

Date: 22 February 2023

Dear Councillor,

Environmental and Development Services Committee

A Meeting of the **Environmental and Development Services Committee** will be held at **Council Chamber**, Civic Offices, Civic Way, Swadlincote on **Thursday, 02 March 2023** at **18:00**. You are requested to attend.

Yours faithfully,



Chief Executive

To:- **Labour Group**

Councillor Taylor (Chair), Councillor Pegg (Vice-Chair) and
Councillors Heath, M. Mulgrew, Singh and Southerd

Conservative Group

Councillors Brown, Dawson, Fitzpatrick, Haines, Lemmon and Watson

Non-Grouped

Councillor Wheelton

AGENDA

Open to Public and Press

- 1 Apologies and to note any Substitutes appointed for the Meeting.
- 2 To note any declarations of interest arising from any items on the Agenda
- 3 To receive any questions by members of the public pursuant to Council Procedure Rule No.10.
- 4 To receive any questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 5 CORPORATE PLAN 2020-24 PERFORMANCE REPORT (2022-2023 QUARTER 3 – (1 APRIL TO 31 DECEMBER) **4 - 52**
- 6 SOUTH DERBYSHIRE ECONOMIC DEVELOPMENT AND GROWTH STRATEGY **53 - 106**
- 7 THE DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES CONSULTATION ON THE REFORMS TO NATIONAL PLANNING POLICY **107 - 233**
- 8 COMMITTEE WORK PROGRAMME **234 - 237**

Exclusion of the Public and Press:

- 9 The Chairman may therefore move:-
That in accordance with Section 100 (A)(4) of the Local Government Act 1972 (as amended) the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraph of Part I of the Schedule 12A of the Act indicated in the header to each report on the Agenda.
- 10 To receive any Exempt questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 11 REVIEW OF OPERATIONAL SERVICES STRUCTURE
- 12 MECHANIC SALARY AND FLEET MAINTENANCE
- 13 SERVICE LEVEL AGREEMENT RELATING TO CONSERVATION ADVICE

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 5
DATE OF MEETING:	02 MARCH 2023	CATEGORY: DELEGATED
REPORT FROM:	LEADERSHIP TEAM	OPEN DOC:
MEMBERS' CONTACT POINT:	FRANK MCARDLE (EXT. 5700) HEIDI MCDUGALL (EXT. 5775)	
SUBJECT:	CORPORATE PLAN 2020-24: PERFORMANCE REPORT (2022-2023 QUARTER 3 – (1 APRIL TO 31 DECEMBER))	
WARD (S) AFFECTED:	ALL	TERMS OF REFERENCE: G

1.0 Recommendations

- 1.1 That the Committee approves progress against performance targets set out in the Corporate Plan 2020 - 2024.
- 1.2 That the Risk Register for the Committee's services are reviewed.

2.0 Purpose of the Report

- 2.1 To report progress against the Corporate Plan under the priorities of Our Environment, Our People and Our Future.

3.0 Executive summary

- 3.1 The Corporate Plan 2020 – 2024 was approved following extensive consultation into South Derbyshire's needs, categorising them under three key priorities: Our Environment, Our People and Our Future. The Corporate Plan is central to the Council's work – it sets out its values and vision for South Derbyshire and defines its priorities for delivering high-quality services.
- 3.2 This Committee is responsible for overseeing the delivery of the key priorities and the following key aims:

Our Environment

- *Improve the environment of the District*
- *Tackle climate change*
- *Enhance the attractiveness of South Derbyshire*



Our People

- *Supporting and safeguarding the most vulnerable*

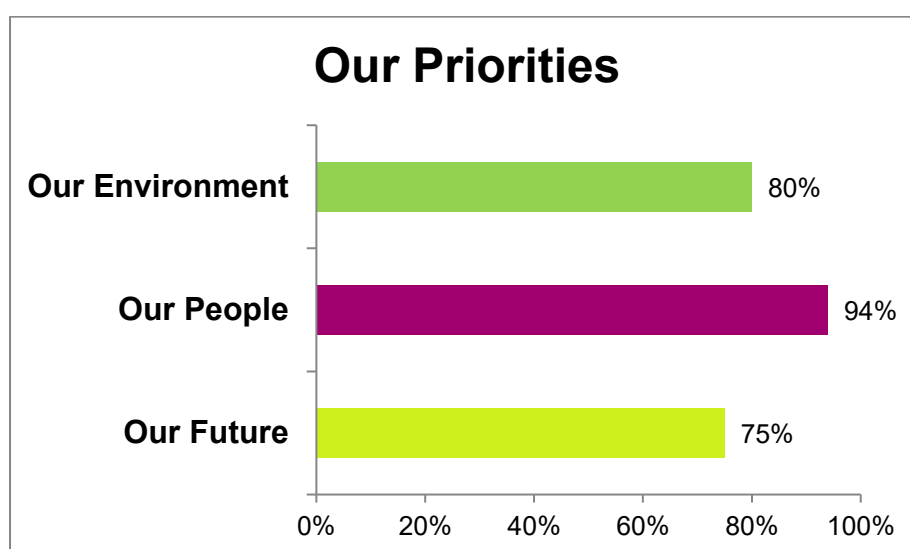
Our Future

- *Develop skills and career*
- *Support economic growth and infrastructure*

4.0 Performance Detail

4.1 Overall Council performance against the priorities – Quarter three 2022-2023.

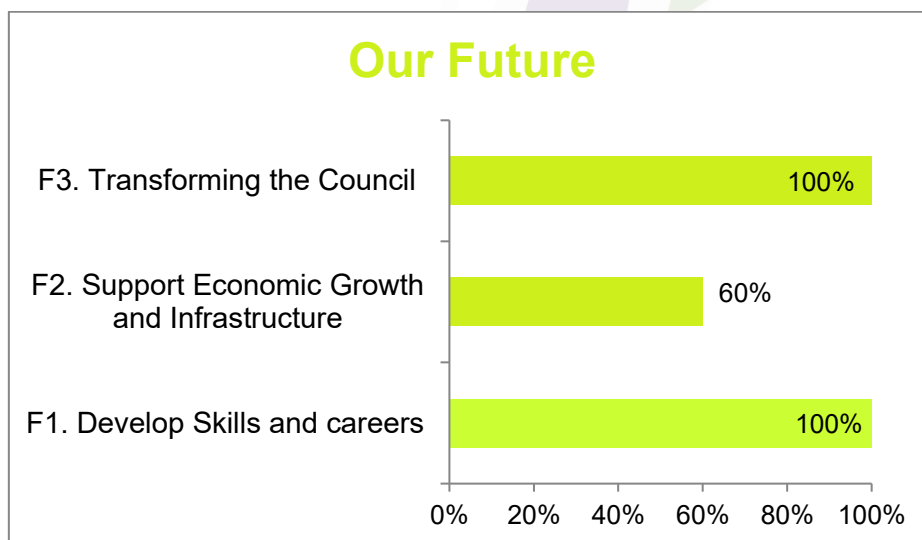
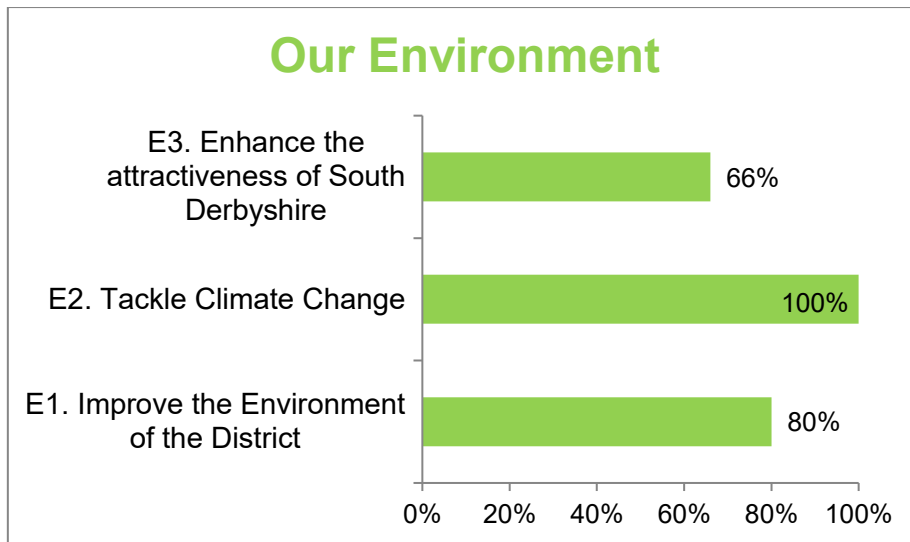
The below chart provides an overview for the percentage of measures that are on track to achieve the overall annual target.



4.2 Overall Council performance against key aims – Quarter three 2022-2023.

The below charts provide an overview for the percentage of measures that are on track to achieve the annual target within each key aim of the Corporate Plan.





4.3 Of the 35 measures which support the progress of the Corporate Plan 20-24, 23 are green, four are amber, five are red and three are grey.



Overall, 86% of the key aims within the Corporate Plan are on track to achieve the four-year target. As at quarter three, 80% of indicators are on track for Our Environment, 94% are on track for Our People and 75% are on track for Our Future.

4.4 This Committee is responsible for overseeing the delivery of 17 Corporate measures.

Below outlines the thirteen (76.5%) measures for this Committee that are on track (green, amber or grey) for the quarter:

- Household waste collected per head of population
- % of waste recycled and composted
- Number of fly tipping incidents
- Improve the quality of the District through the Local Environmental Quality Survey
- Reduce South Derbyshire District Council carbon emissions
- % of new homes to meet water efficiency targets as set out in the Part G optional standard of 110 litres of potable water usage per person per day
- Increase Swadlincote Town Centre visitor satisfaction
- Continue to undertake interventions per year to keep families out of fuel poverty
- Deliver the objectives identified in the Supporting Aspirations Plan
- Increase the number of employee jobs in South Derbyshire
- Total Rateable Value of businesses in the District
- Speed of decision on discharging conditions on housing applications
- Secure new facilities and contributions through Section 106 to mitigate impacts of development. Achieve all necessary highway, education, healthcare, and recreation contributions

4.5 Below outlines the four (23.5%) measures for this Committee that is not on track (red) for the quarter:

- % Of eligible new homes and commercial developments to achieve net gain in Biodiversity by a minimum of 10% compared to the site's predevelopment baseline.
- Annual net growth in new commercial floorspace (sqm)
- Proportion of good quality housing development schemes
- % Of planning applications determined within the statutory period

For more detailed information please refer to **Appendix B**, Performance Measure Report Index.

4.6 An overview of performance can be found in the Performance Dashboard in **Appendix A**. A detailed update on the quarterly outturn of each performance measure including actions to sustain or improve performance is included in the detailed Performance Measure Report Index in **Appendix B**.



4.7 Questions regarding performance are welcomed from the Committee in relation to the Corporate performance measures that fall under its responsibility and are referenced in the detailed Performance Measure Report Index in **Appendix B**

5.0 **Financial and Implications**

None directly.

6.0 **Corporate Implications**

6.1 **Employment Implications**

None directly.

6.2 **Legal Implications**

None directly.

6.3 **Corporate Plan Implications**

This report updates the Committee on the progress against the key measures agreed in the Corporate Plan and demonstrates how the Council's key aims under the priorities, Our Environment, Our People and Our Future contribute to that aspiration.

6.4 **Risk Impact**

The Risk Registers for the Committee's services are detailed in **Appendix C - Service Delivery Risk Register** and **Appendix D - Chief Executive Risk Register**. In relation to the Chief Executive Risk Register this Committee is responsible for overseeing the risks relating to licensing, land charges and economic development. This includes the registers, risk mitigation plans and any further actions required for the relevant departmental risks. Each risk has been identified and assessed against the Corporate Plan aims which are considered to be the most significant risks to the Council in achieving its main objectives. The Risk Registers detail a risk matrix to summarise how each identified risk has been rated.

