

Document 7
Policies referred to in Sowerby Neighbourhood Plan.

SDG

5.18 Secure internal cycle parking provision should be provided for employees and long stay visitors at all new-build developments. In residential schemes this should be at a minimum level of 1 space per dwelling. Garages should have minimum internal dimensions of 6m x 3m otherwise separate secure cycle parking is required.

5.23 Garages should have a minimum opening width of 2.4m and internal dimensions of 6m x 3m. This will allow a family sized car to enter the garage and for the driver to exit the vehicle comfortably. This size of garage will also allow for cycle parking so that separate provision is not required. If a garage is below this size it will not count as part of the parking provision of a dwelling.

5.6 Diesel and petrol vehicles are expected to be prohibited as of 2040. Electric charging points in new developments will therefore be required as set out in the see policy IM4 of the Local Plan.

LP

Annex 1 Table 1.1

- 1 space per dwelling PLUS
- 1 space per dwelling where parking is available within the curtilage of the dwelling otherwise 1 space per 2 dwellings, (giving a total of 1.5 spaces per dwelling on developments where communal parking is provided). These numbers can further be considered as part of the transport assessment supporting the development proposals and should not be regarded as maximum allowances.
- Larger dwellings, in excess of 5 bedrooms will be assessed separately.
- Lower provision of residential parking will generally be acceptable in more sustainable locations such as Town Centres or in locations of high accessibility.

Policy CC1

Climate Change

Development proposals should contribute to mitigating and adapting to the predicted impacts of climate change by:

- Ensuring energy efficiency and reduced carbon emissions are regarded as priority outcomes in development planning;
- Using Sustainable Design and Construction methods, meeting national standards as a minimum;
- Increasing levels of Renewable and Low Carbon Energy Generation, through both a range of technologies and domestic, community and commercial scale schemes, whilst taking account of cumulative and environmental impacts;
- Supporting Sustainable Transport Networks through a reduction in travel demand, traffic growth and congestion;
- Locating development in areas accessible by public transport, and safe, attractive well linked cycling and walking routes, whilst recognising the different needs of rural areas
- Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring;
- Minimising flood risk, limiting surface water run off;
- Creating, protecting and enhancing biodiversity habitats, taking care not to create barriers to the movement of wildlife over the wider landscape;
- Reducing the amount of waste produced through a reduction in the consumption of materials and resources and maximising the recycling/re-use of waste whilst minimising that going to landfill.

Policy CC2

Flood Risk Management (Managing Flood Risk in New Development)

The Council will require new development to follow a sequential risk based approach and be directed away from flood zones 2 and 3 in accordance with the principles of the National Planning Policy Framework. Proposals for Development will only be permitted if it can be demonstrated that:

1. development cannot be accommodated in a lower flood risk zone;
2. it would not give rise to the loss of flood plain storage;
3. it would not impede the flow of flood water, surface water or obstruct the run-off of water due to high levels of groundwater;
4. measures required to manage any flood risk can be implemented;
5. the management of surface water is done in a sustainable way. Development should enable/replicate natural water flows and decrease surface water runoff, particularly in Critical Drainage Areas, through

Sustainable Drainage Systems, utilising green infrastructure and as directed by local standards and guidance. When installing Sustainable Drainage Systems, water quality should be enhanced and habitat creation facilitated where possible;

6. provision is made for the long term maintenance and management of any flood protection and or mitigation measures;
7. it will take into account climate change;
8. the benefits of it to the community outweigh the risk;
9. Development is resilient to the risks of flooding and positive design processes have been used to reduce any risks.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- i. no new highly vulnerable or more vulnerable uses will be permitted with less vulnerable uses only being permitted provided that the sequential test has been passed;
- ii. extensions should be linked operationally to an existing business;
- iii. redevelopment of a site should only provide buildings that occupy an equivalent or smaller footprint than the buildings they replace;
- iv. proposals should include flood mitigation measures (such as compensatory storage) as identified and considered through a site specific Flood Risk Assessment; and
- v. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

Site-specific FRAs will be required for development proposals over 1 hectare in Flood Zone 1 and for development proposals in Flood Zones 2 and 3. Site-specific FRAs will also be required for development proposals which fall within CDAs, regardless of which Flood Zone that applies. Prospective developers required to submit a site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. In Critical Drainage Areas, a site-specific Flood Risk Assessment should also demonstrate that new development is not at risk from flooding from existing drainage systems or potential overflow routes.

