

## An overview of national planning policies with relevance for GI

Planning Policy	Relevance to GI
PPS1: Delivering Sustainable Development	<p><b>Summary</b> Sets out the government's objectives for the planning system, including sustainable development, a plan-led system and stakeholder and community engagement. Sets out the principles to which all other planning policies adhere.</p> <p><b>Relevance</b> The following Key Principles are particularly relevant to GI:                      (i) Development plans should ensure sustainable development is pursued in an integrated manner, in line with the principles for sustainable development set out in the UK strategy.                      (ii) Regional planning bodies and LPA should ensure development plans contribute to global sustainability by addressing the causes and potential impacts of climate change.                      (iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.                      (vi) Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities.</p>
PPS1 Supplement: Planning and Climate Chance	<p><b>Summary</b> Sets out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences.</p> <p><b>Relevance</b> GI can contribute towards climate change mitigation and adaptation. The following Key Principles are particularly relevant to GI:</p> <ul style="list-style-type: none"> <li>• Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car ;</li> <li>• Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;</li> <li>• Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by</li> </ul>

	climate change.
PPS1 Supplement: Eco-towns	<p><b>Summary</b> Sets out minimum standards to ensure eco-towns are exemplars and showcase sustainable living.</p> <p><b>Relevance</b> The PPS1 Eco-towns supplement sets standards which are to be aspired to, and which could be delivered through a GI approach.</p> <p>The most relevant Key Principle is ET1.1, eco-towns should reflect their location and community aspirations.</p> <p>The most relevant paragraphs are:</p> <p><i>ET8: Climate change adaptation</i></p> <ul style="list-style-type: none"> <li>• Minimising vulnerability</li> <li>• Designed to take account of the climate they will experience</li> </ul> <p><i>ET11: Transport</i></p> <ul style="list-style-type: none"> <li>• Ten minute walk to frequent public transport and neighbourhood services</li> <li>• Design to enable 50% of trips to be made by non-motorised means</li> </ul> <p><i>ET12: Healthy lifestyles</i></p> <ul style="list-style-type: none"> <li>• Designed to enable healthy choices</li> </ul> <p><i>ET14: Green infrastructure</i></p> <ul style="list-style-type: none"> <li>• Forty per cent to be allocated green space</li> <li>• Half of this should be publically accessible networks of well managed, high quality green/open spaces which are linked to the wider countryside</li> <li>• A range of types of greenspace, for example community forest, wetlands, parks</li> <li>• Multifunctional</li> <li>• Particular attention should be given to allowing space for local food production</li> </ul> <p><i>ET15: Landscape and historic environment</i></p> <ul style="list-style-type: none"> <li>• Evidence base used to ensure development conserves, complements and enhances</li> </ul> <p><i>ET16: Biodiversity</i></p> <ul style="list-style-type: none"> <li>• Demonstrate protection of designated sites</li> <li>• Overall net gain</li> <li>• A strategy for enhancing biodiversity to be produced, considering UK/Local Biodiversity Action Plan priorities,</li> </ul>

	<p>advised by Natural England, with delivery mechanisms</p> <p><i>ET17: Water</i></p> <ul style="list-style-type: none"> <li>• Incorporate Sustainable Drainage Systems</li> </ul> <p><i>ET20: Master Planning</i></p> <ul style="list-style-type: none"> <li>• LPA should consider the use of a Design Code to facilitate high quality development</li> <li>• All eco-towns should have an overall master plan with supporting documentation</li> <li>• Master plans should be developed with a high level of community engagement</li> </ul>
PPG2: Green belt	<p><b>Summary</b> Explains the purpose and protection afforded to green belts.</p> <p><b>Relevance</b> Green belts are primarily designated to prevent urban sprawl, and can assist in safeguarding the countryside, preserve the character and setting of settlements and assist in urban regeneration. Where designated, green belt land is the closest countryside to the urban population and as such has a role to play for access, recreation, appreciation of the countryside, landscape and aesthetics, nature conservation, agriculture and forestry. However, the extent to which the green belt delivers these potential benefits is not a factor in its designation.</p>
PPS3: Housing	<p><b>Summary</b> Underpins the <i>Barker Review of Housing Supply (2004)</i>, and sets the framework to tackle affordability and supply.</p> <p><b>Relevance</b> Due to the plan-led top-down approach of the planning system, PPS3 sets the overarching principles to which regional plans must adhere. PPS3 therefore directly influences the housing figures local areas must deliver, and consequently, the need and opportunities for GI.</p> <p>The most relevant paragraphs are:</p> <p><i>Achieving high quality housing</i></p> <p>16. Matters to consider when assessing design quality include:</p> <ul style="list-style-type: none"> <li>• Accessibility of public transport and community facilities;</li> <li>• Provision and access to community, green, open and recreational space;</li> <li>• Seeks to adapt to and mitigate climate change;</li> <li>• Local distinctiveness, character that relates well to surroundings;</li> </ul>