The following risks have been updated for quarter three in the Service Delivery Risk Register:

- SD7 – Failure to meet housing delivery targets set out in the five-year supply. The mitigating actions have been updated to confirm the consultation on the Issues and Options for the Local Plan have been completed with several sites put forward. The Housing and Position Paper will be reported to E&DS Committee on the 26th January with a 5-year housing land supply of 6.29 years (from 6.15 years)



- SD19 - Animal welfare costs. Further actions updated to report on the preparation of prosecution files in relation to animal welfare and illegal breeding. The number of animals in the possession of the Council have reduced from 30 to 16.
- SD20 – Green Homes Grant. This is a new risk which has been added to the register in Quarter three, in relation to the failure to deliver the volume of Green Homes Grants agreed with the project sponsors

The following risks have been updated for quarter three in the Chief Executive Risk Register:

- CE3 - Transfer of responsibility for visitor information provision from Sharpe's Pottery Heritage and Arts Trust to the Council.
The service has now been transferred and continues to operate. This is no longer deemed to be a risk to the Council and can be archived.

7.0 **Community Impact**

7.1 **Consultation**

None required.

7.2 **Equality and Diversity Impact**

Not applicable in the context of the report.

7.3 **Social Value Impact**

Not applicable in the context of the report.

7.4 **Environmental Sustainability**

Not applicable in the context of the report.

8.0 **Appendices**

Appendix A – Performance Dashboard 2020-2024
Appendix B – Performance Measure Report Index
Appendix C – Service Delivery Risk Register
Appendix D – Chief Executive Risk Register



Priority	Key Aim	Outcome	Ref	How success will be measured	Q4 2020-2021: Apr - Mar	Q4 2021-2022: Apr - Mar	Q1 2022-2023: Apr-Jun	Q2 2022-2023: Apr-Sept	Q3 2022-2023: Apr-Dec	Annual Target 22-23	Plan Target 2020-2024	Head of Service	Strategic Lead	Committee		
Environment	Keeping a clean, green District for future generations	E1. Improve the environment of the District	E1.1 Reduce waste and increase composting and recycling	E1.1A	Household waste collected per head of population	460kgs	416kgs	110kgs	208kgs	302kgs	Downward Trend	Sustain during Y1 and Y2. See a downward trend in Yrs. 3 and 4	Gary Charlton, Head of Operational Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
				E1.1B	% of collected waste recycled and composted	47%	46%	49%	47%	45%	Upward Trend	Sustain during Y1 and Y2. See an upward trend in Y3 and Y4	Gary Charlton, Head of Operational Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
			E1.2 Reduce fly tipping and litter through education, engagement and zero tolerance enforcement action where appropriate	E1.2A	Number of fly tipping incidents	1003	604	139	286	442	Downward trend as a four 4-year mean <764	Downward trend over four years	Matt Holford, Head of Environmental Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
				E1.2B	Improve the quality of the District through the Local Environmental Quality Survey	Report in Q1 21/22	93.79% of streets meet grade B or higher	93.79% of streets meet grade B or higher	93.79% of streets meet grade B or higher	96.65% of streets Grade B or higher	>95% (Grade B or above)	>95% (Grade B or above)	Gary Charlton, Head of Operational Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
			E1.3 Enhance biodiversity across the District	E1.3A	% of eligible new homes and commercial developments to achieve net gain in Biodiversity by a minimum of 10% compared to the sites pre development baseline.	66.7%	66.7%	0	0	0	85%	85%	Steffan Saunders, Head of Planning and Strategic Housing	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
		E2. Tackle climate change	E2.1 Strive to make South Derbyshire District Council carbon neutral by 2030	E2.1A	Reduce South Derbyshire District Council carbon emissions	Achieved	Achieved	Achieved	Achieved	Achieved	Downward Trend in Carbon Emissions	Reduce CO2 emissions through the achievement of actions in the South Derbyshire Climate and Environment Action Plan 2020-24 (C&EAP)	Matt Holford, Head of Environmental Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
			E2.2 Work with residents, businesses and partners to reduce their carbon footprint	E2.2A	% of new homes to meet water efficiency targets as set out in the Part G optional standard of 110 litres of potable water usage per person per day	100%	75.6%	64%	75%	80%	85%	85%	Steffan Saunders, Head of Planning and Strategic Housing	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
		E3. Enhance the attractiveness of South Derbyshire	E3.1 Enhance the appeal of Swadlincote town centre as a place to visit	E3.1A	Increase Swadlincote Town Centre visitor satisfaction	55%	60% (new report in Q3)	60% (new report in Q3)	60% (new report in Q3)	66%	Upward Trend (Close gap to National small towns average)	National small towns average 72%. Target to be above the National average by 2023/24	Mike Roylance, Head of Economic Development and Growth	Frank McArdle, Chief Executive	E&DS	
			E3.2 Improve public spaces to create an environment for people to enjoy	E3.2A	The number of Green Flag Awards for South Derbyshire parks	Achieved	3	3	3	3	Four Green Flags	Increase from two green flag park awards to four by 2024	Sean McBurney, Head of Cultural and Community Services	Heidi McDougall, Strategic Director, Service Delivery	H&CS	
				E3.2B	Proportion of good quality housing development schemes	Out turn unavailable	Out turn unavailable	Out turn unavailable. Reported annually in Q4 22/23	Out turn unavailable. Reported annually in Q4 22/23	Out turn unavailable. Reported annually in Q4 22/23	90%	% of schemes which score high	Steffan Saunders, Head of Planning and Strategic Housing	Heidi McDougall, Strategic Director, Service Delivery	E&DS	
		Core needs of the District	P1. Engage with our communities	P1.1 Support and celebrate volunteering, community groups and the voluntary sector	P1.1A	Number of new and existing Community Groups supported	153 groups	160 groups	33 groups	87 groups	151	Upward trend on the average over two years >157	Year 1 -2(Proxy)- collate baseline data. Year 3-4 we will show an increase on the average over two years	Sean McBurney, Head of Cultural and Community Services	Heidi McDougall, Strategic Director, Service Delivery	H&CS
				P1.2 Help tackle anti-social behaviour & crime through strong and proportionate action	P1.2A	Number of ASB interventions by type	Minimal	Moderate	Moderate	Moderate	Moderate	'Moderate' or 'High'	Performance to be rated as 'High' or 'Moderate'	Matt Holford, Head of Environmental Services	Heidi McDougall, Strategic Director, Service Delivery	H&CS
			P2. Supporting and safeguarding the most vulnerable	P2.1 With partners encourage independent living and keep residents healthy and happy in their homes.	P2.1A	Number of households prevented from Homelessness	265 cases	261 cases	52 cases	79 cases	137 cases	Proxy	Proxy Measure to show service activity	Paul Whittingham, Head of Housing	Heidi McDougall, Strategic Director, Service Delivery	H&CS
					P2.1B	Continue to undertake interventions per year to keep families out of fuel poverty	276	210	48	104	161	> 160 interventions	300 interventions (2020-21) Target to be reviewed thereafter.	Matt Holford, Head of Environmental Services	Heidi McDougall, Strategic Director, Service Delivery	E&DS
P2.2 Promote health and wellbeing across the District	P2.2A			Deliver the objectives identified in the South Derbyshire Health & Wellbeing Group	Ongoing delivery of plan	Delivery of Health and Wellbeing Action Plan over 2021-22	Action plan developed and adopted	Achieved	Ongoing delivery of the action plan by partners	100% of actions delivered	100% of actions identified delivered	Sean McBurney, Head of Cultural and Community Services	Heidi McDougall, Strategic Director, Service Delivery	H&CS		
	P2.3A			Deliver the Planned Maintenance Housing programme over four years	114.10% (£ 2,377,625)	89.1% (£2,116,365.65)	18.38% (£1,927,550)	34.25% - £660,135.65	50.54% - £974,241 against total budget for 2022-2023.	100% against the annual budget 2022-23	100% spend against the planned maintenance budget	Paul Whittingham, Head of Housing	Heidi McDougall, Strategic Director, Service Delivery	H&CS		
P2.3 Improve the condition of housing stock and public buildings.	P2.3B			Develop and deliver the Public Buildings programme over four years	Carry out further surveys on 12 more of the Public Buildings portfolio.	30% (44 surveys)	26% (10 surveys)	52% (20 surveys)	52%	25% (38 surveys undertaken)	100% of surveys undertaken	Steve Baker, Head of Corporate Property	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M		
	P2.3C			Average time taken to re-let Council homes	200 days average	156 days	183 days	183	189	Median Quartile Performance (Benchmark via Housemark)	Median Quartile Performance (Benchmark via Housemark)	Paul Whittingham, Head of Housing	Heidi McDougall, Strategic Director, Service Delivery	H&CS		
	P2.4 Support social mobility to ensure people have the opportunity to access skilled jobs, higher and further education.		P2.4A	Deliver the objectives identified in the Supporting Aspirations Plan	Research and data analysis	Supporting Aspirations Action Plan adopted.	Achieved	Reported in Q4	Reported in Q4	Deliver the year one objectives identified in the Supporting Aspirations Plan	Deliver the objectives identified in the Supporting Aspirations Plan	Mike Roylance, Head of Economic Development and Growth	Frank McArdle, Chief Executive	E&DS		

Working with communities and meeting the future

P3. Deliver Excellent Services		P3.1 Ensuring consistency in the way the Council deal with service users		P3.2 Have in place methods of communication that enables customers to provide and receive information.		P3.3 Ensuring technology enables us to effectively connect with our communities.		P3.4 Investing in our workforce			
P3.1A	Increase the number of customers who interact digitally as a first choice	Total: 22,242	Total: 24,405	Total: 6,021	Total: 16,334	Total: 21,245	Upward trend	Upward Trend	Catherine Grimley, Head of Customer Services	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.2A	Reduce face-to-face contact to allow more time to support those customers who need additional support	0	744 self serve and 115 face to face	2,470	4,496	6,359	Downward Trend	Downward trend in Face to Face interactions	Catherine Grimley, Head of Customer Services	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.3A	Number of customer telephone calls answered by Customer Service	Total: 98,099	Total: 99,165	Total: 22,872	Total: 45,412	Total: 66,188	Downward Trend	Downward Trend	Catherine Grimley, Head of Customer Services	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.3B	Increase digital engagement (Twitter, Instagram, Facebook)	43,850	49,181	51,990	51,762	52,232	Upward Trend	Upward Trend	Fiona Pittam, Head of Organisational Development & Performance	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.4A	Increase the level of staff engagement	Survey postponed until 21-22	Target not achieved	Achieved	246 staff attended staff briefing sessions on Flexible Working Policy in July 2022	182 people responded to staff Flexible Working consultation	proxy - establish baseline data	Annual increase in the number of staff who have engaged with the Council	Fiona Pittam, Head of Organisational Development & Performance	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.4B	Number of apprenticeships	5 (1.5% of head count)	6 (1.84% of head count)	6 (1.84% of head count)	6 (1.82% of head count)	7 (1.92% of head count)	>2.3% of head count	>2.3% of head count	Fiona Pittam, Head of Organisational Development & Performance	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.4C	Average number of staff days lost due to sickness	12.93	10.28	2.47	2.02	7.10	Downward Trend	Downward Trend	Fiona Pittam, Head of Organisational Development & Performance	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
P3.4D	% of employees that consider that the Council has a positive health and safety culture	Postponed until early 22/23	Postponed until early 22-23	27 employees trained			proxy - establish baseline data	Upward Trend in Health and Safety mandatory training and up to date health and safety policy	Fiona Pittam, Head of Organisational Development & Performance	Kevin Stackhouse, Strategic Director, Corporate Resources	F&M
F1. Develop skills and careers		F1.1 Attract and retain skilled jobs in the District		F1.2 Support unemployed residents back into work		F1.1A		F1.2A		F1.1A	
		Increase the number of employee jobs in South Derbyshire		32,000 Impacted by Covid-19		31,000 Impacted by Covid-19		31,000 Impacted by Covid-19 (Reported annually in Q4 22/23)		31,000 Impacted by Covid-19 (Reported annually in Q4 22/23)	
										34,000	
										Upward Trend	
										Upward Trend	
										Mike Roylance, Head of Economic Development and Growth	
										Frank McArdle, Chief Executive	
										E&DS	
F2. Support economic growth and infrastructure		F2.1 Encourage and support business development and new investment in the District		F2.2 Enable the delivery of housing across all tenures to meet Local Plan targets		F2.3 Influence the improvement of infrastructure to meet the demands of growth.		F2.1A		F2.1B	
		Annual net growth in new commercial floorspace (sqm)		Speed of decision on discharging conditions on housing applications		Secure new facilities and contributions through Section106 to mitigate impacts of development. Achieve all necessary highway, education, healthcare, and recreation contributions		4,140 sqm		1,665 sqm	
		Total Rateable Value of businesses in the District		% of planning applications determined within the statutory period		100%		60.9%		50%	
		£67,341,926		98%		100%		60%		79%	
		£67,234,722		90.50%		100% (annual return in Q4 22/23)		60%		90%	
		£67,279,062		88%		100% (annual return in Q4 22/23)		86%		90%	
		£67,207,674		81%		100% (annual return in Q4 22/23)		81%		90%	
		£67,072,729		>90%		90%		>90%		90%	
										Steffan Saunders, Head of Planning and Strategic Housing	
										Heidi McDougall, Strategic Director, Service Delivery	
										E&DS	
F3. Transforming the Council		F3.1 Provide modern ways of working that support the Council to deliver services to meet changing needs.		F3.2 Source appropriate commercial investment opportunities for the Council		F3.1A		F3.2A		F3.1A	
		Deliver against the Transformation Action Plan		Develop our approach towards the commercialisation of services which include grants, sponsorship, fees and charges and operating models and increase the income generated from these activities		On target		85%		On target	
		On target		On target		On target		On target		On target	
		On target		No change from last quarter		No change from last quarter		No change from last quarter		On target	
		On target								A corporate action plan collating Council departments strands of commercialisation is to be drafted in Quarter four.	
										Y1 – Form a working group & Action Plan Y2 – deliver against action plan and sustain an upward trend in revenue	
										Anthony Baxter, Head of Business Change and ICT	
										Kevin Stackhouse, Strategic Director, Corporate Resources	
										F&M	
										Gary Charlton, Head of Operational Services	
										Heidi McDougall, Strategic Director, Service Delivery	
										F&M	