Development should have full regard to and compliance with the advice of the Environment Agency (or equivalent agency), the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy and the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data.

Policy CC3

Water Resource Management

The Council will work with key stakeholders to protect the quality and quantity of water resources; encourage their efficient use and ensure that they are provided where necessary. Priority will be given to:

1. Protecting and enhancing ground and surface water features and preventing aquatic pollution;
2. Ensuring new development has an adequate means of water supply, sufficient foul and surface water drainage and sewage treatment capacity;
3. Only permitting development if there is no adverse impact to the quality or use of surface or ground water resources; and
4. Only permitting development if there is no adverse impact on habitats and species dependent on the aquatic environment.

Proposals for development within a Groundwater Source Protection Zone should be supported by a hydrogeological (groundwater) risk assessment that identifies potential risks to groundwater from the development and identifies mitigation measures that will be implemented to reduce unacceptable risks.

Proposals for development will be supported where they incorporate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures such as rain water harvesting and grey water recycling and benefit biodiversity. Where possible, proposed open spaces and green infrastructure within a development site should contribute to the sustainable drainage of that site.

Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be improved to meet the additional demand generated by the new development. Improvements that are necessitated by new development should be funded in advance of development commencing.

Policy CC4

Catchment Management

Proposals for natural flood management such as targeted land and vegetation management and planting in upper catchments and along river and canal banks will be supported in appropriate locations where they are consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality. Proposals should aim to deliver multi benefit projects enhancing water quality, habitat and biodiversity. Proposals should have regard to the Special Area of Conservation and the Special Protection Area and ensure that these are enhanced rather than damaged by the proposals.

Policy GN4

Landscape Character

New development should be designed in a way that is sensitive to its landscape setting, retaining and enhancing the distinctive qualities of the landscape area in which it would be situated. For each Landscape Character Area, planning permission will only be granted if the proposed development would:

- Make adequate provision as far as is practicable for the retention of features and habitats of significant landscape, historic, geological and wildlife importance;
- Where possible, enhance the character and qualities of the landscape area through appropriate design and management;
- Reflect and enhance local distinctiveness and diversity; and
- Provide appropriate landscape mitigation proportionate in scale and design, and/or suitable off-site enhancements.

The [Policies Map](#) identifies the Special Landscape Area in Calderdale. Within this area, development which would adversely affect landscape quality will not be permitted. Special attention should be paid to conserving and enhancing the visual quality and minimising the environmental impact of development in the area through detailed consideration of the siting, materials and design of the new development.

Policy GN6

Protection and Provision of Open Space, Sport and Recreation Facilities

The [Policies Map](#) identifies areas of Protected Open Space, Sport and Recreation Facilities that shall be safeguarded from development to maintain local character and amenity of settlements and their communities and/or recreational function. Within the areas identified under this policy, development will only be permitted where:

- An assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
- 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
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Improvements in the provision of Open Space in areas of deficiency should be undertaken. Development proposals that conserve, improve, maintain or create open space will be permitted providing that they are consistent with other relevant local plan policies.

Development proposals for new or replacement schools or other education facilities, extensions to existing education establishments and changes of use for school or other educational and training purposes that include sports and recreation facilities, will only be permitted where recreational facilities are provided to the wider community outside of school hours.

All new residential developments should provide for the recreational needs of the prospective residents, by providing, laying out and maintaining recreational and amenity open space of a scale and kind reasonably related to the development within an agreed timescale or, where on site provision cannot be delivered, by way of a financial contribution to improving local off-site provision.

In determining the required open space provision, the council will have regard to the type of development proposed and the availability, quality and accessibility of open spaces in the area assessed in accordance with the Council's Borough wide open space standards and relevant national standards.

Policy SD1

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively, with applicants, in order to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in the Framework indicate that development should be restricted.