	<ul style="list-style-type: none"> <li>• Retention or re-establishment of biodiversity within residential area;</li> <li>• LPA to consider use of Design Codes, Masterplans, Design Statements, Site Briefs etc.</li> </ul> <p><i>Identifying suitable locations for housing development</i></p> <p>37. RSS identifies broad strategic locations, taking account of national policies</p> <p>38. LPA should identify sustainable locations for housing, considering:</p> <ul style="list-style-type: none"> <li>• Carbon cuts to be made by focusing new development near good public transport;</li> <li>• Physical and environmental constraints such as physical access restrictions, flood risk, the need to protect water and biodiversity;</li> <li>• The relationships between settlements (including rural), encouraging community interaction, people living near their workplace, minimising environmental impacts and encourage benefits.</li> </ul>
<p>PPS4: Planning for Sustainable Economic Growth</p>	<p><b>Summary</b> Sets out overarching policies intended to improve economic performance and address the gaps between regions, tackling deprivation, encouraging regeneration.</p> <p><b>Relevance</b> GI can help to ensure the sustainability of growth. Regeneration offers a unique opportunity to retrofit GI.</p> <p>The most relevant paragraphs are: <i>EC2 (f)</i> Development Plans should plan for sustainable transport needed to support economic development. <i>EC6.1</i> LPA should ensure the countryside is protected for its intrinsic character and beauty, diversity of landscape, heritage and wildlife, natural resources, and enjoyment by all. <i>EC7.1</i> LPA should support sustainable tourism which enriches the character of the countryside.</p>
<p>PPS7: Sustainable Development in Rural Areas</p>	<p><b>Summary</b> Promotes sustainable rural development to secure quality of life improvements, environmental enhancement and improved economic performance. Promotes agricultural diversification and adaptation to achieve high environmental standards, which includes managing valued landscapes and biodiversity.</p> <p><b>Relevance</b></p>

GI will help ensure development takes account of local character, landscape and biodiversity and can contribute towards quality of life, environmental enhancement and economic performance.

The most relevant Key Principles are:

- (i) Sustainable development of paramount importance;
- (iii) Accessibility should be a key consideration;
- (vi) All developments in rural areas should be sensitive to the character of the countryside and local distinctiveness.

The most relevant paragraphs are:

13. LPA should encourage good quality design in rural areas, utilising Landscape Character Assessments.

16. LPA should:

- (ii) support countryside-based activities which promote recreation in and the enjoyment of the countryside;
- (iii) take account of the need to protect natural resources;
- (iv) provide for the sensitive exploitation of renewable energy sources in accordance PPS22; and
- (v) conserve landscape, wildlife and historic or architectural value, in accordance with statutory designations.

21. The protection of the landscape and scenic qualities of National Parks and Areas of Outstanding Natural Beauty should be given great weight. Wildlife and the cultural heritage are important considerations in these areas.

26. Planning policies should address the particular land use issues and opportunities to be found in the countryside around urban areas, recognising its importance to those who live or work there, and also in providing the nearest and most accessible countryside to urban residents. LPA should aim to secure environmental improvements and maximise a range of beneficial uses of this land. This should include improvement of public access (e.g. through support for country parks and community forests) and facilitating the provision of appropriate sport and recreation facilities.

33. RPB and LPA should have regard to the England Forestry Strategy (1999), which aims for the sustainable management of existing woods and forests and a continued steady expansion of woodland area to provide more benefits for society and the environment.