Corporate Plan 2020-2024 Performance Measure Report

Environmental and Development Services Committee

Team: Organisational Development and Performance

Date: March 2023

Quarter 3 - 2022-23



Performance Measure Report Index

Corporate Plan 2020-2024

Summary

The Corporate Plan 2020-2024 has 35 Corporate Measures which underpin the Council's three priorities Our Environment, Our People, Our Future.

The following Committees are responsible for overseeing the delivery of the following key aims and outcomes:

Environmental and Development Services Committee (E&DS) are responsible for 17 Corporate measures under the key aims:

- E1. Improve the environment of the District
- E2. Tackle climate change
- E3. Enhance the attractiveness of South Derbyshire
- P2. Supporting and safeguarding the most vulnerable
- F1. Develop skills and careers
- F2. Support economic growth and infrastructure

Housing and Community Services Committee (H&CS) are responsible for seven Corporate measures under the key aims:

- E3. Enhance the attractiveness of South Derbyshire
- P1. Engage with our communities
- P2. Supporting and safeguarding the most vulnerable

Finance and Management Committee (F&M) are responsible for 11 corporate measures under the key aims:

- P2. Supporting and safeguarding the most vulnerable
- P3. Deliver Excellent Services
- F3. Transforming the Council



Environmental and Development Services Committee (E&DS) is responsible for the following 17 Corporate measures

Our Environment

Measure

- Household waste collected per head of population
- % of collected waste recycled and composted
- Number of fly tipping incidents
- Improve the quality of the District through the Local Environmental Quality Survey
- % of eligible new homes and commercial developments to achieve net gain in Biodiversity by a minimum of 10% compared to the site's predevelopment baseline.
- Reduce South Derbyshire District Council carbon emissions
- % of new homes to meet water efficiency targets as set out in the Part G optional standard of 110 litres of potable water usage per person per day
- Proportion of good quality housing development schemes
- Increase Swadlincote Town Centre visitor satisfaction

Our People

Measure

- Continue to undertake interventions per year to keep families out of fuel poverty
- Deliver the objectives identified in the Supporting Aspirations Action Plan

Our Future

Measure

- Speed of decision on discharging conditions on housing applications
- % of planning applications determined within the statutory period
- Secure new facilities and contributions through Section 106 to mitigate impacts of development. Achieve all necessary highway, education, healthcare, and recreation contributions
- Increase the number of employee jobs in South Derbyshire
- Annual net growth in new commercial floorspace (sqm)
- Total Rateable Value of businesses in the District



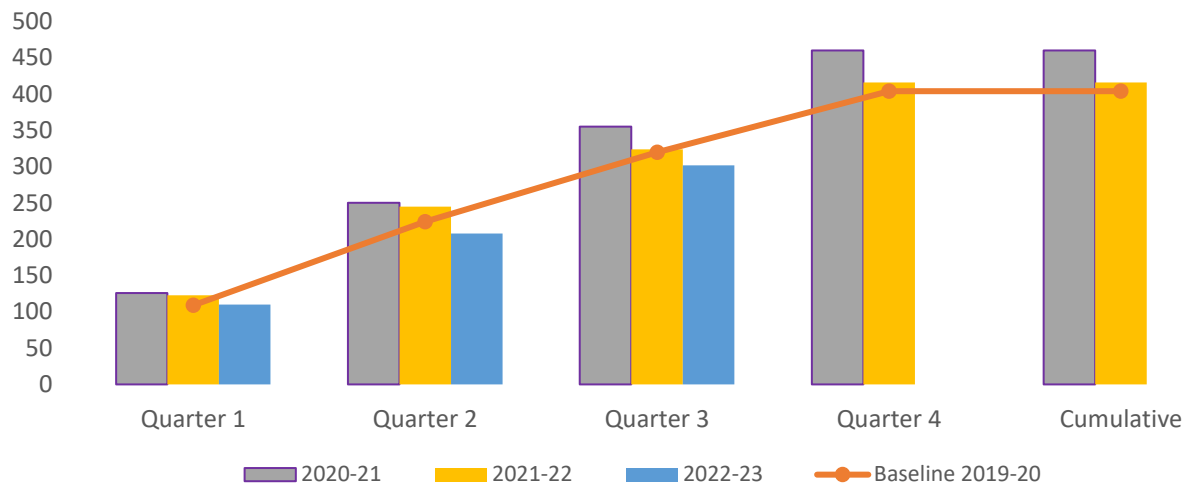
Priority: Our Environment

E1.1 Reduce waste and increase composting and recycling

Measure and Reference	E1.1A Household waste collected per head of population	Committee	E&DS		
Definition	This indicator is the number of kilograms of household waste collected per head of population. 'Household waste' means those types of waste which are to be treated as household waste as defined by the Environmental Protection Act 1990.	Why this is Important	To measure the change in household waste disposal levels as a result of householders' waste reduction and recycling activities		
What Good Looks Like	Top performing authorities outturn <400kgs per year				
History of this Indicator	The Council employs 40 staff and utilises 15 vehicles and a number of external contractors to deliver waste collection services.				
2019/20 Baseline Data	The estimated figure reported in Q4 was 407 kgs. This figure has now been validated and the confirmed out turn for Q4 is 404 kgs.				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Sustain during Yr1 (404kgs)	126kgs	250kgs	355kgs	460kgs
2021/22	Sustain Current levels	123kgs	245kgs	324kgs	416kgs
2022/23	Downward trend	110kgs	208kgs	302kgs	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
The provisional cumulative figure reported in quarter two (209kgs) has been confirmed as an actual figure of 208kgs. The figure for quarter two has been amended to reflect this. At this stage last year, the cumulative figure was 324kgs per head of population. The 22kgs difference is a result of the overall household waste collected being down by over 2000 tonnes measured against 21/22 collection totals. A lower rate of waste collected per household is a positive measure as this reduces overall costs from disposal.			Performance is currently on target.		



E1.1A Household waste collected per head of population (kgs)
target - to see a downward trend



Priority: Our Environment

E1.1 Reduce waste and increase composting and recycling

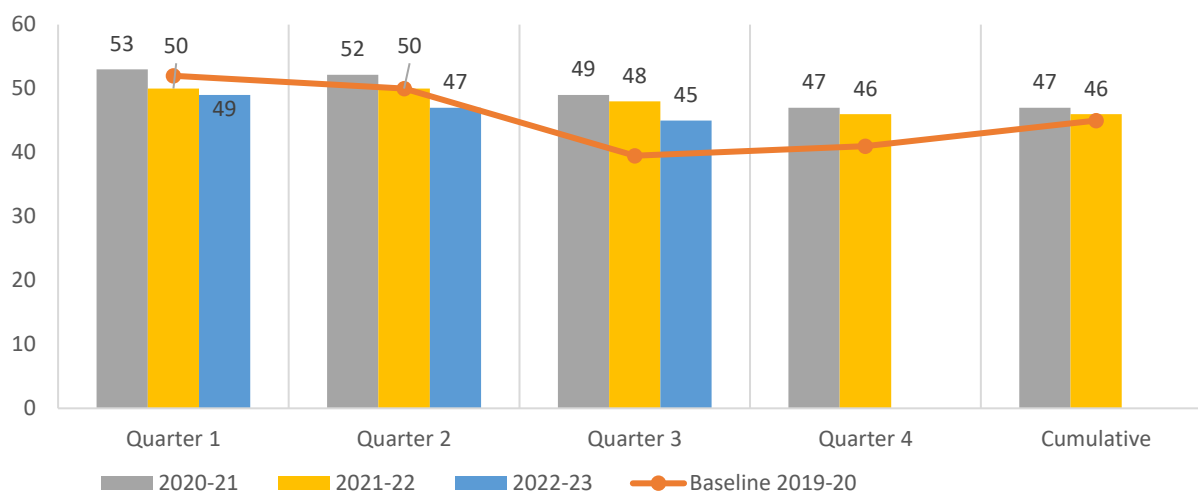
Measure and Reference	E1.1B % of collected waste recycled and composted	Committee	E&DS		
Definition	Kerbside collected household waste is waste presented for collection by households in the black, green and brown bins and the normal alternate week collections. Recycled or composted is waste presented in the green and brown bins.	Why this is Important	To establish the success of the Council's recycling scheme and to ensure the compost scheme continues to perform		
What Good Looks Like	The top performing authorities achieve >60%, the top 25% achieve >50%				
History of this Indicator	Currently on a downward trend, the tonnages collected have remained stable, however increasing residual waste is pushing the percentage down.				
2019/20 Baseline Data	The estimated figure reported in Q4 was 46%. This figure has now been validated and the confirmed out turn for Q4 is 45%.				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Sustain during Yr1 (45% or>)	53%	52%	49%	47%
2021/22	Sustain during Yr2 (45% or>)	50%	50%	48%	46%
2022/23	Upward trend	49%	47%	45%	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
<p>The provisional figure reported in quarter two of 47% has been confirmed as the actual out turn figure. Overall collected general refuse and combined recycling tonnages have decreased by 4,000 tonnes compared against the same time last year. Whilst the reduction in general refuse tonnage is good news, the very dry summer resulted in garden waste tonnage in quarter two decreasing by 1,300 tonnes measured against 21/22 figures, there was a further smaller decrease of 130 tonnes in quarter three. The reduction in garden waste is a substantial reduction to the overall recycling out-turn figure, it will be difficult to recoup this loss of tonnage in the final quarter which will</p>			<p>Maintaining the garden waste and recycling collections across the District.</p>		



impact on our ability to exceed last year's recycling rate of 46%.

E1.1B % of collected waste recycled and composted

target - upward trend



Priority: Our Environment

E1.2 Reduce fly tipping and litter through education, engagement and zero tolerance enforcement action where appropriate

Measure and Reference	E1.2A Number of fly tipping incidents	Committee	E&DS		
Definition	A reduction in fly-tipping incidents is defined as a numerical reduction in the sum of the number of fly tipping incidents reported to the Council, plus the number of fly tips proactively collected by Council staff while performing their duties, compared to the reference period.	Why this is Important	Prevent an increase in fly-tipping incidents through education, engagement and enforcement action where appropriate		
What Good Looks Like	The purpose of this Indicator is to see a downward trend in fly tipping incidents as a rolling average over the four-year period of the Corporate Plan.				
History of this Indicator	There have been long term reductions in fly tipping incidents both nationally and locally since 2000, however this trend has reversed in very recent years. Between 2016 and 2019 fly tipping incidents nationally have increased.				
2019/20 Baseline Data	714 (total figure for 2019/20)				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Downward trend	260	528	732	1003
2021/22	Downward trend as a 4-year mean <764	211	366	484	604
2022/23	Downward trend as a four-year mean <764	139	286	442	
Performance Overview - Quarterly Update		Actions to sustain or improve performance			
Incidents of fly tipping in quarter one to quarter three have been at their lowest since 2014/15. The quarter three out turn of 442 is under the quarter three target of 557.		New fly tipping surveillance equipment is currently being commissioned in the north of the District at the location with the highest recorded number of incidents over the last two years.			



