use as possible of previously-developed land or	11, 15, 20, 23, 69c, 79, 80, 105, 119, 120, 124, 130, 174, 185	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 73, 125, 187 as shown in Annex 2.	11, 15, 20, 23, 73d, 83, 84, 110, 124, 125, 129, 135, 187, 198

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
		<p>brownfield land, with substantial weight given to brownfield land within settlements, in line with the presumption in favour of sustainable development. Planning should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services. It should also ensure development will function well and is sympathetic to local character and history, and establish and maintain a strong sense of place and do not undermine the quality of life or community cohesion and resilience.</p>			

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Policy 3	Strategic Policy: Settlement Expansion	Fully Consistent – Same as for Policy 2	Same as for Policy 2 and: 13, 18, 21, 29, 30, 70, 84, 85, 93, 101, 176, 177, 187	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 73, 116, 125, 138, 187, 189 and 190 summarised in Annex 1.	Same as for Policy 2 and: 13, 18, 21, 30, 31, 74, 88, 89, 98, 106, 189, 190, 200
Policy 4	Strategic Policy: Horsham Town	Fully Consistent - Same as for Policy 2	Same as for Policy 2 and: 8, 86, 93, 104, 105, 108, 152, 155, 179, 180	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 73, 109, 116, 125, 138, 161, 187, as shown in Annex 2.	Same as for Policy 2 and: 8, 90, 98, 109, 110, 113, 161, 165, 192, 193
Policy 5	Strategic Policy: Broadbridge Heath Quadrant	Fully Consistent Same as for Policy 2	Same as for Policy 2 and: 8, 86, 90, 91, 93, 104, 105, 108, 152, 155	Fully Consistent Please note the changes to paragraphs 109 and 161 as shown in Annex 2.	Same as for Policy 2 and: 8, 90, 94, 95, 98, 109, 110, 113, 161, 165
Policy 6	Strategic Policy: Climate Change	Fully Consistent – the NPPF makes clear that adapting to and mitigating climate change, including moving to a low carbon economy, forms part of sustainable development.	8, 11, 20, 98, 131, 152-155, 169	Fully Consistent Please note the changes to paragraphs 11, 20, 161, 162, new 163 , 164 and 182 as shown in Annex 2.	8, 11, 20, 103, 136, 161-165, 182

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Policy 7	Strategic Policy: Appropriate Energy Use	Fully Consistent – the NPPF makes clear that moving to a low carbon economy forms part of sustainable development. It states that plans should provide a positive strategy for increasing the use and supply of renewable and low carbon energy and heat.	8, 20, 152, 155-158	Fully Consistent Please note the changes to paragraphs 20 and 161, 167, 168 and 169 as shown in Annex 2. <i>(NB: The former para 156 has been deleted)</i>	8, 20, 161, 165-169
Policy 8	Strategic Policy: Sustainable Design and Construction	Fully Consistent – the NPPF makes clear that plans should be prepared with the objective of contributing to the achievement of sustainable development in a way that is aspirational but deliverable. It states that new development should be planned in ways that can help to reduce greenhouse gas emissions, with local requirements reflecting the	7-11, 16, 20, 35, 84, 114, 115, 126, 127, 130, 152, 154, 157, 189, 190, 209, 210	Fully Consistent Please note the changes to paragraphs 7, 11, 20, 161 and 164 as shown in Annex 2.	7-11, 16, 20, 36, 88, 119, 120, 131, 132, 135, 161, 164, 166, 202, 203, 222, 223

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		Government's policy for national technical standards.			
Policy 9	Strategic Policy: Water Neutrality	Fully Consistent – the primary reason for this policy is to comply with Natural England's Position Statement (14 Sept 2021) for the Water Resource Zone within which the District lies. This was issued because of the potential impact of water extraction, needed to meet the needs of additional development, on the Arun Valley nationally and internationally designated 'habitats sites' for nature conservation. The NPPF makes clear development is to be restricted if it is likely to have an adverse effect on a SSSI. The presumption in favour of sustainable development is to be applied differently to such	11, 20, 34, 153, 174, 179-182	Fully Consistent Please note the changes to paragraphs 11, 20, 162 and 187 as shown in Annex 2.	11, 20, 35, 162, 187, 192-195

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		sites and 'habitats sites', such that the overall scale of development may need to be restricted: such sites include SACs, SPAs and Ramsar Sites (such as the Arun Valley Sites). The Written Ministerial Statement made on 19 December 2023 titled 'The Next Stage in Our Long Term Plan for Housing Update' acknowledged in penultimate paragraphs that Local Planning Authorities may have to work with the Environment Agency and delivery partners to agree standards tighter than the 110 litres per day set out in guidance.			
Policy 10	Strategic Policy: Flooding	Fully Consistent – the NPPF makes clear planning should take full account of flood risk and help minimise vulnerability	11 (footnote 7), 152-154, 159-169, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 173 – 177 and 182 as shown in Annex 2.	11 (footnote 7), 161-164, 170-182, Annex 3

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		and improve resilience. Inappropriate development in areas at risk of flooding is to be avoided by directing development away from areas at highest risk (existing and future). Strategic policies are to be informed by strategic flood risk assessment, a sequential risk-based approach and if necessary apply an exception test, and take account of advice from the Environment Agency and other flood risk management authorities.			
Policy 11	Strategic Policy: Environmental Protection	Fully Consistent – the NPPF makes clear planning should contribute to and enhance the natural and local environment. It should ensure a site is suitable for its proposed use taking into account factors such as ground conditions (including	7-12, 105, 119, 120, 174, 176, 183-188	Fully Consistent Please note the changes to paragraphs 7, 11 and 125, 187 and 189 as shown in Annex 2.	7-12, 110, 124, 125, 187, 189, 196-201

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		contamination and stability) and pollution (including noise, light, air quality). Planning should also take into account the potential sensitivity of the site or the wider area to impacts that could arise from development.			
Policy 12	Strategic Policy: Air Quality	Fully Consistent – same as for Policy 11	104, 105, 174, 186-188	Fully Consistent Please note the changes to paragraphs 109 and 187 as shown in Annex 2.	109, 110, 187, 199-201
Policy 13	Strategic Policy: The Natural Environment and Landscape Character	Fully Consistent – the NPPF makes clear planning should contribute to and enhance the natural and local environment. It should protect and enhance valued landscapes, sites of biodiversity or geological value, soils, and recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital	20, 130, 133, 134, 153-155, 167, 169, 174-177, 179, 185	Fully Consistent Please note the changes to paragraphs 20, 138, 162, 163, 164, 182, 187, 189, 190 as shown in Annex 2.	20, 135, 138, 139, 162-165, 181, 182, 187-190, 192, 198

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		and ecosystem services. It should also minimise impacts on and provide net gains for biodiversity.			
Policy 14	Strategic Policy: Countryside Protection	Fully Consistent – The NPPF makes clear the planning system is genuinely plan-led. Policies should promote an effective use of land while safeguarding and improving the environment. Planning should recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services. It should also ensure development will function well and is sympathetic to local character and history, establish and maintain a strong sense of place and not undermine the quality of life or community cohesion and resilience.	11, 15, 16, 20, 79, 80, 84, 85, 89, 105, 111, 119, 120, 130, 153-157, 174, 185, 186, 209-212	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 116, 125, 162, 163, 164, 187 and 224 as shown in Annex 2. <i>(NB: the former para 156 has been deleted)</i>	11, 15, 16, 20, 83, 84, 88, 89, 93, 110, 116, 124, 125, 135, 162-166, 187, 198, 199, 222-225

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Policy 15	Strategic Policy: Settlement Coalescence	Fully Consistent – the NPPF makes clear planning policies should contribute to and enhance the natural and local environment and should recognise the intrinsic character and beauty of the countryside. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure. Planning policies should ensure development is sympathetic to local character and history, and establishes or maintains a strong sense of place. Development should be appropriate to its location taking into account the	11, 20, 79, 119, 120, 130, 174, 185	Fully Consistent Please note the changes to paragraphs 11, 20, 125 and 187 as shown in Annex 2.	11, 20, 83, 124, 125, 135, 187, 198