34 (ii) LPA should recognise that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their

	number, form and location to ensure the particular qualities or features that justified the designation are conserved.
PPS9: Biodiversity and Geological Conservation	<p><b>Summary</b> Sets out how planning should protect, enhance and restore biodiversity and geological interests, promote sustainable development, sustain physical processes and contribute towards rural renewal and urban renaissance by enhancing biodiversity in greenspaces, recognising that functional ecosystems contribute towards quality of life and well-being.</p> <p><b>Relevance</b> GI can help to ensure biodiversity and geological interests are protected, enhanced and restored, physical processes maintained, and help to integrate biodiversity and geological interests with quality of life considerations.</p> <p>The most relevant Key Principles are:  (i) Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In reviewing environmental characteristics local authorities should assess the potential to sustain and enhance those resources.  (ii) Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests.  (iii) Plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources.</p> <p>The most relevant paragraphs are:</p> <p>3. RSS should:  (ii) address regional, sub-regional and cross-boundary issues in relation to habitats, species and geomorphological processes through criteria-based policies;  (iii) include policies to conserve and enhance biodiversity at the regional and subregional levels;  (iv) include targets for the restoration and re-creation of priority habitats and the recovery of priority species populations, linked to national goals; and  (v) identify suitable indicators for monitoring biodiversity.</p> <p>5. LDF should:</p>

	<p>(i) indicate the location of designated sites of importance for biodiversity and geodiversity; and  (ii) identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies.</p> <p>11. LPA policies should conserve natural habitat types identified in the <i>Countryside and Rights of Way Act 2000</i> section 74 list and identify opportunities to enhance and add to them.</p> <p>12. Networks of natural habitats provide a valuable resource. They can link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Local authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats through policies in plans. Such networks should be protected from development, and, where possible, strengthened by or integrated within it. This may be done as part of a wider strategy for the protection and extension of open space and access routes such as canals and rivers, including those within urban areas.</p>
PPS11: Regional Spatial Strategies	<p><b>Summary</b>  Sets out requirements for RSS.</p> <p><b>Relevance</b>  Annex A outlines possible topics for RSS to include and the strategies they should have reference to. The following are of relevance to GI:</p> <ul style="list-style-type: none"> <li>• Biodiversity and nature conservation</li> <li>• Climate change</li> <li>• Energy</li> <li>• Greenbelt</li> <li>• Health</li> <li>• Housing</li> <li>• Rural development and the countryside</li> <li>• Soil</li> <li>• Transport</li> <li>• Water</li> </ul>
PPS12: Creating	<b>Summary</b>

<p>strong, safe and prosperous communities through Local Spatial Planning</p>	<p>Introduces LDF's, Local Strategic Partnership's and their relationship. Sets out the importance of Sustainable Community Strategies in ensuring the LDF delivers community objectives. Provides information on the role and content of Core Strategies.</p> <p><b>Relevance</b> PPS12 is the only PPS to specifically mention GI:</p> <p>4.8 The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations.</p> <p>4.9 Good infrastructure planning considers the infrastructure required to support development, costs, sources of funding, timescales for delivery and gaps in funding. This allows for the identified infrastructure to be prioritised in discussions with key local partners.</p> <p>The infrastructure planning process should identify, as far as possible:</p> <ul style="list-style-type: none"> <li>• infrastructure needs and costs;</li> <li>• phasing of development;</li> <li>• funding sources; and</li> <li>• responsibilities for delivery.</li> </ul> <p>4.10 The outcome of the infrastructure planning process should inform the core strategy and should be part of a robust evidence base.</p> <p>4.12 The Government has made provision for a Community Infrastructure Levy (CIL) in the Planning Bill introduced to Parliament in November 2007. Local authorities will be empowered to charge CIL on new developments to help finance the infrastructure needed to support growth. The CIL powers are expected to come into effect by spring 2009 (subject to the Parliamentary timetable).</p>
<p>PPG13: Transport</p>	<p><b>Summary</b> Sets out the requirement to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight. Recognises that a safe, efficient and integrated transport system is essential, but that the continued growth in road traffic is damaging</p>