Priority: Our Environment

E1.2 Reduce fly tipping and litter through education, engagement and zero tolerance enforcement action where appropriate

Measure and Reference	E1.2B Improve the quality of the District through the Local Environmental Quality Survey	Committee	E&DS		
Definition	Percentage of inspected grade B or above for cleanliness as defined in the government code of Practice for Litter and refuse.	Why this is Important	Gives assurance that the cleansing regimes and resources deployed are delivering the Council's service standards.		
What Good Looks Like	<p>>95% Grade B or above</p> <p>This information below provides an overview of the grading:</p> <p>Grade A No issues present Grade B+ No formal description Grade B Predominantly free with some minor instances of the issue Grade B- No formal description Grade C Widespread with some accumulations of the issue Grade C- No formal description Grade D Heavily affected by the issue</p> <p>In order to present a fair picture plus and minus grades are used where a location is better than the lower grade but not sufficiently to attain the higher grade.</p>				
History of this Indicator	New indicator				
2019/20 Baseline Data	89.67% above grade C				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	95% at grade C or above	Report in Q4	Report in Q4	Report in Q1 21/22	Reported in Q1 21/22
2021/22	>95% (Grade C or above)	94.74% (Grade C or above)	94.74% (Grade C or above)	94.74% above grade C+	93.69% (Grade B or above)
2022/23	>95% (Grade B or above)	93.69% (Grade B or above)	93.69% (Grade B or above)	96.65% Grade B or higher	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
The Keep Britain Tidy survey was undertaken in November, this measures the cleanliness of our streets in terms of litter, detritus, graffiti, flyposting, weeds and dog-fouling. Overall the District's cleanliness rating improved by 3%, there were minor improvements in the grades of			Performance is on target. Service will continue to target below standard areas which were identified in the survey. The next survey will take place in Quarter one 2023-2024.		



litter, detritus, flyposting and weeds, with a very slight decrease in dog-fouling.	
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Priority: Our Environment

E1.3 Enhance biodiversity across the District

Measure and Reference	E1.3A % of eligible new homes and commercial developments to achieve net gain in Biodiversity by a minimum of 10% compared to the sites pre development baseline.	Committee	E&DS		
Definition	Policy BNE3 of the Local Plan and Chapter 15 of the National Planning Policy Framework seeks to ensure that the impacts of development on biodiversity are minimised and preferably provide net gains. This would be negotiated during the application process	Why this is Important	It is likely that soon this will be a statutory requirement. It demonstrates that the Council is being proactive in delivering an aspiration of the Local Plan.		
What Good Looks Like	The purpose of the PI is to see the pursuit of net biodiversity gains on all eligible sites otherwise suffering a net loss.				
History of this Indicator	Notwithstanding the Council's 'encouragement' of biodiversity gains in the Local Plan, this will be a new government initiative that would make it a statutory requirement.				
2019/20 Baseline Data	Insufficient baseline data available				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	85%	First Report due December 2020. No qualifying decisions in Q1.	66.7%	66.7%	66.7%
2021/22	85% (4-year target)	66.7%	66.7%	66.7%	66.7%
2022/23	85%	0	0	0	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
Unable to measure this indicator at the current time. Whilst officers work to securing net gain in all relevant instances, local plan policy only			The target can only be achieved where it is supported by Policy or legislation. This does not come into effect until Summer 23 and then		



requests a net gain, and it isn't law to require 10% net gain until Summer 23.

officers will be able to ensure that the measure is achieved.



Priority: Our Environment

E2.1 Strive to make South Derbyshire District Council carbon neutral by 2030

Measure and Reference	E2.1A Reduce South Derbyshire District Council carbon emissions	Committee	E&DS		
Definition	Achievement of Actions contained in the South Derbyshire Climate and Environment Action Plan 2020-24 (C&EAP)	Why this is Important	To enable emissions from all relevant identified Council sources to be controlled over the Corporate Plan timeframe		
What Good Looks Like	Achievement of Actions contained in the South Derbyshire Climate and Environment Action Plan 2020-24 (C&EAP)				
History of this Indicator	No previous targets to achieve carbon neutrality have been set				
2019/20 Baseline Data	2,500 tonnes of carbon dioxide equivalent in 2018/19				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Achievement of Actions contained in the South Derbyshire Climate and Environment Action Plan 2020-24.	Achieved	Achieved	Achieved	Achieved
2021/22	Produce and implement a Head of Service Q4 Climate and Environment report that tracks performance against quantified targets and outturns	Achieved	Achieved	Achieved	Achieved
2022/23	Downward Trend in Carbon Emissions	Achieved	Achieved	Achieved	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
The number of Climate and Environment Plan actions that haven't been started has reduced from 12 to 6. The number of actions completed has increased from 20 to 22. This corporate measure is on target with >90% of actions in the C&EAP, RAG rated 'Green'. The website content has been fully revised. Three new bids for funding have been submitted which			A quarterly progress report for members is now being published. Three new bids seeking external funding in excess of £3,000,000 were submitted in quarter three.		



cumulatively seek over £3 million in external funding.	
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Priority: Our Environment

E2.2 Work with residents, businesses and partners to reduce their carbon footprint

Measure and Reference	E2.2A % of new homes to meet water efficiency targets as set out in the Part G optional standard of 110 litres of potable water usage per person per day	Committee	E&DS		
Definition	Part G of the Building Regulations sets out an optional standard for potable water conservation which is reiterated in Policy SD3 of the Local Plan. A planning condition will be attached to all new permissions to pursue adherence to this standard (where relevant).	Why this is Important	Local infrastructure and environmental constraints require the need for the Council to contribute to the suppression of water demand and hence wastewater discharges across the District.		
What Good Looks Like	This is designed to ensure that going forward all new developments comply with the optional Part G standard				
History of this Indicator	No History				
2019/20 Baseline Data	Baseline figure of 50% based on 18 qualifying decisions in Q4.				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21		78%	89%	100%	100%
2021/22	85%	70.5%	79.3%	86%	75.6%
2022/23	85%	64%	75%	80%	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
Performance has improved quarter on quarter as vacancies within Planning Services are being filled and officers are reminded to ensure that this condition is placed on qualifying applications as a matter of course.			Keep reminding existing officers and making new officers aware of the conditions and the corporate objections behind the use of such. Decision makers to ensure they check for this condition before issuing decisions.		



Priority: Our Environment

E3.1 Enhance the appeal of Swadlincote town centre as a place to visit

Measure and Reference	E3.1A Increase Swadlincote Town Centre visitor satisfaction	Committee	E&DS		
Definition	Benchmarking for Swadlincote Town Centre includes a Town Centre User Survey (questionnaire) completed at the same time each year by an independent consultant.	Why this is Important	There is a need to limit the impact of national changes in shopping habits on the vitality of the town centre, at a time when High Streets are under extreme pressure.		
What Good Looks Like	The aim is to steadily close the gap to the National Small Towns average over the four-year period of the Corporate Plan.				
History of this Indicator	Comparable Benchmarking data was first collected in 2019. This found that 49% of respondents would recommend a visit to Swadlincote Town Centre, whilst the comparable National Small Towns Average was 72%.				
2019/20 Baseline Data	49% of respondents would recommend Swadlincote Town Centre - May 2019				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Upward trend	Reported Annually in Q3	Reported Annually in Q3	55%	55%
2021/22	58%	Reported Annually in Q3	Reported Annually in Q3	60%	Reported annually in Q3
2022/23	Upward Trend (Close the gap on the National Small Towns average)	60%	60%	66%	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
A programme of festive activities was staged to support the town centre businesses. This ran from late November until mid-December and encompassed three main event weekends: The Lights before Christmas (switch on); a Festive Fun Day on Small Business Saturday; and a Festive Market. Alongside this the Santa's Passport Trail encouraged participants to explore the town centre and its independent businesses. The programme attracted a large audience and positive feedback from both the local community and businesses.			Not applicable.		
Works to improve the frontages of numbers 5-					



<p>15 West Street, fronting The Delph, including new cladding and first floor windows, have been completed.</p>	
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Priority: Our Environment

E3.2 Improve public spaces to create an environment for people to enjoy

Measure and Reference	E3.2B Proportion of good quality housing development schemes		Committee	E&DS	
Definition	The % of new residential developments that score well against the Council's quality criteria based on latest Building for Life standards and the National Design Guide, which measure several aspects of the quality of a development (including the provision and quality of public spaces).		Why this is Important	This PI directly measures how good the quality of developments are and therefore whether it is more likely to result in an improvement to the quality of open and other spaces.	
What Good Looks Like	The purpose of this PI is to see an upward trend in higher quality developments and their immediate environment.				
History of this Indicator	This PI will differ from the similar PI which only looked at an earlier Building for Life standard. In previous years, the 90% target was often met and where not, only marginally missed.				
2019/20 Baseline Data	Annual score of 92% based on old methodology – to be reported annually in Q4				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	90%	Reported Annually in Q4.	Reported Annually in Q4.	Reported Annually in Q4.	Out turn unavailable.
2021/22	90%	Data unavailable	Reported Annually in Q4.	Reported Annually in Q4.	Out turn unavailable.
2022/23	90%	Out turn unavailable. - Reported Annually in Q4 (22/23)	Out turn unavailable. - Reported Annually in Q4 (22/23)	Out turn unavailable. - Reported Annually in Q4 (22/23)	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
Planning Service is unable to measure the out turn for this performance indicator because the Design Officer was not established in post for any significant length of time with this post now vacant again following an internal promotion.			Attempt to recruit to the post so that the relevant expertise is available to ensure that officers are in a position to assess applications such that the data required for the indicator can be collected.		



Priority: Our Future

F1.1 Attract and retain skilled jobs in the District

Measure and Reference	F1.1A Increase the number of employee jobs in South Derbyshire	Committee	E&DS
Definition	Working in partnership, to successfully implement a programme of actions as set out in the Economic Development Strategy for South Derbyshire.	Why this is Important	The District's economy has performed strongly in recent years - with a rapidly growing population it will be important to sustain this and provide a range of local employment opportunities.
What Good Looks Like	The aim is to increase the number of Employee Jobs in South Derbyshire over the four-year period of the Corporate Plan.		
History of this Indicator	In 2018, there were 32,000 Employee Jobs in South Derbyshire, having grown from 30,000 in 2015. Data for employment is taken from the Office of National Statistics (ONS) Business Register and Employment Survey		
2019/20 Baseline Data	In 2015 there were 30,000 employee jobs which increased to 32,000 in 2018.		

Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	>25% (implementation of the actions contained within the plan)	Reported in Q4	Reported in Q4	Reported in Q4	32,000 Impacted by Covid 19
2021/22	>25% (implementation of the actions contained within the plan)	Reported in Q4	Reported in Q4	Reported in Q4	31,000 Impacted by Covid-19
2022/23	Upward trend	31,000 Impacted by Covid-19. (Reported annually in Q4 22/23)	31,000 Impacted by Covid-19. (Reported annually in Q4 22/23)	34,000	

Performance Overview - Quarterly Update	Actions to sustain or improve performance
The latest figure published by the ONS Business Register and Employment Survey 2021, confirms an increase from 31,000 to 34,000 employee jobs in South Derbyshire. Claimant Count Unemployment in South Derbyshire is at 2.0% (as at Nov 2022) or 1,375 people. This compares with 3.7% nationally, and	Not applicable.



2.6% a year ago.

The East Staffordshire & South Derbyshire Business Awards 2023 produced a large number of winners from South Derbyshire including: Employer of the Year: Playtonic (Bretby); Small Business of the Year (1-20 FTE): MIH Solutions (Bretby); Best Customer Service Performance: The Colvile Arms (Lullington); Young Employee of the Year: Aimee Thatcher, Ground Solutions (Swadlincote); Rising Star Award: Samanta Jegorova, QT Products (Hilton); Manufacturer of the Year: IVC Brunel (Swadlincote); Best Use of Innovation or technology: Anoki Restaurant (Eggington); and, Leisure, Hospitality & Retail Award: Potters Snooker & Pool Club (Swadlincote).