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		potential sensitivity of a site or wider area to impacts that could arise from development.			
Policy 16	Strategic Policy: Protected Landscapes	Fully Consistent – the NPPF makes clear planning policies should contribute to and enhance the natural and local environment and should protect and enhance valued landscapes. Great weight is to be given to conserving and enhancing landscape and scenic beauty of National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. Great weight is also to be given to the protection and enhancement of wildlife and cultural heritage in these areas. It makes clear the scale and extent of development within these areas should be	20, 130, 174, 176, 177, 185	Fully Consistent Please note the changes to paragraphs 20, 187, 189 and 190 as shown in Annex 2.	20, 135, 187, 189, 190, 198

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		limited, advising major development should be refused unless in the public interest, and development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.			
Policy 17	Strategic Policy: Green Infrastructure and Biodiversity	Fully Consistent – the NPPF makes clear plans should 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. Biodiversity is to be protected and enhanced and measurable net gains are to be pursued. Components of local wildlife-rich habitats and wider ecological networks, including	8, 11, 20, 43, 92, 100, 119, 120, 133, 153, 154, 169, 174, 175, 179-182, 186	Fully Consistent Please note the changes to paragraphs 11, 20, 96, 125, 138, 162, 164, 182 and 187 as shown in Annex 2.	8, 11, 20, 44, 96, 105, 124, 125, 138, 162, 164, 182, 187, 188, 192-195, 199

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		the hierarchy of designated sites of importance for biodiversity, should be safeguarded. Plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. Loss or deterioration of irreplaceable habitats should normally be refused and a biodiversity mitigation hierarchy should be applied.			
Policy 18	Local Green Space*	Fully Consistent – the NPPF seeks to protect Local Green Spaces designated through local and neighbourhood plans, which need to meet specified requirements. It makes clear policies for managing	11, 101-103 (72, 137-151)	Fully Consistent Please note the changes to paragraphs 11, 76, 108, 146, 148, 151, 153-159 and as shown in Annex 2.	11, 106-108 (76, 142-160)

* NB: Not a specified 'strategic policy' (para 21)

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		development within a Local Green Space should be consistent with those for Green Belts.			
Policy 19	Strategic Policy: Development Quality	Fully Consistent – the NPPF makes clear the creation of high quality, beautiful and sustainable buildings and places is fundamental to what 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. Planning should achieve healthy, inclusive and safe places which promote social interaction, are	8, 11, 20, 73, 80, 86, 92, 97-99, 104, 105, 119, 120, 123-135, 176, 177, 185, 189, 190, 197	Fully Consistent Please note the changes to paragraphs 11, 20, 77, 96, 102, 104, 109, 125, 137, 138, 140, 189, 190 as shown in Annex 2.	8, 11, 20, 77, 84, 90, 96, 102-104, 109, 110, 124, 125, 128-140, 189, 190, 198, 202, 203, 210

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		safe and accessible, and enable and support healthy lifestyles.			
Policy 20	Strategic Policy: Development Principles	Fully Consistent – Same as for Policy 19	Same as for Policy 19 and: 100, 106, 108, 110	Fully Consistent Please note the changes to paragraphs 11, 20, 77, 96, 102, 104, 109, 111, 115, 125, 137, 138, 140, 189, 190 as shown in Annex 2.	Same as for Policy 19 and: 105, 111, 113, 115
Policy 21	Heritage Assets and Managing Change within the Historic Environment*	Fully Consistent – the NPPF makes clear heritage 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 generations.	8, 9, 11, 80, 126, 176, 189-208	Fully Consistent Please note the changes to paragraph 11, 189 as shown in Annex 2.	8, 9, 11, 84, 131, 189, 202-221
Policy 22	Shop Fronts and Advertisements*	Fully Consistent – Same as for 21.	Same as for Policy 20 and: 136	Fully Consistent Please note the changes to paragraphs 11, 20, 77, 96, 102,	Same as for Policy 20 and: 141

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		In addition to this the NPPF makes clear the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It notes that the quality and character of places can suffer when advertisements are poorly sited and designed.		104, 109, 111, 115, 125, 137, 138, 140, 189, 190 as shown in Annex 2.	
Policy 23	Strategic Policy: Infrastructure Provision	Fully Consistent – the NPPF makes clear that all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area and aligns growth with infrastructure. Strategic policies should make sufficient provision for infrastructure.	8, 11, 20, 22, 34, 73, 82, 92, 96, 104-106, 114-116, 124, 152-154, 161, 175, 186, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 20, 77, 86, 96, 109, 111 and 161-164 as shown in Annex 2.	8, 11, 20, 22, 35, 77, 86, 96, 101, 109-111, 119-121, 129, 161-164, 172, 188, 199, Annex 3

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Policy 24	Strategic Policy: Sustainable Transport	Fully Consistent – the NPPF makes clear that transport issues should be considered from the earliest stages and that the planning system should actively manage patterns of growth in support of sustainable transport objectives specified in the framework.	97, 104-114, 134	Fully Consistent Please note the changes to paragraphs 102, 109, 111, 115, 116 and 118 as shown in Annex 2.	102, 109-119, 139
Policy 25	Parking*	Fully Consistent – the NPPF makes clear transport issues should be considered from the earliest stages helping to ensure that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. It expects local authorities to seek to improve the quality of parking in town centres so that it is convenient, safe and	97, 104, 106-108, 112, 152	Fully Consistent Please note the changes to paragraphs 102, 109, 111 and 161 as shown in Annex 2.	102, 109, 111-113, 117, 161

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		<p>secure, alongside measures to promote accessibility for pedestrians and cyclists. In addition to this it makes clear planning should support the transition to a low carbon future.</p> <p>The Local Plan requires that published guidance on parking levels and provision is followed: at present, the WSCC standards provide such guidance which take account of relevant criteria in NPPF (accessibility, type of development, public transport and car ownership). The Plan also requires provision for electric charging and other ultra-low emission vehicles.</p>			
Policy 26	Gatwick Airport Safeguarding*	Fully Consistent – the NPPF makes clear planning policies should recognise the importance of maintaining a	97, 106, 116, 117, 120	Fully Consistent Please note the changes to paragraphs 102, 111 and 125 as shown in Annex 2.	102, 111, 121, 122, 125

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		national network of general aviation airfields, and their need to adapt and change over time, taking into account their economic value and the Government's General Aviation Strategy.			
Policy 27	Strategic Policy: Inclusive Communities, Health and Wellbeing	Fully Consistent – the NPPF makes clear planning should aim to achieve healthy, inclusive and safe places. It should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesions and resilience.	4, 8, 20, 62, 78-80, 84, 85, 92, 93, 97, 102, 112, 130, 187	Fully Consistent Please note the changes to paragraphs 20, 63, 82 and 96 and 102 as shown in Annex 2.	4, 8, 20, 63, 82-84, 88, 89, 96, and new 97, 98, 102, 107, 117, 135, 200

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Policy 28	Community Facilities, Leisure and Recreation*	Fully Consistent – the NPPF makes clear planning should achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	8, 20, 84, 85, 92-103, 112, 123, 130, 185-187	Fully Consistent Please note the changes to paragraphs 20, 96, 97, 100, 101, 102, 104 and 108 as shown in Annex 2.	8, 20, 88, 89, 96-108, 117, 128, 135, 198-200
Policy 29	Strategic Policy: New Employment	Fully Consistent – the NPPF makes clear planning 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. Planning policies should set out a clear economic vision and strategy which positively and proactively	7, 8, 11, 15, 16, 20, 32, 73, 81-86, 89, 93, 105, 106, 114, Annex 3	Fully Consistent Please note the changes to paragraphs 7, 11, 15, 20, 77, 85, 86, 87, 88 and 111 as shown in Annex 2.	7, 8, 11, 15, 16, 20, 33, 77, 85-90, 93, 98, 110, 111, 119, Annex 3