	<p>our towns, countryside and contributing to global warming.</p> <p><b>Relevance</b> GI can deliver pedestrian and cycle routes which provide a realistic and attractive alternative to the private car.</p> <p>The following objectives are relevant to GI: 4.1 promote more sustainable transport choices for both people and for moving freight; 4.2 promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and 4.3 reduce the need to travel, especially by car.</p>
<p>PPG15: Planning and the Historic Environment</p>	<p><b>Summary</b> Sets out policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment, recognising its importance for leisure and recreation.</p> <p><b>Relevance</b> GI can help to ensure the protection of the historic environment and the promotion of historic environment assets.</p> <p>The most relevant paragraphs are:</p> <p>2.26 In defining planning policies for the countryside, authorities should take account of the historical dimension of the landscape as a whole. Adequate understanding is an essential preliminary and authorities should assess the wider historic landscape at an early stage in development plan preparation. Plans should protect its most important components and encourage development that is consistent with maintaining its overall historic character.</p>
<p>PPG16: Archaeology and Planning</p>	<p><b>Summary</b> Sets out the principle for preserving and recording archaeological remains as are a finite and non-renewable resource.</p> <p><b>Relevance</b> GI can help to ensure the protection and promotion of archaeology within the context of the historic environment.</p> <p>The most relevant paragraphs are:</p>

	<p>15. Development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings, defining areas to which the policies apply.</p> <p>16. Planning authorities may wish to base policies on an evaluation of the archaeological remains in their area.</p>
<p>PPG17: Planning for Open Space, Sport and Recreation</p>	<p><b>Summary</b> Sets out the requirement for development plans to deliver open spaces and sport and recreation facilities, recognising that their contribution towards urban renaissance, rural renewal, social inclusion and community cohesion and health and well being is an essential element of sustainable development. Delivery is to be underpinned by an assessment of need.</p> <p><b>Relevance</b> GI can deliver open space, in line with established local needs and recognised national standards.</p> <p>The most relevant paragraphs are:</p> <p>6. LPA should set local open space standards based on the conclusions of assessments of needs and audits of open space and recreation facilities.</p> <p>7. Local standards should include:</p> <ul style="list-style-type: none"> <li>i. quantitative elements (how much new provision may be needed);</li> <li>ii. a qualitative component (against which to measure the need for enhancement of existing facilities); and</li> <li>iii. accessibility (including distance thresholds and consideration of the cost of using a facility).</li> </ul> <p>10. Existing open space should not be built on unless it is surplus to requirements, and high quality or value open space should be protected.</p> <p>17. LPA should:</p> <ul style="list-style-type: none"> <li>i. avoid any erosion of recreational function and maintain or enhance the character of open spaces;</li> <li>ii. ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment;</li> <li>iii. protect and enhance those parts of the rights of way network that might benefit open space; and</li> <li>iv. consider the impact of any development on biodiversity and nature conservation.</li> </ul>

	<p>22. The countryside around towns provides a valuable resource for the protection of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. LPA should encourage the creation of sports and recreational facilities in such areas and the development of areas of managed countryside, such as country parks, community forests, and agricultural show grounds. LPA should ensure such facilities are accessible by walking, cycling and public transport.</p> <p>27. Designation as National Park or Area of Outstanding Natural Beauty does not preclude sport or recreational activities, by noisy or intrusive activities should be restricted to low impact locations.</p> <p>28. In AONB LPA should look to meet the demands for sporting and recreational activities where consistent with the reason by which they are designated, and the needs of other uses.</p> <p>30. Planning permission should be granted in green belts where the openness is maintained.</p> <p>31. Some activities (e.g. climbing, potholing) rely upon natural features. LPA should recognise their actual and potential recreational value. Planning permission should be granted where impacts on natural features can be minimised. The visual, amenity, heritage and nature conservation value of water resources should be protected.</p> <p>32. Rights of way are an important recreational facility, which LPA should protect and enhance. LPA should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.</p>
<p>PPS25: Development and Flood Risk</p>	<p><b>Summary</b> Sets policy to manage the risks from flooding, recognising the increased threat resulting from climate change.</p> <p><b>Relevance</b> GI can contribute to the management of flood risk, particularly through the application of a catchment-scale approach. For example, floodplain naturalisation and wetland creation could help reduce flood risk. At a local-scale, GI could help to encourage soft engineered Sustainable Drainage Systems (SuDS), attenuating surface water runoff.</p> <p>The most relevant paragraphs are:</p> <p>7. Flood risk should be considered alongside other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and the management of other hazards. Policies should recognise the positive contribution that avoidance and management of flood risk can make</p>

	to the development of sustainable communities, including improved local amenities and better overall quality of life.
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	8. LPA should give priority to the use of SuDS.
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