

**LICHFIELDS**

# **Valuing landscapes: a planning perspective**

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# Long and winding road to the NPPF

**JULY 2014**

Technical consultation on planning

**DECEMBER 2015**

Consultation on proposed changes to national planning policy



**FEBRUARY 2016**

Technical consultation on implementation of planning changes

**FEBRUARY 2017**

Housing White Paper: Fixing our broken housing market

**FEBRUARY 2017**

Planning and affordable housing for Build to Rent



**FEBRUARY 2016**

Rural Planning Review: call for evidence

**SEPTEMBER 2017**

Planning for the right homes in the right places: consultation proposals



# The planning balance

The need to balance all relevant factors

Includes (rural and urban) landscape

Housing delivery as key focus of the new NPPF

A conflict?

There does not need to be



# Conserving and enhancing the natural environment

NPPF chapter 15 (natural environment)

Recognises the economic benefits of the environment

Plans to distinguish between hierarchy of international, national, locally designated sites

Protection for ancient woodland and veteran trees has been strengthened

Policies now align with the Government's 25 year Environmental Plan



# Conserving and enhancing the historic environment

NPPF chapter 16 (historic environment)

Confirms great weight should be given to an asset's conservation "*irrespective of the degree of potential harm to its significance*"

Local planning authorities should maintain or have access to a historic environment record

Any harm, even if it is "*less than substantial*" should be given great weight in the decision making process

Less than substantial harm to a heritage asset should continue to be weighed against the public benefits of the proposal - no longer includes requirement of "*securing its optimum viable use*" i.e. now '*where appropriate*'

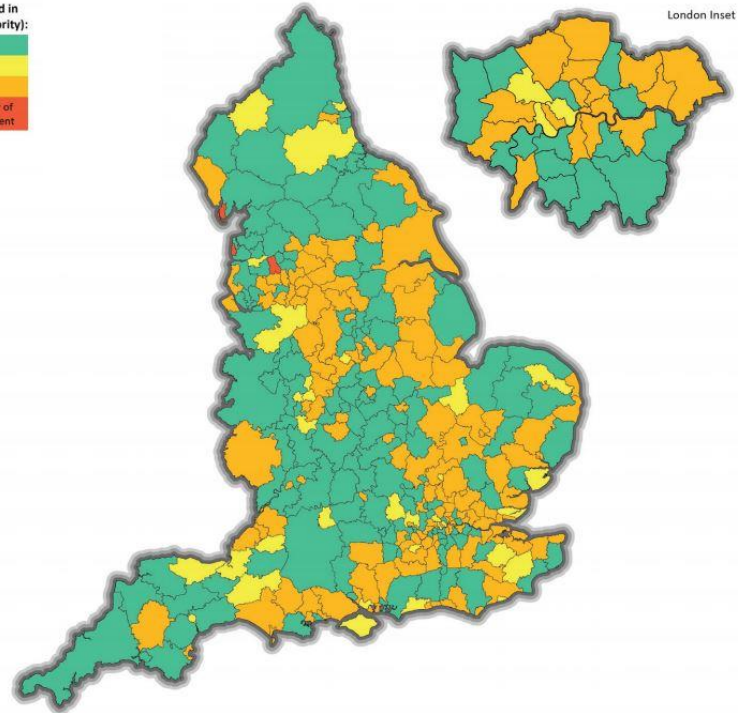


# A focus on delivery

- “We cannot live in a planning permission”
- 5 year supply still important, but now with more clarity
- Housing delivery test as crucial backward indicator
- Aim to achieve 300,000 dwellings p.a. by the middle of the next decade
- Tough choices required?

Intervention required in 2018 (by Local Authority):

- None
- Action Plan
- 20% Land Buffer
- Presumption in favour of sustainable development

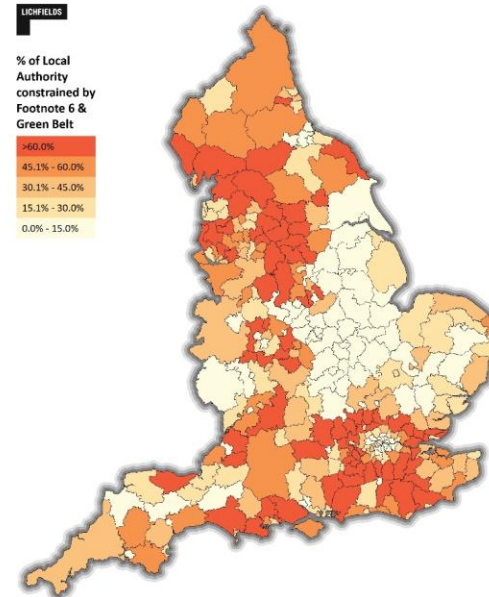


# The “tilted balance”: not at any cost



*Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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 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.*



# Going full circle: landscape-led development

No need for conflict between landscape and development

NPPF refers to application of Garden City principles for large developments

Meeting the need for development by creating places that people want to live

A collaborative approach is essential





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