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		encourages sustainable economic growth.			
Policy 30	Strategic Policy: Enhancing Existing Employment	Fully Consistent – Same as for Policy 29	7, 8, 11, 15, 20, 32, 81-85, 93, 106, 123	Fully Consistent Please note the changes to paragraphs 7, 11, 15, 20, 85, 86, 87 and 111 as shown in Annex 2.	7, 8, 11, 15, 20, 33, 85-89, 98, 111, 128
Policy 31	Rural Economic Development*	Fully Consistent – the NPPF makes clear planning should support a prosperous rural economy which may include growth and expansion through the conversion of existing buildings and well-designed new buildings, diversification of agricultural and other land-based rural businesses, development that respects the character of the countryside, and retention and provision of accessible services and community facilities.	84, 85, 89, 105, 120, Annex 3	Fully Consistent Please note the changes to paragraph 125 as shown in Annex 2.	88, 89, 93, 110, 125, Annex 3

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Policy 32	Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses*	Fully Consistent – the NPPF makes clear in rural areas planning should be responsive to local circumstances and support housing developments that reflect local needs. Housing in rural areas should normally be located where it will enhance or maintain the vitality of rural communities and isolated homes in the countryside should be avoided.	78-80, 105, 120, Annex 3	Fully Consistent Please note the changes to paragraphs 82 and 125 as shown in Annex 2.	82-84, 110, 125, Annex 3
Policy 33	Equestrian Development*	Fully Consistent – Same as for Policy 31	Same as for Policy 31	Fully Consistent Please note the changes to paragraph 125 as shown in Annex 2.	Same as for Policy 31
Policy 34	Strategic Policy: Tourism Facilities and Visitor Accommodation	Fully Consistent – the NPPF makes clear strategic policies should make sufficient provision for leisure and other commercial development and	20, 84-93, 105, 106, 120, Annex 3	Fully Consistent Please note the changes to paragraphs 20, 96, 97, 111 and 125 as shown in Annex 2.	20, 88-98, 110, 111, 125, Annex 3

* NB: Not a specified 'strategic policy' (para 21)

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		community facilities, as well as infrastructure alongside the conservation and enhancement of the natural, built and historic environment.			
Policy 35	Strategic Policy: Town Centre Hierarchy and Sequential Approach	Fully Consistent – the NPPF makes clear planning should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption. Planning policies should define a network and hierarchy of town centres and promote their long-terms vitality and viability. Planning authorities should require an impact assessment for out of centre retail and leisure development which is over a proportionate, locally set floorspace.	22 (footnote 15), 86-91, 123	Fully Consistent	22 (footnote 14), 90-95, 128

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Policy 36	Strategic Policy: Town Centre Uses	Fully Consistent – the NPPF makes clear planning 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 define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.	Same as for Policy 35	Fully Consistent	Same as for Policy 35
Policy 37	Strategic Policy: Housing Provision	Partially Consistent / Some Compliance Issues due to the unique and unprecedented implications of Natural England’s Water Neutrality Position Statement on the District. The NPPF expects planning to support the Government’s objective of significantly	8, 11, 15, 20, 22, 24-27, 35, 60, 61, 66-71, 73-76, 124, Annex 3	Partially Consistent / Some Compliance Issues Please note the changes to paragraphs 11, 15, 20, 24, 25, new 27 , 28, 61, 62, 69, 72, 73, 76, 77, 78, 79 as shown in Annex 2. <i>(NB: the former para 75 has been deleted)</i>	8, 11, 15, 20, 22, 24-28, 36, 61, 62, 69, 70, 72-75, 74-79, new 80 , 129, Annex 3 <i>(The para number in bold are in addition to those carried forward)</i>

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		<p>boosting the supply of homes. It makes clear 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. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses except where exceptional circumstances exist (as set out in para 11 of the NPPF). To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method</p>		<p>A few points of note in respect of the amendments are as follows: The latest NPPF replaces references to ‘addressing housing needs’ with ‘meeting housing needs’. It makes clear the overall <u>aim</u> is to meet an area’s identified housing need. It is not an unqualified requirement as it acknowledges some authorities cannot meet their need which neighbouring authorities should seek to meet.</p> <p>It inserts clarity that when there is uncertainty about the future direction of relevant development plans or plans for infrastructure providers there is a need for the authority and Inspector to come to an informed decision on the basis</p>	<p><i>from the Sept 2023 NPPF)</i></p>

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		<p>unless exception circumstances justify otherwise. Unmet needs within neighbouring areas should also be taken into account. Local Plans <u>should</u> look ahead over a minimum 15 year period from adoption, but the Council notes that they are not explicitly required to. Unmet need from neighbouring areas is to be accommodated where it is practical to do so and is consistent with achieving sustainable development. 10% of the housing requirement is to be on sites no larger than 1ha unless there are strong reasons why this cannot be achieved.</p> <p>The Council notes that the Local Plan provides around 85% of the pre-Dec 2024 standard housing method, reflecting the</p>		<p>of available information rather than wait for a full set of evidence. It removes reference to entry level exception sites, suitable for first time buyers. It sets in place new buffers in respect of housing delivery. The 5% buffer on the first five year supply and the 20% buffer for when there has been significant under delivery over the previous three years are retained. However, it removes the 10% buffer which enabled authorities to demonstrate a five year supply through an annual position statement or recently adopted plan. It inserts a 20% buffer, as of 1 July 2026, for plans adopted within the last five years but where the annual average housing requirement is 80% or less of the most up to</p>	

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		<p>exceptional circumstance presented by water neutrality which is required to protect habitats sites (NPPF paragraph 11). The proposed requirement significantly boosts housing delivery in the context of current exceptional circumstances. However, the Council acknowledges that the full standard method as stipulated in the NPPF is not being met.</p>		<p>date local housing need figure calculated using the standard method. It also puts in place different actions for when delivery over the previous three years falls below 95%, 85% and 75%.</p> <p>The Council notes that the Local Plan provides around 57-58% of the current standard housing method, reflecting the exceptional circumstance presented by water neutrality which is required to protect habitats sites (NPPF paragraph 11). The proposed requirement nevertheless significantly boosts housing delivery in the context of current exceptional circumstances. However, the Council acknowledges that the full standard method as</p>	

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				stipulated in the NPPF is not being met. This however is mitigated by the NPPF's transitional arrangements whereby a 20% buffer will apply to the five year supply, and an immediate review of the Local Plan will be required.	
Policy 38	Strategic Policy: Meeting Local Housing Needs	Fully Consistent – the NPPF makes clear it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. Strategic policies should be informed by a local housing need assessment. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Including, but	8, 11, 15, 20, 60, 62, 70, 124, 130, 174	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 61, 63, new 71 , 73 and 187 as shown in Annex 2.	8, 11, 15, 20, 61, 63, 71, 73 , 74, 129, 135, 187 <i>(The para number in bold is in addition to those carried forward from the Sept 2023 NPPF)</i>

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
		not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.			
Policy 39	Affordable Housing*	Fully Consistent – the NPPF makes clear it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. Strategic policies should be informed by a local housing need assessment. The size, type and tenure of housing needed for different groups in	6, 8, 11, 15, 20, 34, 60, 62-65, 72, 78, 130, Annex 2	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 61, 63, 64, 66, new 71 and 76 as shown in Annex 2. <i>(NB: the former para 65 has in effect been deleted)</i> A few points of note in respect of the amendments are as follows:	6, 8, 11, 15, 20, 35, 61, 63-66, 71 , 76, 82, 135, Annex 2 <i>(The para number in bold is in addition to those carried forward from the Sept 2023 NPPF)</i>

* NB: Not a specified 'strategic policy' (para 21)

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
		the community should be assessed and reflected in planning policies, including, those who require affordable housing. It should be noted that on the 7 February 2020 the Government withdrew the Starter Homes exception site policy guidance and issued the Written Ministerial Statement on Affordable Homes Update, which contains policy on First Homes, and First Homes guidance on 24 May 2021 (with subsequent updates).		The former requirement to deliver a minimum of 25% of affordable housing as First Homes no longer applies although First Homes can continue to be delivered if judged to meet local need. (NB. First Homes exception site policy, as set out in the Written Ministerial Statement dated 24 May 2021, remains extant policy)	
Policy 40	Improving Housing Standards in the District*	Fully Consistent – the NPPF makes clear that the needs of groups with specific housing requirements are addressed. Strategic policies should be informed by a local housing need assessment. The size, type and tenure of housing needed	8, 11, 15, 28, 60, 62, 120, 130, 134, 154	Fully Consistent Please note the changes to paragraphs 11, 15, 61, 63, new 71 , 125 and 164 as shown in Annex 2.	8, 11, 15, 29, 61, 63, 71 , 125, 135, 139, 164 <i>(The para number in bold is in addition to those carried forward)</i>

