

Dear

Please find below our latest newsletter which we hope will be of interest to you.

Kind regards

RSA Team

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Planning and Development Consultants

NEWSLETTER

August 2021

IN THIS ISSUE:

The Revised National Planning Policy Framework July 2021 includes new requirements in:

***Design**

***Sustainable Development**

***Biodiversity *Trees and Landscaping**

***Local Plans *Solar Farms**



The Government has just published the revised National Planning Policy Framework July 2021. The revisions explain the essential new requirements relating to design issues and also to sustainable development.

The revised National Planning Policy Framework does not form part of a Local Development Plan but it is a material policy consideration in the consideration of any planning application either by the local planning authority or on appeal.

What are the changes this year to the Framework?

1. Design

The requirement of the revised Framework is that all developments should:-

1. Be well designed
2. Be beautiful
3. Provide safe places

It is clearly the Government's intention to improve the quality of design and this policy statement introduces for the first time the concept of "beauty" which is now a requirement of the planning system.

"Beauty" has not been defined in the document but is obviously going to be judged by the beholder and will, of course, be subjective. The revised Framework indicates that significant weight should be given to development which reflects local design policies, local design guidance, government guidance and outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.



One of our projects designed by Chris Mathews, Chartered Architect

2. Sustainable Development

The definition of sustainable development solely relies on the three objectives set out in the previous National Planning Policy Framework but the environmental objective has been strengthened to include the need to protect and enhance the environment and to improve biodiversity.



3. Biodiversity

The Framework indicates that biodiversity should be integrated in the design process. This requirement therefore leads back to establishing whether the proposed development meets the sustainable environmental test.



4. Trees and Landscaping

The revised NPPF now requires that all new streets are to be lined and that development protects trees wherever possible. Planting trees in pavements of streets is going to have a considerable implication in the designing of estate development and will also have implications for the local authority for the maintenance of such trees and will have implications probably on highway design and sight lines.

5. Local Plans

The period for the preparation of local plans is going to be extended to cover a 30 year period. This will reduce the constant revisions of local plans but it is probably going to be very difficult for local planning authorities to plan ahead with such a long period of time.



Circumstances change so rapidly and even a five year supply of housing land does not seem to last for a long period of time.

6. Solar Farms

Solar farms are identified as essential infrastructure with regard to the issue relating to flood risk. Solar farms are therefore exempt in terms of flood zones 1 and 2.

For further information relating to any planning issues, please contact RSA on

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