Priority: Our Future

F2.1 Encourage and support business development and new investment in the District

Measure and Reference	F2.1A Annual net growth in new commercial floorspace (sqm)	Committee	E&DS		
Definition	Data collected for the Council's annual Authority Monitoring Report, includes the monitoring of commercial floorspace within South Derbyshire.	Why this is Important	There is very little vacant commercial floorspace in South Derbyshire, consequently the provision of additional commercial floorspace is closely related to the availability of additional employment opportunities.		
What Good Looks Like	The aim is to increase the total commercial floorspace over the four-year period of the Corporate Plan.				
History of this Indicator	The Local Plan forecasts a net annual growth in commercial floorspace of 12,269.5 sqm per annum between 2008 and 2028. To date (2008-2021), the actual annual net rate of growth has been 6,095 sqm.				
2019/20 Baseline Data	2885 sqm				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	12,269.5 sqm	Reported in Q4	Reported in Q4	Reported in Q4	4,140 sqm
2021/22	Upward trend	Reported in Q4	Reported in Q4	Reported in Q4	1,665 sqm
2022/23	Upward trend	1,665 sqm (Reported annually in Q4 22/23)	1,665 sqm (Reported annually in Q4 22/23)	1,665 sqm (Reported annually in Q4 22/23)	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
Commercial construction projects continue to progress in a number of locations in South Derbyshire and are anticipated to deliver a significant growth in floorspace – these include the redevelopment of the former Bison Concrete works at Tetron Point; medium sized industrial units at Swadlincote Gateway adjacent to the golf course; and a bottling plant at Dove Valley Park, Foston.			Not applicable.		



Priority: Our Future

F2.1 Encourage and support business development and new investment in the District

Measure and Reference	F2.1B Total Rateable Value of businesses in the District	Committee	E&DS		
Definition	Total rateable value of businesses in the district.	Why this is Important	The total rateable value of businesses in the District is a good indication of the economic health of the district. An increase in floor space can indicate a growth in business numbers and employment opportunities.		
What Good Looks Like	A growth in rateable value, including a growth in sectors such as commercial (e.g., offices, shops, warehouses, restaurants) where there is a higher intensity of jobs per business.				
History of this Indicator	The total rateable value of businesses across the District has been increasing year on year, particularly in the commercial sector with an overall increase of almost £345k since April 2017. In order to allow for changes in Government regulations relating				
2019/20 Baseline Data	Q4 - £67,486,786.				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	>£67,486,786	£67,528,690	£67,316,577	£67,379,221	£67,341,926
2021/22	>£67,486,786	£67,150,426	£67,133,764	£67,199,282.	£67,234,722
2022/23	Upward Trend (on baseline as at Q4 21/22)	£67,279,062	£67,207,674	£67,072,729	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
<p>There has been a decrease on the previous quarter and on the year overall. Recent RV deletion of £77,500 for the Bretby Park offices and £207,000 RV for Bison at Tetron Point whilst it is undergoing redevelopment has had a negative impact and as a result wiped out the relatively large increases we had, such as three new show homes rated with a combined RV of around £90,000 and the increase of Garden King due to its expansion, which also added over £90,000 RV.</p>			<p>Rateable Values (RV) are determined by the Valuation Office Agency (VOA) and not South Derbyshire District Council. As such we have no control and Rateable Values can go down if a business owner appeals/challenges to the VOA that their RV is too high. Whilst some businesses can increase depending on reviews such as quarries in general the increase will come from our dedicated inspector who checks for any newly built businesses in order to issue a completion notice and bring them into the Rating List quickly or notices changes to existing business properties which could increase their Rateable Value such as an extension to the work premises whilst the officer is undertaking other types of inspection works.</p>		



Priority: Our Future

F2.2 Enable the delivery of housing across all tenures to meet Local Plan targets

Measure and Reference	F2.2A Speed of decision on discharging conditions on housing applications	Committee	E&DS		
Definition	The purpose of the performance indicator is to measure the percentage of planning condition applications determined in the statutory period of eight or 13 weeks or as may be otherwise agreed with applicants.	Why this is Important	Unnecessary delays in the determination of applications holds up the delivery of development and therefore a potential disincentive to inward investment		
What Good Looks Like	All applications determined as soon as possible without compromising quality.				
History of this Indicator	New indicator				
2019/20 Baseline Data	80% based on Q4 (up to 85% if including first 27 days of 2020/21 Q1, following new procedure with team)				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	90% within 8-13 weeks or as agreed with the applicant	100%	100%	100%	100%
2021/22	90% within 8-13 weeks or as agreed with the applicant	93.7%	71.8%	47.9%	60.9%
2022/23	90% within 8-13 weeks or as agreed with the applicant	50%	60%	79%	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
There has been an increase in performance quarter on quarter as vacancies are becoming filled and officers are being reminded to ask for an extension of time if possible. In time, with reduction in backlog and new process for dealing with applications it will be easier for officers to deal with all applications within statutory timeframes.			In time, with reduction in backlog and the new process for dealing with applications it will be easier for officers to deal with all applications within statutory timeframes.		



Priority: Our Future

F2.2 Enable the delivery of housing across all tenures to meet Local Plan targets

Measure and Reference	F2.2B % of planning applications determined within the statutory period	Committee	E&DS		
Definition	The purpose of the performance indicator is to measure the percentage of planning applications determined in the statutory period of eight or 13 weeks or as may be otherwise agreed with applicants.	Why this is Important	Unnecessary delays in the determination of planning applications holds up the delivery of development and therefore a potential disincentive to inward investment		
What Good Looks Like	All applications determined as soon as possible without compromising quality.				
History of this Indicator	Generally, the Council has performed well for most recent years against a notional target of 90%				
2019/20 Baseline Data	93%				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	>90%	94%	99%	98%	98%
2021/22	>90%	91%	93.1%	93%	90.5%
2022/23	>90%	88%	86%	81%	
Performance Overview - Quarterly Update		Actions to sustain or improve performance			
There has been a slight decrease in performance during quarter three, but this reflects the significant increase in the backlog of applications being determined in this quarter. Whilst applicants have been willing to provide an extension of time in some instances this has not been received across the board and the push to reduce the backlog and move towards a new process of dealing with applications will unfortunately result in a short-term decrease in figures.		Ensure officers process where possible applications within the statutory time frames and seek extensions of time, if possible, for those applications determined outside of the timeframe.			



Priority: Our Future

F2.3 Influence the improvement of infrastructure to meet the demands of growth.

Measure and Reference	F2.3A Secure new facilities and contributions through Section 106 to mitigate impacts of development. Achieve all necessary highway, education, healthcare, and recreation contributions		Committee	E&DS	
Definition	Statute allows the Council to seek financial and other contributions from developments to mitigate the impact of the development on public infrastructure subject to viability of individual developments.		Why this is Important	Without some contribution towards mitigating the impact of new developments, infrastructure would have to accommodate the extra load without direct funding to bear the burden	
What Good Looks Like	Securing all proven necessary mitigation to accommodate new developments				
History of this Indicator	New indicator				
2019/20 Baseline Data	New indicator, data will be collected from April 2020 onwards as retrospective data is not possible to collect				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	90%	Reported annually in Q4	Reported annually in Q4	Reported annually in Q4	94%
2021/22	90%	Reported annually in Q4	Reported annually in Q4	N/A - reported annually in Quarter 4.	100%
2022/23	90%	100% (annual return in Q4 22/23)	100% (annual return in Q4 22/23)	100% (annual return in Q4 22/23)	
Performance Overview - Quarterly Update As in previous years a separate report will be presented to E&DS Committee at the meeting prior to Christmas where the full details of S106 performance will be considered in the Infrastructure Funding Statement. Overall the Council is successfully applying the need for			Actions to sustain or improve performance Continued cross department monitoring of performance and reporting annually in the Infrastructure Funding Statement		



S106 contributions in line with policy and collecting payments when they are due.	
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Priority: Our People

P2.1 With partners encourage independent living and keep residents healthy and happy in their homes.

Measure and Reference	P2.1B Continue to undertake interventions per year to keep families out of fuel poverty	Committee	E&DS		
Definition	Number of interventions made by the Council (and partners over whom the Council has influence) to improve fuel efficiency in residential properties.	Why this is Important	Fuel poverty is a public health observatory key performance indicator and reflects both the thermal efficiency of housing stock and the affluence of the population		
What Good Looks Like	Increasing the numbers of fuel efficiency interventions to directly contribute to reductions in the numbers of families in fuel poverty.				
History of this Indicator	The Council has never previously collated data on the different measures taken to take families out of fuel poverty.				
2019/20 Baseline Data	7.9% (3,393 households) estimated to be in fuel poverty. In 2019/20 an estimated 90 interventions were made to help residents reduce fuel poverty				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	300 interventions	111	216	247	276
2021/22	210 interventions	30	102	172	241
2022/23	>160 Interventions	48	104	161	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
<p>Target number of interventions – 115. Number of interventions achieved - 161.</p> <p>In a collaborative project with other Derbyshire Councils to ensure that private rented properties are meeting legal energy efficiency standards, 21 private rented properties were identified in quarter three as non-compliant and action was taken by Council officers to make them legally compliant.</p>			<p>A bid for £2.17million has been submitted to Midland Net Zero Hub for a two-year project from April 2023 to fund low carbon home improvements in off-gas, low-income households with poor energy efficiency.</p>		



Priority: Our People

P2.4 Support social mobility to ensure people have the opportunity to access skilled jobs, higher and further education.

Measure and Reference	P2.4A Deliver the objectives identified in the Supporting Aspirations Action Plan	Committee	E&DS		
Definition	Delivery against the key themes identified in the Supporting Aspirations Action Plan.	Why this is Important	Social Mobility aims to ensure that everyone has the opportunity to build a good life for themselves regardless of geography or family background.		
What Good Looks Like	Deliver against the Supporting Aspirations Action Plan to help improve Social Mobility for disadvantaged young people in South Derbyshire.				
History of this Indicator	South Derbyshire has performed poorly on a number of indicators of Social Mobility for disadvantaged young people in recent years.				
2019/20 Baseline Data	The Social Mobility Commission's Social Mobility Index ranked South Derbyshire 311/324 local authority in 2017				
Reporting Year	Annual Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4
2020/21	Ranked >311 on the Social Mobility Index	Reported in Q4	Reported in Q4	Reported in Q4	Research and data analysis
2021/22	Develop the Social Mobility Action Plan	Reported in Q4	Research and Data analysis	Preparation of Action Plan	Supporting Aspirations Action Plan adopted.
2022/23	Deliver the year one objectives identified in the Supporting Aspirations Action Plan	Reported in Q4	Reported in Q4	Reported in Q4	
Performance Overview - Quarterly Update			Actions to sustain or improve performance		
Activities contributing to the Supporting Aspirations Action Plan in Quarter 3, included promotion of careers events for East Midlands Airport, SmartParc, Pride Park and Toyota, together with recruitment events for individual local employers and the emergency services. There have also been awareness raising activities for apprenticeships, support available to employers recruiting people with disabilities or long-term health conditions, and careers in the health and social care sector.			Not applicable.		