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		for different groups in the community should be assessed and reflected in planning policies, including, older people and people with disabilities.			<i>from the Sept 2023 NPPF)</i>
Policy 41	Rural Exception Homes*	Fully Consistent – the NPPF makes clear planning should be responsive to local circumstances and support housing development that reflect local needs. Opportunities to bring forward rural exception sites, that will provide affordable housing to meet identified needs, should be supported.	8, 11, 15, 28, 60, 62, 72, 78-80, 130, 132, 174, Annex 2, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 15, 61, 63, 76, 82, 137 and 187 as shown in Annex 2.	8, 11, 15, 29, 61, 63, 73 , 76 (including footnotes 35 & 36) , 82-84, 135, 137, 187, Annex 2, Annex 3 <i>(The para number in bold is in addition to those carried forward from the Sept 2023 NPPF)</i>
Policy 42	Retirement Housing and Specialist Care*	Fully Consistent – the NPPF makes clear that the needs of groups with specific housing requirements are addressed. Strategic policies should be	8, 11, 15, 28, 60, 62, 65, 130, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 15, 61 and 63 as shown in Annex 2.	8, 11, 15, 29, 61, 63, 135, Annex 3

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		informed by a local housing need assessment. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including, older people.		<i>(NB: the former para 65 has in effect been deleted)</i>	
Policy 43	Strategic Policy: Gypsies and Travellers	<p>Fully Consistent – the NPPF makes clear that the needs of groups with specific housing requirements are addressed. Strategic policies should be informed by a local housing need assessment. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including, travellers.</p> <p>The Planning Policy for Traveller Sites (PPTS) was last updated in December 2023, and has the</p>	4, 8, 11, 15, 20, 60, 62, 73, 130, 168/footnote 56, 174, Annex 3	<p>Fully Consistent</p> <p>Please note the changes to paragraphs 11, 15, 20, 61, 63, 77, 176 and 187 as shown in Annex 2.</p> <p>The NPPF continues to defer to the Planning Policy for Traveller Sites (PPTS) last updated in December 2023.</p> <p>The Local Plan allocates sufficient Traveller pitches to meet need over the first 10 years of the Plan, however,</p>	4, 8, 11, 15, 20, 61, 63, 77, 135, 176/footnote 62, 187, Annex 3 <i>(The para number in bold is in addition to those carried forward from the Sept 2023 NPPF)</i>

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		<p>same status as NPPF. Amongst other things, the PPTS seeks to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through identification of land for sites. Specifically, local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area.</p> <p>The Local Plan allocates sufficient Traveller pitches to meet need over the first 10 years of the Plan, however, there is currently a predicted shortfall over the full plan period, partly due to the</p>		<p>there is currently a predicted shortfall over the full plan period, partly due to the changed definition of 'Traveller' to include certain individuals who have ceased to travel. For the purposes of plan-making, PPTS paragraph 10(b) states that local plans should 'identify a supply of specific, deliverable sites, or broad locations for growth, for years 6-10 and, where possible, for years 11-15.' Therefore the PPTS is complied with.</p>	

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		changed definition of 'Traveller' to include certain individuals who have ceased to travel. For the purposes of plan-making, PPTS paragraph 10(b) states that local plans should 'identify a supply of specific, deliverable sites, or broad locations for growth, for years 6-10 and, where possible, for years 11-15.' Therefore the PPTS is complied with.			
Policy 44	Rural Workers Accommodation*	Fully Consistent – the NPPF makes clear planning should avoid the development of isolated homes in the countryside unless specific circumstances apply which include when there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at	8, 11, 28, 60, 62, 80, 174	Fully Consistent Please note the changes to paragraphs 11, 61, 63 and 187 as shown in Annex 2.	8, 11, 29, 61, 63, 84, 187

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		or near their place of work in the countryside.			
Policy 45	Replacement Dwellings and House Extensions in the Countryside*	Fully Consistent – the NPPF makes clear planning should contribute to and enhance the natural environment recognising the intrinsic character and beauty of the countryside. The creation high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The NPPF resists the development of isolated homes in the countryside and seeks to ensure development is sympathetic to local character and history.	8, 11, 15, 28, 80, 119, 120, 126, 127, 130, 134, 168, 174	Fully Consistent Please note the changes to paragraphs 11, 15, 125, 176 and 187 as shown in Annex 2.	8, 11, 15, 29, 84, 124, 125, 131, 132, 135, 139, 176, 187
Policy 46	Ancillary Accommodation*	Fully Consistent – the NPPF seeks to ensure development functions well, is visually attractive, is sympathetic to	8, 11, 15, 28, 119, 126, 127, 130, 134, 168, 174	Fully Consistent Please note the changes to paragraphs 11, 15, 176 and 187 as shown in Annex 2.	8, 11, 15, 29, 124, 131, 132, 135, 139, 176, 187

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		local character and history, establish or maintain a strong sense of place, and creates places with a high standard of amenity for existing and future users. It supports development that fits in with the overall form and layout of its surroundings.			
Strategic Allocations					
Policy HA1	Strategic Policy: Strategic Site Development Principles	Fully Consistent – the NPPF makes clear development 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 and adapt to its effects. Strategic policies should set out the overall strategy and the pattern, scale and design quality of	8, 11, 15, 20, 22, 32, 60, 62, 73, 81, 92, 93, 95, 96, 98, 104-107, 110-114, 119, 120, 124-135, 152-155, 160, 167, 169, 174, 175, 179, 199-208, 209, 210, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 61, 63, new 71 , 77, 85, 96, 100, 101, 109, 111, 115, 116, 118, 125, 137, 138, 140, 161, 162, new 163 , 164, 182 and 187 as shown in Annex 2.	8, 11, 15, 20, 22, 33, 61, 63, new 71, 73, 77 , 85, 96, 98, 100, 101, 103, 109-112, 115-119, 124, 125, 129-140, 161-165, 171, 181, 182, 187, 188, 192, 212-221, 222, 223, Annex 3

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		places and make sufficient provision for housing, employment, retail, leisure and other commercial development, infrastructure, community facilities, and the conservation and enhancement of the natural, built and historic environment.			<i>(The para number in bold is in addition to those carried forward from the Sept 2023 NPPF)</i>
Policy HA2	Strategic Policy: Land West of lfield	<p>Fully Consistent – Same as for Policy HA1</p> <p>In particular, the NPPF section on promoting sustainable transport encourages local plans to consider opportunities from existing or proposed transport infrastructure, to promote walking, cycling and public transport, and states that significant development should be focused on locations which are or can be made sustainable through limiting the need to travel and</p>	8, 11, 15, 20, 22, 32, 60, 62, 63, 68, 73, 81, 82, 92, 93, 95-98, 100, 104-106, 110-113, 119, 120, 124, 126-130, 152-155, 161, 167, 174, 175, 179, 185-190, 199-208	<p>Fully Consistent</p> <p>Please note the changes to paragraphs 11, 15, 20, 61, 63, 64, 72, 77, 85, 86, 96, 100, 101, 102, 109, 111, 115, 116, 118, 125, 161, 162, new 163, 164 and 187 as shown in Annex 2.</p>	8, 11, 15, 20, 22, 33, 61, 63, 64, 72, 77, 85, 86, 96, 98, 100-103, 105, 109-111, 115-118, 124, 125, 129, 131-135, 161-165, 172, 181, 187, 188, 192, 198-203, 212-221