Policy BT1

High quality, inclusive design

New developments will ensure high quality, inclusive design and demonstrate a holistic approach to design quality. Applicants will demonstrate consideration of the aesthetics, function and sustainability of proposals over the lifetime of the development:

- **1. Aesthetics** – the design style proposed in new developments should respect or enhance the character and appearance of existing buildings and surroundings, taking account of its local context and distinctiveness, in particular any heritage assets. Contemporary, innovative design will be encouraged where it can be demonstrated that this will not harm local distinctiveness or the significance of any designated heritage assets in its vicinity, including, where relevant, their setting. Aesthetics includes a range of factors including height, massing, scale, form, siting and materials.
- **2. Function** – proposals will demonstrate consideration of issues around access and ease of movement within and through the development by all sectors of the community and by all modes of transport; the general layout of the scheme within the context of it surrounding; health implications including the modification of the obesogenic environment and safety issues such as land stability, pollution, mining legacy and flooding.
- Development proposals should be fit for purpose, resilient and flexible in terms of responding to a range of future demands. A mix of uses will be encouraged where possible providing the use does not lead to an unacceptable loss of amenity. New homes should be well laid out internally and should provide suitable levels of space appropriate to the type of home.
- **3. Sustainability**
 - (a) All new residential development (including conversions and extensions) will be expected to incorporate sustainable design and construction principles throughout the development process in line with the Government’s objective of setting energy standards through the Building Regulations function. In addition, residential development proposals will be encouraged to:
 - i. Consider the principles associated with Passive Solar Design in the design and layout of development, and to facilitate the provision of "2050-ready" homes;
 - ii. Incorporate the use of recycled and energy efficient materials;
 - iii. Maximise the reuse of existing resources and materials to minimise waste and the loss of embodied energy associated with the production of building materials and products; and
 - iv. Incorporate the use of locally sourced building materials.
 - (b) All new non-residential development in excess of 1000sqm will be expected to meet at least BREEAM level ‘very good’ with immediate effect, with an aspiration for higher BREEAM standards, subject to review over the plan period to ensure the target remains relevant.

Developments that are likely to have a significant landscape or townscape impact in terms of design, public interest or impact on a locality, will be subject to Design Review; this should be undertaken as early as possible in the application process in order to ensure that proposals are not sufficiently advanced to implement any potential design changes.

Policy HE1

The Historic Environment

Development proposals should conserve, and where appropriate, enhance, the historic environment especially those elements that make a particularly important contribution to the identity, sense of place and local distinctiveness of Calderdale. These include:-

- Calderdale's textile/industrial heritage and landscapes;
- Yeoman Houses;
- Non-conformist chapels and graveyards;
- Historic farmsteads and barns; and
- Civic buildings.

Applications for development which are likely to affect the significance of a heritage asset (whether designated or not) will be required to include an appropriate understanding of the significance of the assets affected. Where it is necessary to understand the impact of the proposals upon the heritage asset, this should also be accompanied by a Heritage Impact Assessment or, in the case of archaeological remains, an appropriate archaeological assessment.

Development proposals will be expected to conserve heritage assets in a manner appropriate to their significance. Harm to a designated heritage asset (or a Class II archaeological site) will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or a Class II archaeological site) will only be permitted in exceptional circumstances where there is a clearly defined public benefit which outweighs the harm.

Proposals affecting a conservation area or its setting should preserve or enhance those elements that contribute to its significance particularly those buildings, spaces or structures making a positive contribution to its character. Regard should be given to Conservation Area Character Appraisals where one exists.

Support will be given to development proposals which will help to provide a sustainable future for a heritage asset at risk, providing that other elements of this Policy are complied with.

Proposals affecting a Class III archaeological site should conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be

required to make adequate provision for recording and analysing the remains, interpretation of the results gained, public dissemination of the results, and deposition of the resulting archive with an appropriate museum or archive service.

Proposals that are within or likely to affect the setting of a locally-important Historic Park and Garden will be expected to: ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Park or Garden, key views out from the Park, or prejudice its future restoration

Policy EN1

Pollution Control

The Council will seek to reduce the amount of new development that may reasonably be expected to cause pollution or be exposed to pollution. When determining planning applications, consideration will be given to the following issues:

- The likelihood of light, noise, smell, vibration or other emissions that pose an unacceptable risk to the amenity of the local area;
- The potential impact on the environmental quality and quantity of ground water and surface water;
- Whether there are reasonable grounds to believe that human health may be affected by the proposal;
- The potential for pollution (including noise, light, water and air pollution) to affect biodiversity and sites of biological and geological importance;
- The potential for light pollution to affect intrinsically dark landscapes;
- The potential for unacceptable light pollution onto other property or land;
- The potential impact on designated Air Quality Management Areas (AQMAs) or areas at risk of exceeding air quality objectives.

An appropriate impact assessment should be submitted with the planning application and should detail any mitigation measures needed to make the development acceptable. Development which does not incorporate suitable and sustainable mitigation measures which reduce pollution levels to an acceptable level will not be permitted.