Quarter 3, 2022-2023 Service Delivery Risk Register

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
SD1	Loss of income to the Housing Revenue Account (HRA)	Reduction of income through the Impact of: Universal Credit (UC) (increase rent arrears) Void Properties (rent loss) Right to buy properties (rent loss)	Loss of income into the (HRA)	Financial	4	2	8	<ul style="list-style-type: none"> A revised Income Management Policy has been approved by Housing and Community Services Committee and new operational/ IT procedures implemented. New dwellings mitigate revenue lost through Right to Buy (RTB). New Builds can still be purchased under (RTB) after three years for Secure Tenancies. Daily monitoring of UC, and income management. The Housing Service has made operational changes to deal with this increase which have been subject to a successful audit review. Programme in place to reduce the void rent loss. Council House Development Group is in place. Rent Arrears performance improving – arrears now down to 2.8%. Void Property work plan presented to Overview and Scrutiny Committee 4/1/23. Survey of small HRA development sites completed 	3	1	3	<ul style="list-style-type: none"> Increased focus on collection of rent and other housing debt. Monitoring and review of arrears, evictions and rent loss due to voids. Council House development group to develop a pipeline of development schemes. Rent Increase Cap confirmed at 7%. 	Mitigating actions have been updated to confirm rent arrears have reduced, survey completed for small HRA development sites and the Scrutiny Panel have reviewed the Void Property work programme. Further actions updated to confirm Rent Increase Capped at 7%.	Head of Housing Services
SD3	Safety standards	Failure to comply with basic safety standards in flats/blocks with communal areas.	Risk to property and life	Compliance	2	4	8	<p>Housing Safety policies are now in place for:</p> <ul style="list-style-type: none"> ➤ Fire ➤ Lift ➤ Electrical ➤ Gas ➤ Asbestos ➤ Legionella <ul style="list-style-type: none"> A recent Internal Audit of Housing Safety has confirmed that the systems in place provide “reasonable assurance” in this area. Contracts are in place to deliver property improvements for all aspects of property safety. 	2	4	8	<ul style="list-style-type: none"> Monitoring and carrying out safety checks as per the Housing Safety Policies. Reconfiguring software (lifespan) to manage this. Recruitment exercise to be completed after JEQ regrading agreed. 	Mitigating actions updated to include the undertaking of fire safety checks in sheltered and communal schemes and the recruitment	Head of Housing Services

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
								<ul style="list-style-type: none"> Recruited an Asset and Compliance post. Agency staff in place to cover Heating, Electrical, Fire safety Project Officer Roles. Posts have been regraded through the JEQ process to assist in permanent recruitment. Fire safety checks in sheltered and communal schemes being completed by Careline Support Coordinators. Successful recruitment to Gas and Building Project Officer roles. 				<ul style="list-style-type: none"> No interest in the Electrical Project Officer post. The role will be readvertised. 	of the Gas, Building and Electrical Project Officer roles.	
SD5	Reduction in funding for Cultural and Community Services	Reduction of Council funding into Cultural and Community Services. Unable to source external funding to service.	There is likely to be additional funding needed to replace income lost through Covid-19.	Financial	3	3	9	<ul style="list-style-type: none"> Forward budget planning over several years, to cover the medium-term- up to and including 2023/24. Approvals received for reserve spend to secure staffing initially for Active Communities. The Council receives an annual Community Safety funding allocation from the Police and Crime Commissioner (PCC) of £25,000. In December 2021, the new PCC confirmed that this level of funding will continue for a further three years. The Council receives an annual Basic Command Unit funding allocation of £35,000 from the Chief Superintendent. This annual allocation, currently with no long-term commitment. A new three-year sponsorship of the Environmental Education Project with Rolls Royce has been confirmed. Government Funding via the National leisure Recovery Fund (NLRF) for the Leisure Centres has been received. No more post covid support for leisure – working with Max associates to look at soft market testing for potential future delivery and/or negotiate potential contract extension Active Derbyshire Partnership may help to open up other funding potentials related to Physical Activity. 	3	3	9	<ul style="list-style-type: none"> Maintain current funding contribution that the Council makes towards the Active Communities service Continue to seek and secure relevant external funding opportunities to continued support service delivery. Monthly assessment of income and expenditure. Review reserves and potentially use to fund projects if needed. 	No change in Q3	Head of Cultural and Community Services

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
SD6	Ageing infrastructure at Rosliston Forestry Centre	Need to upgrade infrastructure at Rosliston Forestry Centre	Unable to deliver services at Rosliston.	Strategic	2	3	6	<ul style="list-style-type: none"> Condition survey updated as part of future procurement exercise for new contractor, informed by a wider strategic review. Focus on implementing infrastructure requirements identified in external consultant's report. Capital Programme bid successful with most projects supported. Engage tenants and keep Senior Leadership Team informed Covid-19 pandemic has enabled an opportunity to do some minor health and safety works whilst the site was closed to the public. Vision for site to be reviewed considering the pandemic, informed by the wider climate emergency debate. 	2	3	6	<ul style="list-style-type: none"> Work commenced on the delivery of capital projects. Collaboration with Head of Corporate Property on improvements to the Planned Preventative Maintenance (PPM). Regular meetings held at operational and strategic levels with Forestry England. Work on new lease is progressing well – heads of terms agreed – detail on new lease will be ready early this year with a plan to agree and sign by April 2023. 	New lease details will be ready early this year and signed by April 2023	Head of Cultural and Community Services
SD7	Failure to meet housing delivery targets set out in the five-year supply	Economic slowdown, material or labour shortages, supply chain issues. There has been a small decrease in housing completions during the COVID pandemic.	A loss of control of new developments and reduced likelihood of achieving the necessary section 106 contributions and the potential for developments to the approved in unsustainable locations	Strategic	4	3	12	<ul style="list-style-type: none"> Local Plan is in place which sets out the five-year supply. In August E&DS Committee approved that the local plan should have a review undertaken which will identify sufficient sites to provide an up-to-date five-year housing land supply. Active pursuit of schemes and opportunities. Increased focus on facilitating prompt commencement of development. Current five-year housing land supply rate at 6.15 years- most sites started are building at a rate above that originally anticipated such that 919 were completed in 2021/22. Despite a small reduction on the previous year the council has maintained its five-year housing land supply and a strong bounce back from COVID is already occurring. A consultation has been completed on the Issues and Options for the Local Plan Review with several sites put forward to enable a five-year housing land supply to be maintained, Support government proposals to offer flexibility in supply and delivery requirements in light of COVID-19 effects. 	2	3	6	<ul style="list-style-type: none"> Develop action plan(s) where necessary. Monitoring/review of performance ongoing. 	The mitigating actions have been updated to confirm the consultation on the Issues and Options for the Local Plan have been completed with several sites put forward and the Housing and Position Paper will be reported to E&DS Committee	Head of Planning and Strategic Housing

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
													on the 26 th January with a 5-year housing land supply of 6.29 years (from 6.15)	
SD9	Melbourne Sports Park	Failure to deliver against external funder requirements at the Melbourne Sports Park (MSP). Ongoing discussions with external funders.	MSP negatively affected by Covid-19 with no income generation for several months. Some external grants success to support this impact but not all.	Financial	2	3	6	<ul style="list-style-type: none"> Scheme to deliver additional car parking on site completed. Drainage scheme on MSP site and adjacent landowners complete. Improved rugby pitches playability should increase income generation from bar and catering. Work on three new tennis courts completed. Improvements to third rugby pitch and training area underway. These projects will aid future viability. Development sub-committee to be re-established to look at future works/developments at the site. Council representative on the Sub-Committee. 	2	3	6	<ul style="list-style-type: none"> Regular Artificial Grass Pitch (AGP) Steering Group meetings. Matter under regular review at MSP Board meetings. Key funder in attendance at AGP steering group meetings. MSP Board meeting business plan income targets, however close monitoring is required. 	No change in Q3	Head of Cultural and Community Services
SD11	Tree Management	Failure to manage the Council's tree stock in line with adopted Tree Management policy.	Breach of tree policy and/or accident/incident involving trees.	Strategic	4	3	12	<ul style="list-style-type: none"> Review of approved Tree Management Policy completed. Zurich Municipal has provided support to assess the Council's risk on its Tree Policy and Strategy. A new tree policy and management plan has been agreed by committee on 17 March 2022. Unable to recruit an assistant tree officer so have gained approval to revise the structure of the Parks and Green Spaces to facilitate the flexible retirement of the current post holder and the creation of an additional tree officer (at a more senior level) to enable the sharing of knowledge and experience. 	3	3	9	<ul style="list-style-type: none"> The new Policy requires implementing and backlog of work procured and prioritised. A budget has been agreed. External support for tree inspections is being procured. Assistant tree officer appointed. Due to volume of workload reviewing staffing structure 	Further actions updated in Q3 to confirm the Assistant Tree Officer has been appointed and a review of the staffing structure is underway to ensure the service is resourced adequately.	Head of Cultural and Community Services

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												to ensure resourced adequately going forward.		
SD12	Ageing Infrastructure at Greenbank Leisure Centre	Infrastructure at Greenbank Leisure Centre including pipework to pool and roof structure needs investment.	Unable to deliver services at Greenbank Leisure Centre	Strategic	3	3	9	<ul style="list-style-type: none"> Building condition survey is being updated and a planned preventative maintenance (PPM) programme put in place by Head of Corporate Property. Complete the necessary works identified in external consultant's report, informed by a wider strategic review (SOPM). Improvements made to pool pipework and roof. Ensure that there is sufficient capital funding to complete the necessary works and revenue funding for on-going PPM. Facility Planning Model (FPM) being undertaken to assess strategic need of leisure stock through to 2038. The FPM work above is now complete and will inform the Local Plan. Further work is being undertaken on the SOPM. 	3	3	9	<ul style="list-style-type: none"> Review of the operational management and deliverability of PPM Options presented by FPM to be assessed and presented to Members in the future Also Built Facility Strategy to be commissioned to support FPM 	No change in Q3 – still to commission Built Facility Strategy	Head of Cultural and Community Services
SD15	Leisure Centres	Due to the National Lockdowns and control of coronavirus measures.	The Council's Leisure Contractor can no longer sustain its business	Strategic Financial	2	3	6	<ul style="list-style-type: none"> Application to Government for National Leisure Recovery Fund (NLRF) successful and distribution being arranged. Increase risk to leisure providers viability nationally due to rising utility costs. Pre-planning within the budget setting process and close working relationship with leisure contractor. Monthly contract meetings are taking place to track contractor financial and operational performance. 	2	3	6	<ul style="list-style-type: none"> Monthly assessment of Leisure Contractor finances and assessment of Council support through monthly contract meetings. Contingency plans are also being developed should the contractor not be able to deliver the contract at short notice. Final settlement of financial negotiations during Covid closure is complete. End of year accounts have been received from contractor. It is clear that the trading conditions have 	Update to further actions in Q3 Monthly contract meetings taking place. However number of participants is still below pre covid levels.	Head of Cultural and Community Services

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					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
												been challenging but participation is now increasing. However numbers are below pre pandemic levels. <ul style="list-style-type: none"> Continual monitoring is essential. 		
SD16	Voluntary and Community Sector	A reduction in resources for partners who deliver services for or on behalf of the Council.	Evidence that this is occurring with CVS and Citizens Advice having core funding reduced in recent years	Strategic Financial	2	3	6	<ul style="list-style-type: none"> It is considered that the Council is undertaking as much action as is reasonably possible at this stage to mitigate the risk. The Council's current grant funding has been increased in 2022/23. The Council employs a dedicated Community Partnership Officer to support the voluntary sector and local organisations. Capacity in the sector is starting to recover in light of Covid-19 and the Council is working to support the relevant organisations. 	2	3	6	<ul style="list-style-type: none"> The Council continues to work with the Voluntary and Community sector to ensure its funding delivers the Council's Corporate Plan objectives. 	No change in Q3	Head of Community and Cultural Services
SD17	Sustainable Urban Drainage features (Suds)	Failure to manage the Suds in line with national guidance	Serious accident at a Suds feature, and / or failure of feature to prevent flooding	Operational Strategic Financial	3	4	12	<ul style="list-style-type: none"> A recent report by Alliance Consulting has highlighted risks associated with SUDs features that the Council has adopted / is due to adopt. There are potentially nine sites. The Council has a capital budget to implement the findings of the Alliance report on Council-owned sites. The Council no longer adopts SUDs as part of new developments. These are transferred to Severn Trent Water subject to them meeting appropriate standards. 	2	3	6	<ul style="list-style-type: none"> The Council has reviewed the independent SUDs report and is undertaking all reasonable and practicable actions to mitigate any risks. 	No change in Q3	Head of Community and Cultural Services
SD18	Fluctuations in recycle prices	Failure to monitor and report fluctuations in recycle prices	An escalation in the cost of delivering the recycling service.	Operational Financial	2	3	6	<ul style="list-style-type: none"> At the time of awarding new recycling contracts in July 2021, an assessment of material prices over the last 30 months was undertaken. This showed that prices fluctuate from month to month. In assessing the bids, using the lowest material prices from the last 30 months was considered the most prudent way to budget for the service through the Medium-Term Financial Plan (MTFP), with a reserve established to bank any income over that budgeted to cover any periods where income falls below that budgeted. A quarterly update within the Revenue Monitoring Report is presented by the Head of Finance to Finance and Management Committee to allow Members to keep this under review. This 	2	3	6	<ul style="list-style-type: none"> Continue to report quarterly on recycle income 	No change in Q3.	Head of Operational Services

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
								position should be fully reviewed following the initial two-year period.						
SD19	Animal welfare costs	Significant increase in dog ownership, illegal dog breeding, stray dogs and poor animal welfare	Substantial costs from animals taken into possession which have been found to be suffering. The Council currently still has possession of approx. 16 animals following recent operations	Financial, Compliance, Partnership	4	3	12	<ul style="list-style-type: none"> • Powers under s20 of the Animal Welfare Act. • Mutual support agreement with RSPCA. • Dog fostering scheme agreed with a dog fostering charity. • No win no fee agreement with a third-party Financial Investigator to enable the Council to pursue Proceeds of Crime Act action against offenders to recover costs. • Additional budget has been proposed for the 2023/24 financial year in the draft budget. 	2	3	6	<ul style="list-style-type: none"> • Ongoing monitoring required of the CEH00 R4400 budget to review the effects of the existing mitigations. • Prosecution files being prepared in relation to animal welfare and illegal breeding offences which are proposed to include applications for Deprivation Orders and Disqualification Orders. 	Further action required updated in Q3 to provide an update in relation to the preparation of prosecution files for animal welfare and illegal breeding.	Head of Environmental Services
SD20	Green Homes Grant Project	Failure to deliver the volume of Green Homes Grants agreed with the project sponsors	Repayment of grant allocation to the project sponsors Loss of reputation	Strategic, Financial, Operational, Partnership	4	2	8	<ul style="list-style-type: none"> • An existing project management framework is in place in accordance with the agreed Memorandum of Understanding with the project sponsors (BEIS and Midland Net Zero Hub) • New contractors are being procured to increase the contractor capacity to deliver the target number of Green Homes Grants. 	4	2	8	<ul style="list-style-type: none"> • Exchange contracts with new contractors. • Review volume and quality of delivery of newly appointed contractors. • Communicate with stakeholders. 	New for Q3.	Head of Environmental Services

Risk Matrix Template

The table below outlines how the impact and likelihood of the risk is scored using the threshold and description as guidance.