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		offering a genuine choice of transport modes.			
Policy HA3	Strategic Policy: Land North West of Southwater	Fully Consistent – Same as for Policy HA1 and HA2	8, 11, 15, 20, 22, 32, 60, 62, 63, 68, 73, 81, 82, 92, 93, 95-98, 100, 104-107, 110-113, 119, 120, 124, 126-130, 152-155, 174, 175, 179, 185, 189, 190, 199-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 61, 63, 64, 72, 77, 85, 86, 96, 100, 101, 102, 109, 111, 115, 116, 118, 125, 161, 162, new 163 , 164 and 187 as shown in Annex 2.	8, 11, 15, 20, 22, 33, 61, 63, 64, 72, 77, 85, 86, 96, 98, 100-103, 105, 109-112, 115-118, 124, 125, 129, 131-135, 161-165, 187, 188, 192, 198, 202, 203, 212-221
Policy HA4	Strategic Policy: Land East of Billingshurst	Fully Consistent – Same as for Policy HA1 and HA2	8, 11, 15, 20, 22, 32, 43, 60, 62, 63, 68, 73, 81, 82, 92, 93, 95, 97, 98, 100, 104-107, 110-113, 119, 120, 124, 126-130, 152-155, 174, 175,	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 61, 63, 64, 72, 77, 85, 86, 96, 100, 101, 102, 109, 111, 115, 116, 118, 125, 161, 162, new 163 , 164 and 187 as shown in Annex 2.	8, 11, 15, 20, 22, 33, 44, 61, 63, 64, 72, 77, 85, 86, 96, 98, 100-103, 105, 109-112, 115-118, 124, 125, 129, 131-135, 161-165, 187, 188,

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			179, 181, 182, 185-190, 199-208		192, 194, 195, 198-203, 212-221
Policy HA5	Strategic Policy: Ashington	Fully Consistent – Same as for Policy HA1	8, 11, 15, 20, 43, 92, 93, 104-106, 110-112, 119, 130, 175, 181, 182	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 109, 111, 115 and 116 as shown in Annex 2.	8, 11, 15, 20, 44, 96, 98, 109-111, 115-117, 124, 135, 188, 194, 195
Policy HA6	Strategic Policy: Barns Green	Fully Consistent – Same as for Policy HA1	2, 8, 11-13, 15, 18, 20, 21, 28-30, 37, 127, 180, 189, 190, 199-208	Fully Consistent Please note the changes to paragraphs 11, 15 and 20 as shown in Annex 2.	2, 8, 11-13, 15, 18, 20, 21, 29-31, 38, 132, 193, 202, 203, 212-221
Policy HA7	Strategic Policy: Broadbridge Heath	Fully Consistent - Same as for Policy HA1	8, 11, 15, 20, 40, 43, 45, 92, 93, 98, 104-106, 110-112, 120, 130, 131, 152-154, 159-167, 174, 185, 189, 190, 194-208, Annex 3	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 109, 111, 115, 116, 125, 161, 162, new 163 , 164, new 173 , 174, 175, 176, 177 and 187 as shown in Annex 2.	8, 11, 15, 20, 41, 44, 46, 96, 98, 103, 109-111, 115-117, 125, 135, 136, 161-164, 170-181, 187, 198, 202, 203, 207-221, Annex 3

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Policy HA8	Strategic Policy: Cowfold	Fully Consistent - Same as for Policy HA1	2, 8, 9, 11-13, 15, 18, 20, 21, 28-30, 37, 84, 92, 93, 97, 98, 100, 104, 105, 110-112, 119, 124, 126, 127, 130, 153, 174, 185, 186, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 102, 109, 115, 116, 162 and 187 as shown in Annex 2.	2, 8, 9, 11-13, 15, 18, 20, 21, 29-31, 38, 88, 96, 98, 102, 103, 105, 109, 110, 115-117, 124, 129, 131, 132, 135, 162, 187, 198, 199, 202, 203, 207-221
Policy HA9	Strategic Policy: Henfield	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 92, 93, 104-106, 108, 112, 126, 127, 130, 132, 153, 174, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20 and 96, 109, 111, 137, 162 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 96, 98, 109-111, 113, 117, 131, 132, 135, 137, 162, 187, 202, 203, 207-221
Policy HA10	Strategic Policy: Horsham	Fully Consistent - Same as for Policy HA1	8, 11, 15, 20, 92, 93, 98, 100, 104-107, 110-112, 119, 130, 131, 174-177, 180, 185, 187, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 109, 111, 115, 116, 187, 189 and 190 as shown in Annex 2.	8, 11, 15, 20, 96, 98, 103, 105, 109-112, 115-117, 124, 135, 136, 187-190, 193, 198, 200,

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					202, 203, 207-221
Policy HA11	Strategic Policy: Lower Beeding	Fully Consistent - Same as for Policy HA1	2, 8, 9, 11, 12, 13, 15, 18, 20, 21, 28-30, 37, 126, 127, 130, 153, 174-177, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 162, 187, 189 and 190 as shown in Annex 2.	2, 8, 9, 11, 12, 13, 15, 18, 20, 21, 29-31, 38, 131, 132, 135, 162, 187-190, 202, 203, 207-221
Policy HA12	Strategic Policy: Partridge Green	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 40, 45, 92, 93, 104-106, 112, 126, 127, 130, 131, 153, 174, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20 and 96, 109, 111, 162 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 41, 46, 96, 98, 109-111, 117, 131, 132, 135, 136, 162, 187, 202, 203, 207-221
Policy HA13	Strategic Policy: Pulborough	Fully Consistent - Same as for Policy HA1	2, 8, 11, 12, 13, 15, 18, 20, 21, 28-30, 37, 43, 84, 93, 98, 127, 130, 175-177, 181, 182, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 189 and 190 as shown in Annex 2.	2, 8, 11, 12, 13, 15, 18, 20, 21, 29-31, 38, 44, 88, 98, 103, 132, 135, 188-190, 194, 195, 202, 203, 207-221

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
Policy HA14	Strategic Policy: Rudgwick and Bucks Green	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 92, 93, 104-106, 112, 126, 127, 130, 153, 174, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 109, 111, 162 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 96, 98, 109-111, 117, 131, 132, 135, 162, 187, 202, 203, 207-221
Policy HA15	Strategic Policy: Rusper	Fully Consistent - Same as for Policy HA1	8, 11, 15, 20, 84, 93, 98, 130, 174, 185, 187, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20 and 187 as shown in Annex 2.	8, 11, 15, 20, 88, 98, 103, 135, 187, 198, 200, 202, 203, 207-221
Policy HA16	Strategic Policy: Small Dole	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 84, 93, 98, 110-112, 126, 127, 130, 153, 167, 169, 174	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 115, 116, 162, 182 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 88, 98, 103, 115-117, 131, 132, 135, 162, 181, 182, 187
Policy HA17	Strategic Policy: Steyning	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 92, 93, 104-106, 108, 110-112, 119, 126, 127, 130, 153, 174-177	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 109, 111, 115, 116, 162, 187, 176 and 177 as shown in Annex 2.	8, 9, 11, 15, 20, 96, 98, 109-111, 113, 115-117, 124, 131, 132, 135, 162, 187-190

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
Policy HA18	Strategic Policy: Storrington & Sullington	Fully Consistent - Same as for Policy HA1	8, 11, 15, 20, 43, 79, 105, 110-112, 119, 120, 124, 130, 153, 174-177, 181, 182, 185, 186, 189, 190, 194-208	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 115, 116, 125, 162, 187, 189 and 190 as shown in Annex 2.	8, 11, 15, 20, 44, 83, 110, 115-117, 124, 125, 129, 135, 162, 187-190, 194, 195, 198, 199, 202, 203, 207-221
Policy HA19	Strategic Policy: Thakeham (The Street and High Bar Lane)	Fully Consistent - Same as for Policy HA1	8, 11, 15, 20, 100, 130, 131, 174, 185, 187	Fully Consistent Please note the changes to paragraphs 11, 15, 20 and 187 as shown in Annex 2.	8, 11, 15, 20, 105, 135, 136, 187, 198, 200
Policy HA20	Strategic Policy: Warnham	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 92, 93, 97, 104-106, 110-112, 119, 126, 127, 130, 153, 174	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 96, 103, 109, 111, 115, 116, 162 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 96, 98, 102, 109-111, 115-117, 124, 131, 132, 135, 162, 187
Policy HA21	Strategic Policy: West Chiltington and West Chiltington Common	Fully Consistent - Same as for Policy HA1	8, 9, 11, 15, 20, 100, 112, 124, 126, 127, 130, 131, 153, 174,	Fully Consistent Please note the changes to paragraphs 11, 15, 20, 162 and 187 as shown in Annex 2.	8, 9, 11, 15, 20, 105, 117, 129, 131, 132, 135, 136, 162, 187,

HDPF Policy	Policy Title	Consistency with the NPPF Sept 2023 (Coloured Coded ¹)	NPPF Sept 2023 Paragraph Reference	Consistency with the NPPF Dec 2024 (Coloured Coded ²) <i>(NB: below applies the amended para numbers after para 26 as shown in the right-hand column and listed in full in Annex 2)</i>	NPPF Dec 2024 Paragraph Reference
			189, 190, 194-208		202, 203, 207-221

NPPF Paragraphs – Sept 2023 converted to Dec 2024 & Paragraphs Amended

(NB. the numbers are the same up to para 26 when a new para 27 is introduced).