Policy HS2

Residential Density

All new housing developments should use land efficiently.

The Council will expect the capacities for mixed use and housing allocations indicated in Policies SD6 and SD7 respectively, to be achieved.

A minimum net density of 30 dwellings per hectare will generally be sought for developments on non-allocated sites, however, higher densities of development will be sought :

- i. In and around the main town centres;
- ii. Close to main public transport routes and bus and rail stations; and
- iii. Through innovative design solutions.

Lower densities may be appropriate on certain sites, and proposals for development at lower densities will be determined taking into account the following:

- i. The character of the site, including topography and any biodiversity value;
- ii. The character of the surrounding area;
- iii. The need to preserve the amenity of existing or future residents;
- iv. The availability of local facilities and infrastructure;;
- v. Any aspiration to achieve other objectives, for example, to alter the housing mix in an area as part of wider regeneration projects.

Policy HS3

Housing Mix

- i. In order to meet the housing needs of the Borough over the Plan period, the Council will seek a mix of type and size of new housing.
- ii. Proposals for housing developments of 10 or more dwellings will be expected to provide for a mix of housing in terms of size, type, tenure and affordability; and additionally, proposed housing developments of 30 or more dwellings should be accompanied by a statement setting out how the mix of housing will assist in meeting local needs. The various house types, sizes and needs being met should be spread throughout the site.
- iii. The housing mix should be informed by the most recent SHMA together with other relevant and recent information, and also taking into account market factors, and the location and characteristics of the site.

Policy HS4

Housing for Independent Living

- i. The Council will seek to increase the level of housing suitable to meet the needs of older people and disabled people, both through its role as enabler, and also through supporting proposals for housing which contribute to independent living, such as sheltered accommodation and extra care housing.
- ii. Development proposals for communal establishments and specialist housing will be supported provided:
 - a. They meet an identified need;
 - b. The site is suitable;
 - c. The location is appropriate in terms of access to facilities, services and public transport;
 - d. The design of the development meets the specific needs of older people or disabled people; and
 - e. It complies with other Local Plan policies.
- iii. Proposals for residential development should ensure that 100% of units are adaptable and accessible homes⁽³⁰⁾ In locations in Calderdale where site specific circumstances, including topography and flood risk, will result in this requirement not being possible to achieve or would render a scheme unviable, the Council will consider reducing or waiving the requirement.

Policy HE1

The Historic Environment

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- Yeoman Houses;
- Non-conformist chapels and graveyards;
- Historic farmsteads and barns; and
- Civic buildings.

Applications for development which are likely to affect the significance of a heritage asset (whether designated or not) will be required to include an appropriate understanding of the significance of the assets affected. Where it is necessary to understand the impact of the proposals upon the heritage asset, this should also be accompanied by a Heritage Impact Assessment or, in the case of archaeological remains, an appropriate archaeological assessment.

Development proposals will be expected to conserve heritage assets in a manner appropriate to their significance. Harm to a designated heritage asset (or a Class II archaeological site) will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or a Class II archaeological site) will only be permitted in exceptional circumstances where there is a clearly defined public benefit which outweighs the harm.

Proposals affecting a conservation area or its setting should preserve or enhance those elements that contribute to its significance particularly those buildings, spaces or structures making a positive contribution to its character. Regard should be given to Conservation Area Character Appraisals where one exists.

Support will be given to development proposals which will help to provide a sustainable future for a heritage asset at risk, providing that other elements of this Policy are complied with.

Proposals affecting a Class III archaeological site should conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for recording and analysing the remains, interpretation of the results gained, public dissemination of the results, and deposition of the resulting archive with an appropriate museum or archive service.

Proposals that are within or likely to affect the setting of a locally-important Historic Park and Garden will be expected to: ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Park or Garden, key views out from the Park, or prejudice its future restoration

Policy HW2

Health Impact Assessment

A Health Impact Assessment (HIA) should be provided for residential developments of 30 or more units, non-residential developments of 3,000m² or more, hot food take-aways and other developments where the proposal is likely to have a significant impact on health and wellbeing. Where significant health impacts are identified, measures to mitigate the adverse impact of the development should be identified and will be secured by appropriate planning conditions or obligations.

- i. Health impacts have been properly considered when preparing the proposals;
- ii. The development contribute to the creation of a strong, healthy and just society;
- iii. The applicants have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community;
- iv. Any beneficial impacts on health and wellbeing of a particular development are clearly identified;
- v. Any negative impacts on health and wellbeing of a particular development scheme are minimised.