1.1

Impact	Very High (4)	4	8	12	16	<table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td style="background-color: #FF0000; color: white; text-align: center;">12-16</td></tr> <tr><td style="background-color: #FFD700; text-align: center;">6-9</td></tr> <tr><td style="background-color: #008000; color: white; text-align: center;">1 - 4</td></tr> </table>	12-16	6-9	1 - 4
	12-16								
	6-9								
	1 - 4								
High (3)	3	6	9	12					
Medium (2)	2	4	6	8					
Low (1)	1	2	3	4					
		Remote (1)	Possible (2)	Probable (3)	Highly Probable (4)				
		Likelihood							

Impact	Thresholds and Description
1 – Low	Limited impact on service objectives if any, section objectives unlikely to be met, financial loss less than £10,000, no media attention
2 – Medium	Slight delay in achievement of service objectives, minor injuries, financial loss over £50,000k, adverse local media attention, breaches of local procedures
3 – High	Significant threat to Council objectives. Non-statutory duties not achieved, permanent injury, financial loss over £100,000, negative national media attention, litigation expected, serious issues raised through inspection, breakdown of confidence of partners.
4 – Very high	Objectives cannot be delivered. Statutory duties not achieved, death, financial loss over £500,000 adverse national media attention, litigation almost certain, prosecutions, breaches of law, inspection highlights inadequate service, Council unable to work with partner organisation
Likelihood	Thresholds and Description
1 – Remote	May occur only in exceptional circumstances (e.g. once in 10 years)
2 – Possible	Unlikely to occur but could at some time (e.g. once in three years)
3 – Probable (in two years)	Fairly likely to occur at some time or under certain circumstances (e.g. once in two years)
4 – Highly probable (in 12 months)	Will probably occur at some time or in most circumstances (e.g. once in 12 months)

Service Delivery Risk Matrix

The below table summarises the risk likelihood and impact for risks after controls have been put in place to mitigate the risk.

Impact	Very High (4)		SD3, SD9		
	High (3)		SD6, SD7, SD15, SD16, SD17, SD18, SD19	SD5, SD12	SD11
	Medium (2)				SD20
	Low (1)			SD1	
		Remote (1)	Possible (2)	Probable (3)	Highly Probable (4)
		Likelihood			

SD1	Loss of income to the Housing Revenue Account (HRA)	Reduction of income through the Impact of: Universal Credit (UC) (increase rent arrears) Void Properties (rent loss) and right to buy properties (rent loss).
SD3	Safety standards	Failure to comply with basic safety standards in flats/blocks with communal areas.
SD5	Reduction in funding for Cultural and Community Services	Reduction of Council funding into Cultural and Community Services. Unable to source external funding to service.
SD6	Ageing infrastructure at Rosliston Forestry Centre	Need to upgrade Infrastructure at Rosliston Forestry Centre.
SD7	Failure to meet housing delivery targets set out in the five-year supply	Economic slowdown, material or labour shortages, supply chain issues. There has been a small decrease in housing completions during the COVID pandemic.
SD9	Melbourne Sports Park	Failure to deliver against external funder requirements at the Melbourne Sports Park (MSP). Ongoing discussions with national funders.
SD11	Tree Management	Failure to manage the Council's tree stock in line with adopted Tree Management policy.

SD12	Ageing Infrastructure at Greenbank Leisure Centre	Infrastructure at Greenbank Leisure Centre including pipework to pool and roof structure needs investment.
SD15	Leisure Centres	Due to the National Lockdowns and control of coronavirus measures.
SD16	Voluntary and Community Sector	A reduction in resources for partners who deliver services for or on behalf of the Council.
SD 17	Sustainable Urban Drainage features (Suds)	Failure to manage the Suds in line with national guidance.
SD18	Monitor fluctuations in recycle prices	Failure to monitor and report fluctuations in recycle prices.
SD19	Animal Welfare Costs	Significant increase in dog ownership, illegal dog breeding and poor animal welfare.
SD20	Green Homes Grant	Failure to deliver the volume of Green Homes Grants agreed with the project sponsors.

Quarter 3, 2022-2023 Chief Executive Risk Register

REF	RISK TITLE & DESCRIPTION	RISK CAUSE	RISK IMPACT	RISK CATEGORY Strategic, Resource Operational Financial Knowledge management Compliance, Partnership	Current Risk Rating (See table below for guidance)			CONTROLS IN PLACE TO MITIGATE THE RISK	Risk Rating after mitigations (See table below for guidance)			FURTHER ACTION REQUIRED	SUMMARY OF CHANGE SINCE LAST QUARTER	RISK OWNER
					LIKELIHOOD	IMPACT	RISK RATING		LIKELIHOOD	IMPACT	RISK RATING			
CE1	Economic development partnerships	Failure of economic development partnerships	Leading to an adverse impact on businesses and local economy	Partnership	2	2	4	<ul style="list-style-type: none"> Proactive engagement in partnerships and with individual partners. Commitment of officer time and resources to partnership activities. 	1	2	2	<ul style="list-style-type: none"> Monitoring of projects and performance. 	No change in Q3.	Head of Economic Development and Growth
CE2	South Derbyshire Partnership working	Failure of the South Derbyshire Partnership	Leading to non-delivery of the community's vision and priorities set out in the Community Strategy	Partnership / Strategic	2	3	6	<ul style="list-style-type: none"> Proactive support for partnership. Commitment of officer time and resources to partnership facilitation. Engagement of partners in policy making and project design and delivery. 	1	3	3	<ul style="list-style-type: none"> Monitoring of projects and performance by Strategic Co-ordinating Group. 	No change in Q3.	Head of Economic Development and Growth
CE3	Transfer of responsibility for visitor information provision from Sharpe's Pottery Heritage and Arts Trust to the Council	Interruption of service delivery whilst transferring services to the Council	Leading to associated risk of service disruption	Operational	2	2	4	<ul style="list-style-type: none"> Commitment of officer time and resources. Transformation Project is underway 	1	2	2	Archive risk - The service has been transferred and continues to operate.	Risk to be archived from the register.	Head of Economic Development and Growth
CE4	Effectively manage the election process and canvassing.	Failure of joined up Council approach	Leading to a failed election process	Strategic	2	2	4	<ul style="list-style-type: none"> Elections Project Team in place and meets as necessary with representatives from all services involved. Arrangements in place for an Election to be called at short notice. Arrangements in place for Referenda/By-Elections to be called. 	1	2	2	<ul style="list-style-type: none"> Monitoring of service delivery under review consistently 	No change in Q3.	Head of Legal and Democratic Services

Risk Matrix Template

The table below outlines how the impact and likelihood of the risk is scored using the threshold and description as guidance.

Impact	Very High (4)	4	8	12	16	<table border="1"> <tr> <td>12-16</td> <td>Significant Risk</td> </tr> <tr> <td>6-9</td> <td>Medium Risk</td> </tr> <tr> <td>1 - 4</td> <td>Low Risk</td> </tr> </table>	12-16	Significant Risk	6-9	Medium Risk	1 - 4	Low Risk
	12-16	Significant Risk										
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Low (1)	1	2	3	4								
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		Likelihood										

Impact	Thresholds and Description
1 – Low	Limited impact on service objectives if any, section objectives unlikely to be met, financial loss less than £10,000, no media attention
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Likelihood	Thresholds and Description
1 – Remote	May occur only in exceptional circumstances (e.g. once in 10 years)
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4 – Highly probable (in 12 months)	Will probably occur at some time or in most circumstances (e.g. once in 12 months)

Corporate Risk Matrix

The below table summarises the risk likelihood and impact for risks after controls have been put in place to mitigate the risk.

Impact	Very High (4)				
	High (3)	CE2			
	Medium (2)	CE1, CE3, CE4			
	Low (1)				
		Remote (1)	Possible (2)	Probable (3)	Highly Probable (4)
		Likelihood			

CE1	Economic development partnerships	Failure of economic development partnerships
CE2	South Derbyshire Partnership working	Failure of the South Derbyshire Partnership
CE3	Transfer of responsibility for visitor information provision from Sharpe's Pottery Heritage and Arts Trust to the Council	Interruption of service delivery whilst transferring services to the Council (Quarter three- risk to be archived)
CE4	Effectively manage the election process and canvassing.	Failure of joined up Council approach

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	02 MARCH 2023	CATEGORY: DELEGATED
REPORT FROM:	CHIEF EXECUTIVE	CATEGORY: OPEN
MEMBERS' CONTACT POINT:	FRANK MCARDLE (01283 595702) frank.mcardle@southderbyshire.gov.uk	DOC:
SUBJECT:	SOUTH DERBYSHIRE ECONOMIC DEVELOPMENT AND GROWTH STRATEGY	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS10,11

1.0 Recommendations

- 1.1 To endorse the South Derbyshire Economic Development and Growth Strategy 2023-27.

2.0 Purpose of the Report

- 2.1 This report seeks Member's endorsement of a new Economic Development and Growth Strategy for South Derbyshire, setting out the vision and aims for the District Council working with its partner organisations over the next five years.

3.0 Detail

Background

- 3.1 Recent years have been particularly turbulent. In 2016 the decision was taken that the UK would leave the European Union in 2020. Withdrawal coincided with the Covid-19 pandemic from 2020 onwards and the associated economic recession. Then in 2022, Ukraine was invaded exacerbating the increasing cost of living and leading to rising energy costs, inflation and interest rates.
- 3.2 South Derbyshire's economy has proved to be relatively resilient in the face of the series of economic shocks arising from national and international events. However, these events and their impacts are continuing to unfold, leading to an uncertain economic outlook.