1 (amended)	39 now 40	60 now 61 (amended)	<i>(new para 80 in 2024)</i>	96 now 101 (amended)	117 now 122
7 (amended)	40 now 41	61 now 62 (amended)	77 now 81	97 now 102 (amended)	118 now 123
11 (amended)	41 now 42	62 now 63 (amended)	78 now 82 (amended)	98 now 103	119 now 124
14 (amended)	42 now 43	63 now 64 (amended)	79 now 83	99 now 104 (tweaked)	120 now 125 (amended)
15 (amended)	43 now 44	64 now 65	80 now 84	100 now 105	121 now 126
20 (tweaked)	44 now 45	65 deleted	81 now 85 (deleted footnote)	101 now 106	122 now 127
24 (amended)	45 now 46	<i>(new para 66 in 2024)</i>	82 now 86 (amended)	102 now 107	123 now 128
25 (amended)	46 now 47	<i>(new para 67 in 2024)</i>	83 now 87 (amended)	103 now 108 (tweaked)	124 now 129
<i>(new para 27 in 2024)</i>	47 now 48	<i>(new para 68 in 2024)</i>	84 now 88	104 now 109 (amended)	125 now 130
27 now 28 (amended)	48 now 49 (amended footnote)	66 now 69 (amended)	85 now 89	105 now 110	126 now 131
28 now 29	49 now 50	67 now 70	86 now 90	106 now 111 (tweaked)	127 now 132
29 now 30	50 now 51	<i>(new para 71 in 2024)</i>	87 now 91	107 now 112	128 now 133
30 now 31	51 now 52	68 now 72 (amended)	88 now 92	108 now 113	129 now 134
31 now 32	52 now 53	69 now 73 (amended)	89 now 93	109 now 114	130 now 135
32 now 33	53 now 54	70 now 74	90 now 94	110 now 115 (amended)	131 now 136
33 now 34	54 now 55	71 now 75	91 now 95	111 now 116 (amended)	132 now 137 (amended)
34 now 35	55 now 56	72 now 76 (amended)	92 now 96 (amended)	112 now 117	133 now 138 (amended)
35 now 36	56 now 57	73 now 77 (tweaked)	<i>(new para 97 in 2024)</i>	113 now 118 (amended)	134 now 139
36 now 37	57 now 58	74 now 78 (amended)	93 now 98	114 now 119	135 now 140 (amended)
37 now 38	58 now 59 (amended)	75 deleted	94 now 99	115 now 120	136 now 141
38 now 39	59 now 60	76 now 79 (amended)	95 now 100 (tweaked)	116 now 121	137 now 142

138 now 143	151 now 160	165 now 179	182 now 195	199 now 212	216 now 229
139 now 144	152 now 161 (amended)	166 now 180	183 now 196	200 now 213	217 now 230
140 now 145	153 now 162 (amended)	167 now 181	184 now 197	201 now 214	ANNEX 1:
<i>(new para 146 in 2024)</i>	<i>(new para 163 in 2024)</i>	<i>168 now 176 (amended)</i>	185 now 198	202 now 215	218 now 231
141 now 147	154 now 164 (amended)	169 now 182 (amended)	186 now 199	203 now 216	219 now 232 (amended)
142 now 148 (amended)	155 now 165	170 now 183	187 now 200	204 now 217	220 deleted
143 now 149	156 deleted	171 now 184	188 now 201	205 now 218	<i>(new para 233 in 2024)</i>
144 now 150	157 now 166	172 now 185	189 now 202	206 now 219	<i>(new para 234 in 2024)</i>
145 now 151 (amended)	<i>(new para 167 in 2024)</i>	173 now 186	190 now 203	207 now 220	<i>(new para 235 in 2024)</i>
146 now 152	158 now 168 & 169 (amended)	174 now 187 (amended)	191 now 204	208 now 221	<i>(new para 236 in 2024)</i>
147 & 148 now 153 (amended)	159 now 170	175 now 188	192 now 205	209 now 222	<i>(new para 237 in 2024)</i>
149 & 150 now 154 (amended)	160 now 171	176 now 189 (tweaked)	193 now 206	210 now 223	<i>(new para 238 in 2024)</i>
<i>(new para 155 in 2024)</i>	161 now 172	177 now 190 (tweaked)	194 now 207	211 now 224 (tweaked)	<i>(new para 239 in 2024)</i>
<i>(new para 156 in 2024)</i>	<i>(new para 173 in 2024)</i>	178 now 191	195 now 208	212 now 225	221 now 240 (tweaked)
<i>(new para 157 in 2024)</i>	162 now 174 & 175 (amended)	179 now 192	196 now 209	213 now 226	222 deleted
<i>(new para 158 in 2024)</i>	163 now 177 (amended)	180 now 193	197 now 210	214 now 227	223 deleted (informed para 80)
<i>(new para 159 in 2024)</i>	164 now 178	181 now 194	198 now 211	215 now 228	<i>(new para 241 in 2024)</i>

<i>(new para 242 in 2024)</i>	Designated rural areas (tweaked)	Local Plan (amended)	Sustainable Drainage System - inserted		
224 now 243	Early years - inserted	Mansard roof - inserted	Transport assessment (amended)		
ANNEX 2 GLOSSARY:	Entry-level exception site - deleted	National Landscapes - inserted	Travel plan (amended)		
Affordable Housing (amended)	Grey belt - inserted	Post-16 - inserted	Vision-led approach - inserted		
Annual position statement - deleted	Housing delivery test (tweaked)	Previously developed land (amended)	ANNEX 3 – no change		
Community-led development - inserted	Local housing need (amended)	Reasonable future scenarios - inserted			

NPPF Dec 2024 amendments since Sept 2023 version:

NPPF (Sept 2023)	NEW NPPF (Dec 2024)
<p>Paragraph 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 for housing and other development can be produced.</p>	<p>Paragraph 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 can in a sustainable manner. Preparing and maintaining up-to-date plans should be produced seen as a priority in meeting this objective.</p>
<p>Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. 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.</p>	<p>Paragraph 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.</p>
<p>Paragraph 11, criterion d): 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 importance provides a clear reason for refusing the development proposed⁷; 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.</p>	<p>Paragraph 11, criterion d): 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 clear 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</p>

<p>Footnote 7:</p> <p>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 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, 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 68); and areas at risk of flooding or coastal change.</p>	<p>use of land, securing well-designed places and providing affordable homes, individually or in combination⁹ .</p> <p>Footnote 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 181 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, 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 68 75); and areas at risk of flooding or coastal change.</p> <p>Footnote 8 adds at the end: See also paragraph 227.</p> <p>NEW Footnote 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.</p>
<p>Paragraph 14:</p> <p>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 all of the following apply⁹:</p> <ul style="list-style-type: none"> a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made; b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement; c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply 	<p>Paragraph 14:</p> <p>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 all of the following apply⁹:</p> <ul style="list-style-type: none"> a) the neighbourhood plan became part of the development plan two 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). c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and