The HIA will be expected to address the following themes : -

- i. Healthy, accessible and affordable Housing;
- ii. Physical activity;
- iii. Availability of green space and play areas;
- iv. Diet and nutrition;
- v. Air quality and noise;
- vi. Active travel, public transport and accessibility;
- vii. Crime and community safety;
- viii. Alcohol and drug use;
- ix. Equality, Social Cohesion and Community;
- x. Access to Public Services and facilities, including primary care.

Applications will not be approved where the balance of considerations demonstrates that the benefits of the development are outweighed by any adverse impacts on health and wellbeing.

Policy IM4

Sustainable Travel

Decision makers will aim to reduce travel demand, traffic growth and congestion through the promotion of sustainable development and travel modes. This will be achieved by a range of mechanisms that

mitigate the impacts of car use and encourage the use of other forms of transport with lower environmental impacts. These mechanisms will include;

- Effective management of the existing road, rail and waterways network to address congestion;
- The rolling out of 20mph Zones across the borough;
- Road space will be re-allocated to support movement by travel modes other than the private car;
- Managing demand through the implementation of the Council's parking and transport strategy;
- Managing demand so as to reduce the need to travel through, for example, measures to encourage home working;
- Enhancement and expansion of the footpath, bridleways and cycle networks within Calderdale and the continued creation of links with neighbouring authorities;
- Measures to encourage and facilitate cycle usage such as provision of adequate space in homes and garages for cycle storage and provision of facilities at employment sites for secure cycle storage, showers and locker space;
- Improved access and facilities for rail users including enhanced public transport interchange and parking provision at stations;
- Improved access and facilities for bus users including the provision of new bus stops, shelters and real time information;
- Encourage development within 400 metres of the Core Bus Network or within 750 metres of railway stations;
- Electric car charging points should be provided and actively pursued in all new major developments;
- New homes should have provision of electric vehicle charging points provided at their parking spaces;
- Provision of park and ride facilities will be appropriate where this supports the use of public transport and/or reduces congestion;
- Provision of car club facilities;
- All new developments which are likely to generate significant levels of traffic generation will be required to provide a Travel Plan highlighting how they will minimise use of the private car.

Applications which demonstrate a commitment to the principle of sustainable travel and implement the specific types of intervention set out in this policy will be viewed favourably. Applications relating to the Garden Suburbs and those that require the development of a master plan will be expected to demonstrate this commitment.

NPPF

61. 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, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes²⁶).

62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required²⁷, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership²⁹, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

71. 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:

- a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and
- b) be adjacent to existing settlements, proportionate in size to them³³, not compromise the protection given to areas or assets of particular importance in this Framework³⁴, and comply with any local design policies and standards.

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian 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.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) the potential impacts of development on transport networks can be addressed;

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;

- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- 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
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

104. Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
- c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
- d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)

105. If setting local parking standards for residential and non-residential development, policies should take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

110. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts

that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an

understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- 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.

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy CC1

Climate Change

Development proposals should contribute to mitigating and adapting to the predicted impacts of climate change by:

- Ensuring energy efficiency and reduced carbon emissions are regarded as priority outcomes in development planning;
- Using Sustainable Design and Construction methods, meeting national standards as a minimum;
- Increasing levels of Renewable and Low Carbon Energy Generation, through both a range of technologies and domestic, community and commercial scale schemes, whilst taking account of cumulative and environmental impacts;
- Supporting Sustainable Transport Networks through a reduction in travel demand, traffic growth and congestion;
- Locating development in areas accessible by public transport, and safe, attractive well linked cycling and walking routes, whilst recognising the different needs of rural areas
- Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring;
- Minimising flood risk, limiting surface water run off;
- Creating, protecting and enhancing biodiversity habitats, taking care not to create barriers to the movement of wildlife over the wider landscape;
- Reducing the amount of waste produced through a reduction in the consumption of materials and resources and maximising the recycling/re-use of waste whilst minimising that going to landfill.

Policy HW1

Health Impacts of Development

Development should contribute to reducing the causes of ill health, improving health and reducing health inequalities by:

- i. Addressing any adverse health impacts; and
- ii. Providing a healthy living environment; and
- iii. Promoting and enabling healthy lifestyles as the normal, easy choice; and
- iv. Providing good access to health facilities and services.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

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

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, 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 proposed⁶; 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.

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

150. 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.

151. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

153. In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

