

ANNEX A

PLANNING POLICY GUIDANCE NOTES AND PLANNING POLICY STATEMENTS

Planning Policy Guidance Notes and Planning Policy Statements

The following PPGs and PPSs are particularly relevant to the preparation of the LDF:

- **PPS 1: Creating Sustainable Communities** – this sets out the Government's vision for planning and key policies and principles which should underpin the planning system. Its aim is to deliver development in a sustainable manner.
- **PPG2: Green Belts** – this sets out the Government's policy for Green Belts which is to maintain their openness. It indicates that Green Belt boundaries should endure for the long-term and that there is a presumption against inappropriate development within Green Belts.
- **Draft PPS3: Housing** – this sets out the Government's policies on the provision of housing. The aim is to ensure that everyone should have the opportunity of a decent home. There should be greater choice and mix of housing, a greater response to market pressures and measures to ensure affordable housing needs are met. The aim is to achieve a more sustainable pattern of development with priority afforded to previously developed land with development at higher densities than in the past.
- **PPG4: Industrial and Commercial Development and Small Firms** – this sets out the Government's policy for economic development. The aim is to ensure that sufficient land is readily available in sustainable locations to meet the needs of businesses and to provide choice.
- **PPS6: Planning for Town Centres** – this sets out the Government's policy for the future of city, town, district and local centres. The aim is to promote and enhance existing centres by focussing development in them and encouraging a wide range of services and a good environment accessible to all.
- **PPS7: Sustainable Development in Rural Areas** – this sets out the Government's policy for rural areas, including country towns and villages and the wider undeveloped countryside. It aims to protect the countryside for the sake of its intrinsic character and beauty, with the highest level of protection for the most valued landscapes such as Areas of Outstanding Natural Beauty. In consequence it seeks to prevent urban sprawl and focus any necessary development in, or next to, existing towns and villages. It also accepts that some development such as rural diversification is necessary in the countryside.
- **PPS9: Biodiversity and Geological Conservation** – this indicates that it is the Government's policy to maintain, enhance or add to biodiversity. Sites of international, national or local nature conservation interest should be protected from harmful development. Development that affects such statutory sites should only be permitted in exceptional circumstances. Where there are harmful effects these should be adequately mitigated. If mitigation or compensation measures are not possible then permission should be refused. Opportunities to maximize the incorporation of beneficial biodiversity or geological features should be sought within all new development.

- **PPS12: Local Development Frameworks** – this sets out the approach to the preparation of LDFs.
- **PPG13: Transport** - the Government's aim is to better integrate planning and transport by promoting more sustainable transport choices and reducing the need to travel, especially by car. The aim is to concentrate development in the most accessible locations within urban areas, with major generators of travel demand located close to transport interchanges.
- **PPG15: Planning and the Historic Environment** - this sets out the Government's policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.
- **PPG16: Archaeology and Planning** – this sets out the Government's policy on archaeological remains and explains how they should be preserved and recorded.
- **PPG17: Planning for Open Space, Sport and Recreation** – this sets out the Government's policies for the protection of existing open spaces and the provision of new ones. It requires authorities to produce Open Space Strategies based upon a robust assessment of need and an audit of existing open spaces. It provides advice on the setting of standards of provision for new developments.
- **PPS22: Renewable Energy** – this sets out the Government's policies for the use of the wind, sun, water, biomass and landfill gas to generate energy. The basic principle is that renewable energy developments should be capable of being accommodated throughout England in locations which are viable and where environmental, economic and social impacts can be addressed satisfactorily.
- **PPS23: Planning and Pollution Control** - this deals with policies relating to air and water quality and contaminated land. It addresses developments that are likely to give rise to pollution and the control of development in relation to sources of pollution.
- **PPG24: Planning and Noise** – this gives advice on the use of planning powers to minimise the adverse impacts of noise. It includes the concept of noise exposure categories for residential use and identifies levels of exposure to different sources of noise that are acceptable.
- **PPS25: Development and Flood Risk** – this sets out the Government's policy on development in areas liable to flood. It introduces a risk-based and sequential approach to development in areas at risk of flooding. It relates types of development to the degree of flood risk.