<p>requirement, including the appropriate buffer as set out in paragraph 74); and</p> <p>d) the local planning authority's housing delivery was at least 45% of that required¹⁰ over the previous three years.</p>	<p>d) the local planning authority's housing delivery was at least 45% of that required¹⁰ over the previous three years.</p> <p>NB: Footnotes 9 and 10 deleted.</p>
<p>Paragraph 15:</p> <p>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 addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings .</p>	<p>Paragraph 15:</p> <p>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.</p>
<p>Paragraph 20:</p> <p>Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision¹³ for:</p> <p>a) housing (including affordable housing), employment, retail, leisure and other commercial development;</p> <p>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);</p> <p>c) community facilities (such as health, education and cultural infrastructure); and</p> <p>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.</p>	<p>Paragraph 20:</p> <p>Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision¹³ for:</p> <p>a) housing homes (including affordable housing), employment, retail, leisure and other commercial development;</p> <p>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);</p> <p>c) community facilities (such as health, education and cultural infrastructure); and</p> <p>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.</p>
<p>Paragraph 24:</p> <p>Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.</p>	<p>Paragraph 24:</p> <p>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) are continue to</p>

	<p>be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.</p>
<p>Paragraph 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 Enterprise Partnerships, 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)</p>	<p>Paragraph 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 Enterprise Partnerships, 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)</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 27 (NEW): Once the matters which require collaboration have been identified, strategic policymaking 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.</p>
<p>Paragraph 27: In order to demonstrate effective and on-going joint working, strategic policymaking 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</p>	<p>Paragraph 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</p>

<p>should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.</p>	<p>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.</p>
<p>Paragraph 48 footnote 24: During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original Framework published in March 2012.</p>	<p>Paragraph 49 footnote 23: During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original version of the Framework published in March 2012 as applicable, as set out in Annex 1.</p>
<p>Paragraph 58: 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 guidance, including standardised inputs, and should be made publicly available.</p>	<p>Paragraph 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 practice guidance, including standardised inputs, and should be made publicly available.</p>
<p>Paragraph 60: 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.</p>	<p>Paragraph 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</p>

	area's identified housing need, including with an appropriate mix of housing types for the local community.
<p>Paragraph 61: . 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 guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. 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.</p>	<p>Paragraph 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 —unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. 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.</p>
<p>Paragraph 62: Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁷, people who rent their homes and people wishing to commission or build their own homes²⁸).</p>	<p>Paragraph 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 (including 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 .#</p> <p>New Footnote 26: Evidence of need for looked after children can be found in the relevant local authority's Children's Social Care Sufficiency Strategy.</p>
<p>Paragraph 64, Footnote 30: Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.</p>	<p>Paragraph 65, Footnote 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.</p>
<p>Paragraph :</p>	<p>Paragraph 66 (NEW):</p>

<p><i>No Equivalent</i></p>	<p>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.</p> <p>Footnote 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.</p>
<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 67 (NEW): 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:</p> <ul style="list-style-type: none"> 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).
<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 68 (NEW): 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.</p>
<p>Paragraph 66: 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. Within this overall requirement, strategic policies should also set out a housing requirement</p>	<p>Paragraph 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</p>

<p>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 retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.</p>	<p>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.</p>
<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 71 (NEW):</p> <p>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.</p>
<p>Paragraph 68:</p> <p>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:</p> <p>a) specific, deliverable sites for years one to five of the plan period³⁴; and</p> <p>b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.</p>	<p>Paragraph 72:</p> <p>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:</p> <p>a) specific, deliverable sites for five years one to five of the plan period following the intended date of adoption³⁴; and</p> <p>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.</p> <p>Footnote 34:</p>

<p>Footnote 34: With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable.</p>	<p>With an appropriate buffer, as set out in paragraph 74 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.</p>
<p>Paragraph 69: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:</p> <ul style="list-style-type: none"> 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) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward; c) 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 d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes. 	<p>Paragraph 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:</p> <ul style="list-style-type: none"> 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 e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
<p>Paragraph 72: Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:</p> <ul style="list-style-type: none"> a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and 	<p>Paragraph 76: Local planning authorities should support the development of entry level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area 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:</p>

<p>b) be adjacent to existing settlements, proportionate in size to them³⁵, not compromise the protection given to areas or assets of particular importance in this Framework³⁶, and comply with any local design policies and standards.</p> <p>Footnote 35: Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.</p> <p>Footnote 36: i.e. the areas referred to in footnote 7. Entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.</p>	<p>a) comprise of entry level homes community-led development that offer 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</p> <p>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.</p> <p>Footnote 35 (NEW): 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.</p> <p>Footnote 36: Entry level 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.</p> <p>Footnote 37: i.e. the areas referred to in footnote 7. Entry level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.</p>
<p>Paragraph 74:</p>	<p>Paragraph 78:</p>

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) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴¹.

Footnote 38:

For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

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) ~~10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year;~~ or c) 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.**

Footnote 38:

~~For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.~~ 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.

<p>Footnote 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 guidance.</p> <p>Footnote 40: For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.</p> <p>Footnote 41: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p>	<p>Footnote 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.</p> <p>Footnote 40 (NB: wording identical to former footnote 41): For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p> <p>Footnote 41 (NEW): Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.</p> <p>Footnote 42 (NEW): 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.</p>
<p>Paragraph 75: A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which: a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and b) incorporates the recommendation of the Secretary of State,</p>	<p>Paragraph : DELETED A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which: a) has been produced through engagement with developers and others who have an</p>

<p>where the position on specific sites could not be agreed during the engagement process.</p>	<p>impact on delivery, and been considered by the Secretary of State; and b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.</p>
<p>Paragraph 76: 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 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.</p>	<p>Paragraph 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 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years 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.</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 80 (NEW): 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.</p>
<p>Paragraph 78:</p>	<p>Paragraph 82:</p>

<p>In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. 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.</p>	<p>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.</p>
<p>Paragraph 81, Footnote 42: The Government’s Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future.</p>	<p><i>(Paragraph 85 identical to previous para 81 except:)</i> Footnote: DELETED The Government’s Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future.</p>
<p>Paragraph 82: Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</p>	<p>Paragraph 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, or 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 (such as live-work</p>

	<p>accommodation), and spaces to enable a rapid response to changes in economic circumstances.</p> <p>Footnote 43: <i>Invest 2035: The UK's Modern Industrial Strategy</i> 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.</p>
<p>Paragraph 83: Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.</p>	<p>Paragraph 87: Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:</p> <ul style="list-style-type: none"> 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.
<p>Paragraph 92: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <ul style="list-style-type: none"> 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; 	<p>Paragraph 96: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <ul style="list-style-type: none"> 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

<p>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 attractive, 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 lifestyles, especially where this would address identified local health and well-being needs – 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</p>	<p>through the use of attractive, 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 lifestyles 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.</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 97 (NEW): 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.</p>
<p>Paragraph 95: It is important that a sufficient choice of school places is 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 schools through the preparation of plans and decisions on applications; and b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.</p>	<p>Paragraph 100: It is important that a sufficient choice of early years, school and post-16 places isare 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.</p>
<p>Paragraph 96: To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation,</p>	<p>Paragraph 101: To ensure faster delivery of other public service infrastructure such as furtherhealth, blue light, library, adult education, colleges, hospitals</p>

<p>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.</p>	<p>university and criminal justice facilities accommodation, 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.</p>
<p>Paragraph 97: 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 natural hazards, especially in locations where large numbers of people are expected to congregate⁴³. 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; 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.</p>	<p>Paragraph 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 hazards), 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.</p>
<p>Paragraph 99: Existing open space, sports and recreational buildings and land, including playing fields, 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</p>	<p>Paragraph 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</p>

<p>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</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>	<p>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</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>
<p>Paragraph 103: Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>Paragraph 108: Policies and decisions for managing development within a Local Green Space should be consistent with these national policy for Green Belts set out in chapter 13 of this Framework⁴⁵.</p> <p>Footnote 45: Excluding provisions relating to grey belt and previously developed land set out in chapter 13.</p>
<p>Paragraph 104: Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p>	<p>Paragraph 109: Transport issues should be considered from the earliest stages of plan-making and development proposals, so that using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:</p> <p>a) making transport considerations an important part of early engagement with local communities;</p> <p>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;</p> <p>c) understanding and addressing the potential impacts of development on transport networks can be addressed;</p> <p>d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>e) identifying and pursuing opportunities to promote walking, cycling and public transport use are identified and pursued; and</p>

