

**NPPF Consultation  
Draft:  
Planning Inspectorate's  
Guidance to Planning  
Inspectors**

**DLP BRIEFING NOTE 66**

Prepared by  
**DLP Planning Ltd**

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## National Planning Policy Framework Consultation Draft: Planning Inspectorate's Guidance to Planning Inspectors

Following the publishing of the long-awaited Draft National Planning Policy Framework (NPPF) for consultation on the 25<sup>th</sup> July 2011 (see DLP Briefing Note 62), the Planning Inspectorate has moved to issue advice to its Inspectors, as the draft NPPF is likely to be referred to by parties in current appeal and development plan casework.

The NPPF consolidates all current policy documents, circulars and guidance into one document, setting out the Government's economic, environmental and social planning policies for England; a number of references to supporting economic growth and the presumption in favour of economic development are contained within the NPPF. Although not yet adopted, the draft is capable of being a material consideration.

The Planning Inspectorate has "*strongly advised*" Inspectors to familiarise themselves with both the draft NPPF and Part B of the accompanying Impact Assessment '*Changes to National Planning Policy*'. During their casework, Inspectors are instructed to consider "*on a case by case basis*" the weight of the emerging NPPF as a material consideration, by assessing its relevance to the issues, whilst also having regard to the fact that current policy statements, circulars and guidance documents remain in place until cancelled.

The Planning Inspectorate advises that the key policy changes included within the Government's accompanying Impact Assessment are significant with potential for having a "*material bearing*" on cases and thus the Inspector's decision. If the draft NPPF is considered to be of relevance to the case, the Inspector must decide what action to take "*in the interests of fairness to the parties*".

Annex B of the guidance highlights key policy changes in the draft NPPF, with text taken directly from Part B of the Impact Assessment. Inspectors are again "*strongly advised*" to familiarise themselves with these policy changes which include:

- Presumption in favour of sustainable development;
- Removing the brownfield target for housing development;
- Removing rural exception site policy;
- Removing the maximum non-residential car parking standards for major developments;
- Decentralised energy targets;
- Proactive approach to identifying opportunities for renewable and low carbon energy.

If you require more information on the content of the draft NPPF and its potential for affecting current planning casework, or would like our help in submitting representations to Government on the draft by **17th October 2011**, please contact:

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