	<p>f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains. and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p>
<p>Paragraph 106: Criterion 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 Government’s General Aviation Strategy⁴⁵.</p>	<p>Paragraph 111: Criterion 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 Government’s General Aviation Strategy^{45 47}.</p>
<p>Paragraph 110: In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given 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 Code⁴⁶; 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.</p>	<p>Paragraph 115: In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given 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 Code^{46 48}; 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.</p>
<p>Paragraph 111: 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 would be severe.</p>	<p>Paragraph 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.</p>

<p>Paragraph 113: 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 transport statement or transport assessment so that the likely impacts of the proposal can be assessed.</p>	<p>Paragraph 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.</p>
<p>Paragraph 120: 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, 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)⁴⁸; and e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and 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.</p>	<p>Paragraph 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.</p>

<p>Paragraph 132: 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 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.</p>	<p>Paragraph 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.</p>
<p>Paragraph 133: 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. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life⁵¹. These are of most benefit if used as early as possible in the evolution of 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.</p>	<p>Paragraph 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. These include 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 Life⁵⁴⁻⁵³. These are of most benefit if used as early as possible in the evolution of 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.</p>
<p>Paragraph 135: Local planning authorities should 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).</p>	<p>Paragraph 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 Local</p>

	<p>planning authorities should 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).</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 146 (NEW): 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.</p>
<p>Paragraph 142: When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policymaking 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.</p>	<p>Paragraph 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 be taken into account. Strategic policy 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.</p>
<p>Paragraph 145:</p>	<p>Paragraph 151:</p>

<p>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.</p>	<p>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.</p>
<p>Paragraph 147 and 148: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.</p>	<p>Paragraph 153 (NB former paras 147 & 148 merged and re-organised): 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.</p> <p>Footnote 55: Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.</p>
<p>Paragraph 149 and 150: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:</p> <ul style="list-style-type: none"> 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) 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; 	<p>Paragraph 154: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: 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;</p>

- 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, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Paragraph :

No Equivalent

- 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 have a greater impact on the openness of the Green Belt than the existing development; or~~ not cause substantial harm to the openness of the Green Belt, ~~where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.~~

h) ~~Certain~~ Other forms of development ~~are also not inappropriate in the Green Belt~~ 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.

Paragraph 155 (NEW):

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

	<p>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;</p> <p>b. There is a demonstrable unmet need for the type of development proposed⁵⁶;</p> <p>c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and</p> <p>d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.</p> <p>Footnote 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</p> <p>Footnote 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.</p>
<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 156 (NEW): 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:</p> <p>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;</p> <p>b. necessary improvements to local or national infrastructure; and</p> <p>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</p>

	<p>green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.</p> <p>Footnote 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.</p> <p>Footnote 59: Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 157 (NEW): 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.</p> <p>Footnote 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%.</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 158 (NEW): A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.</p>

<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 159 (NEW):</p> <p>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.</p>
<p>Paragraph 152:</p> <p>The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk 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.</p>	<p>Paragraph 161:</p> <p>The planning system should support the transition to a low carbon future in a changing climate, taking 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.</p>
<p>Paragraph 153:</p> <p>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 from rising temperatures⁵³. Policies should support appropriate measures to ensure the future 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.</p>	<p>Paragraph 162:</p> <p>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 p</p>
<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 163 (NEW):</p>

	<p>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.</p>
<p>Paragraph 154: 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 the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.</p>	<p>Paragraph 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 the planning of incorporating green infrastructure and sustainable drainage systems; and b) can 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.</p>
<p>Paragraph : <i>No Equivalent</i></p>	<p>Paragraph 167 (NEW): 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.</p>
<p>Paragraph 158: When determining planning applications^{53a} for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; b) approve the application if its impacts are (or can be made) acceptable⁵⁴. 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</p>	<p>Paragraph 168 and 169 (NB: former para 158 re-organised and split): When determining planning applications^{53a} for all forms of renewable and low carbon development 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 recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal’s contribution to a net zero future;</p>

to demonstrate that the proposed location meets the criteria used in identifying suitable areas, and
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, and approve the proposal if its impacts are or can be made acceptable.

Footnote 53a:

Wind energy development involving one or more turbines can also be permitted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders. In the case of Local Development Orders, it should be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

Footnote 54:

Except for applications for the repowering and life-extension of existing wind turbines, a planning application for wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan or a supplementary planning document; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

b) ~~approve the application if its impacts are (or can be made) acceptable⁵⁴.~~
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, ~~and approve the proposal if its impacts are or can be made acceptable.~~

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.

Former Footnote (53a):

DELETED

~~Wind energy development involving one or more turbines can also be permitted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders. In the case of Local Development Orders, it should be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.~~

Former Footnote (54):

DELETED

~~Except for applications for the repowering and life-extension of existing wind turbines, a planning application for wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan or a supplementary planning document; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.~~

<p>Paragraph :</p> <p><i>No Equivalent</i></p>	<p>Paragraph 173 (NEW):</p> <p>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.</p>
<p>Paragraph 162:</p> <p>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. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.</p>	<p>Paragraph 174 and 175:</p> <p>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.</p> <p>The sequential test approach 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).</p>
<p><i>Paragraph 163 (see new Dec 2024 para 177 below)</i></p>	
<p>Paragraph 168:</p> <p>Applications for some minor development and changes of use⁵⁶ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.</p>	<p>Paragraph 176:</p> <p>Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the or exception tests set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.</p>
<p>Paragraph 163:</p> <p>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</p>	<p>Paragraph 177:</p> <p>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</p>

<p>the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.</p>	<p>vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.</p>
<p>Paragraph 169: Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:</p> <ul style="list-style-type: none"> a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits. 	<p>Paragraph 182: Major developments 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 unless there is clear evidence that this would be inappropriate. The systems used 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:</p> <ul style="list-style-type: none"> 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. and d) where possible, provide multifunctional benefits.
<p>Paragraph 174: Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> 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; 	<p>Paragraph 187: Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> 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;

<p>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.</p>	<p>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.</p>
<p>Paragraph 176: References Areas of Outstanding Natural Beauty</p>	<p>Paragraph 189: Replaces Areas of Outstanding Natural Beauty with National Landscapes</p>
<p>Paragraph 177: References Areas of Outstanding Natural Beauty</p>	<p>Paragraph 190: Replaces Areas of Outstanding Natural Beauty with National Landscapes</p>
<p>Paragraph 211: References Areas of Outstanding Natural Beauty</p>	<p>Paragraph 224: Replaces Areas of Outstanding Natural Beauty with National Landscapes</p>
<p>Paragraph 219: 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).</p>	<p>Paragraph 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.</p>
<p>Paragraph 220: The policies in the original National Planning Policy Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans</p>	<p>Paragraph DELETED: The policies in the original National Planning Policy Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans are</p>

<p>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 produced for the area concerned.</p>	<p>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 produced for the area concerned.</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 233 (NEW): 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.</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 234 (NEW): 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; 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.</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 235 (NEW): Where paragraph 234a, b, c, d or e apply, the plan will be examined under the relevant previous version of the Framework.</p>
<p>Paragraph:</p>	<p>Paragraph 236 (NEW):</p>

<p><i>No Equivalent</i></p>	<p>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 .</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 237 (NEW): 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 .</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 238 (NEW): 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.</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 239 (NEW): 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.</p>
<p>Paragraph 221: For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point the previous 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).</p>	<p>Paragraph 240: For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have had not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point the fprevious version of this fFramework 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).</p>
<p>Paragraph:</p>	<p>Paragraph 241 (NEW):</p>

<p><i>No Equivalent</i></p>	<p>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.</p>
<p>Paragraph: <i>No Equivalent</i></p>	<p>Paragraph 242 (NEW): 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.</p>