Recent Events

3.3 Economic developments in South Derbyshire in recent years have included the following:

- Major investment by multi-national companies, including the upgrade of the Burnaston plant to manufacture a new Corolla model based upon the Toyota New Global Architecture automobile platform, and the development of hydrogen combustion engines at JCB Power Systems in Foston.
- Major tourism investments, including new facilities at Calke Explore and National Trust involvement in Staunton Harold and Foremark reservoirs, construction of the Piazza retail/leisure scheme at Mercia Marina, along with numerous smaller projects by individual visitor economy businesses.
- Construction of the Woodville Regeneration Route, unlocking development land on former industrial and mineral extraction sites within the Woodville Regeneration Area.
- Support for jobs and careers fairs, promoting opportunities and help available to unemployed residents.
- Nine million trees have now been planted in the National Forest, taking tree cover from 6% at its inception to 21% today, and attracting some 9 million visitors per annum.
- Regeneration of the former Drakelow power station site, one of the largest disused brownfield sites in the East Midlands, is underway.
- Key local businesses have continued their rapid growth, including Ascott Transport Limited, IVC Brunel Healthcare, Keystone Group and Roger Bullivant Limited.
- High levels of private sector house building, on sites across the District.
- South Derbyshire continues to have one of the fastest growing populations in the country, rising from 94,000 in 2011 to 107,000 in 2021.
- The Digital Derbyshire initiative has brought faster broadband to over 100,000 homes and businesses across the county.
- Delivery of an extensive programme of support to businesses affected by the Covid-19 pandemic, including millions of pounds distributed through grants and rate relief schemes.
- Support for the South Derbyshire Business Advice Service offering advice to new and existing businesses, plus workshops for those thinking of starting in business.
- Attraction of a bottling plant to Foston to serve Lidl supermarkets, possibly the largest single investment in South Derbyshire since Toyota.
- Development of a Visit South Derbyshire website and opening of a new Visitor Information Centre in Swadlincote.
- Launch of the Creative Melbourne Gallery, exhibiting work by artists and makers, and providing space for creative businesses.
- Support for a range of town centre activities, including high profile events such as the Walking with The Snowman art trail and Melbourne Festival, together with the development of shopping guides and destination videos.
- Continued support for the East Staffordshire & South Derbyshire Business Awards, which is now well established in the local business community.
- Promotion of the national Love Your Local Market initiative, to raise the profile of markets and attract new customers and traders.
- Attraction of visitors to the area through annual events such as the National Forest Walking Festival and Heritage Open Days.

- Support for employability programmes delivered in the community, such as the Work Club and ALICE projects.
- Continued improvements to shopfronts in Swadlincote, most recently No.s 5-15 West Street, in order to enhance the visual appearance of the town centre.
- Delivery of a business start-up support programme offering expert advice and grants to prospective entrepreneurs.
- Support for the DeCarbonise programme, offering energy audits and grants to businesses to help them to reduce their carbon footprint.
- The Transforming The Trent Valley initiative has secured funding to make positive improvements for wildlife, heritage and communities in the Trent Valley.
- Local authority support for public transport services, including the Airway 9 bus service to East Midlands Airport and East Midlands Gateway business park
- Opening of the Swadlincote Innovation Centre at Bob Wheeler House on the George Holmes Business Park, offering a package of office premises and support to new entrepreneurs.
- Development of the Destination South Derbyshire website, promoting South Derbyshire to potential investors.

Economic Development and Growth Strategy 2023-27

- 3.4 A new Economic Development and Growth Strategy has been developed, in consultation with local businesses and partner organisations. It is proposed that this will cover the period 2023-27, with a vision:

To promote greater sustainable economic development and growth in South Derbyshire, in order that it becomes a more prosperous place to live, with better jobs and prospects for its residents and businesses.

- 3.5 A copy of the proposed Strategy can be found at Appendix A, focusing upon the following key themes:

- business support and productivity
- low carbon/clean growth
- connectivity and inclusion

- 3.6 The aims of the Economic Development and Growth Strategy are expressed as ambitions, reflecting the need for the joint commitment of the public, private and voluntary/community sector organisations operating in South Derbyshire, and in some instances the availability of external funding. As such, the key delivery vehicle will be through the South Derbyshire Partnership and, in particular, the Sustainable Development Group.

4.0 Financial Implications

- 4.1 There are no financial implications arising directly from this report.

5.0 Corporate Implications

Employment Implications

5.1 There are no employment implications arising directly from this report.

Legal Implications

5.2 There are no legal implications arising directly from this report.

Corporate Plan Implications

5.3 The Economic Development and Growth Strategy will contribute to

- 'Our Environment' which aims to keep a clean, green District for future generations – work with residents, businesses and partners to reduce their carbon footprint; and, enhance the appeal of Swadlincote town centre as a place to visit.
- 'Our People' which aims to work with communities and meet the future needs of the District – support social mobility to ensure people have the opportunity to access skilled jobs, higher and further education.
- 'Our Future' which aims to grow our District and our skills base – attract and retain skilled jobs in the District; support unemployed residents back into work; and, encourage and support business development and new investment in the District.

Risk Impact

5.4 With a growing population and a need to address climate change issues, there is a risk that South Derbyshire residents will become increasingly dependent on out-commuting to neighbouring areas to find employment opportunities.

6.0 Community Impact

Consultation

6.1 Preparation of the Strategy involved extensive consultations with local businesses. Consultations were also undertaken with partner organisations - many of these are members of the Sustainable Development Group of the South Derbyshire Partnership which will have a key role in delivering the Strategy.

Equality and Diversity Impact

6.2 Activities supported by the Economic Development and Growth Strategy are expected to have a range of positive equality and diversity impacts, particularly relating to enhancing employability.

Social Value Impact

6.3 Activities supported by the Economic Development and Growth Strategy are expected to have a range of positive social value impacts, particularly linked to enhancing employment.

Environmental Sustainability

- 6.4 Environmental sustainability considerations were a key consideration in the development of the Economic Development and Growth Strategy.

7.0 Conclusions

- 7.1 The South Derbyshire Economic Development and Growth Strategy sets out a vision and aims for the District Council and its partners over the next few years, to support and enhance the local economy.

8.0 Background Papers

None

Appendices

- A. South Derbyshire Economic Development and Growth Strategy 2023-27.

South Derbyshire Economic Development and Growth Strategy 2023-27



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Acknowledgements

The Economic Development team at South Derbyshire District Council would like to thank all those who have participated in the development of this Strategy.

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2.0 Executive Summary

South Derbyshire District Council's Corporate Plan 2020-24 sets out the overall vision to make the District a 'great place to live, visit and invest'. This Economic Development and Growth Strategy will contribute to the achievement of the Plan's aims, in particular:

- working with residents, businesses and partners to reduce their carbon footprint;
- enhancing the appeal of Swadlincote town centre as a place to visit;
- supporting social mobility to ensure people have the opportunity to access skilled jobs, higher and further education;
- attracting and retaining skilled jobs in the District;
- supporting unemployed residents back into work; and,
- encouraging and supporting business development and new investment in the District.

As part of the development process for the new strategy the District Council commissioned Prospects Research (Cambridge) to conduct telephone interviews with 100 local businesses in order to identify key issues and local trends in the economy. The businesses were a mix of sectors/sizes/locations to reflect the business base of the District. Approximately 74% of the contacts were companies employing 0-9 people, 11% employed between 10–20 and 15% over 20 employees. In addition, eleven companies completed an online version of the questionnaire accessed via the District Council's website, and two of the largest employers in the District completed in depth interviews.

The findings of the interviews provide useful primary information on the state of the local economy. They reveal an economy significantly impacted by the pandemic, as is the case with all local economies in UK, but with some positive signs emerging. The key challenges faced, include:

- broadband connectivity;
- social mobility;
- town centre regeneration (in light of the pandemic);
- low carbon development; and,
- skills and employability.

These findings were combined with research and data analysis to establish a picture of the local economy. Dependent on future global influences including the pandemic, post-Brexit trade deals, geo-political energy issues and national policies towards, for example, the National Forest and Freeports, the local economy appears relatively robust and likely to benefit from the anticipated recovery.



The Economic Development and Growth Strategy sets out an economic vision for South Derbyshire:

“TO PROMOTE GREATER SUSTAINABLE ECONOMIC DEVELOPMENT AND GROWTH IN SOUTH DERBYSHIRE, IN ORDER THAT IT BECOMES A MORE PROSPEROUS PLACE TO LIVE, WITH BETTER JOBS AND PROSPECTS FOR ITS RESIDENTS AND BUSINESSES”

The Strategy is structured to reflect the D2N2 Economic Recovery Strategy - the replacement for the Local Industrial Strategy - with the following key themes:

BUSINESS SUPPORT AND PRODUCTIVITY
LOW CARBON / CLEAN GROWTH
CONNECTIVITY AND INCLUSION

The key aims of the Economic Development and Growth Strategy are expressed as ambitions, reflecting the need for the joint commitment of the public, private and voluntary/community sector organisations operating in South Derbyshire and, in some instances, the availability of external funding.

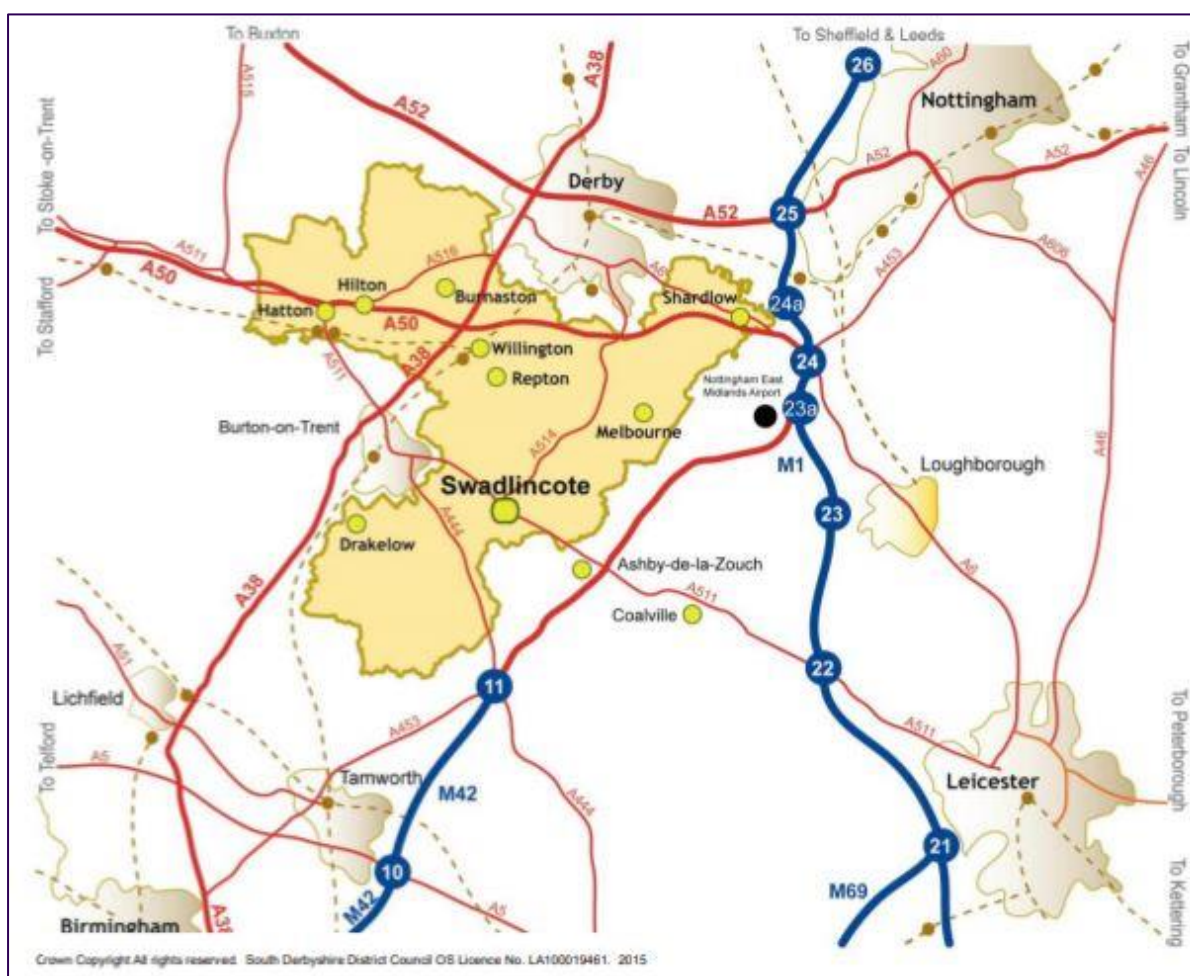
Some of the actions envisaged are core activities of the District Council, but the majority will be undertaken in partnership with other organisations, with the key delivery vehicle being through the South Derbyshire Partnership and in particular its Sustainable Development Group.



3.0 Introduction

South Derbyshire, located in the centre of England, covers an area of 112 square miles, adjoining and influenced by the City of Derby to the north, Burton on Trent to the west and Ashby-de-la-Zouch to the east. It includes the rolling countryside to be found in the valleys of the Rivers Trent and Dove, with historic settlements, including Melbourne, Ticknall and Repton, and the market town of Swadlincote. A significant percentage of the District is rural, with a key asset being the natural capital of the area, which attracts visitors and people seeking relaxation or a better work-life balance.

FIGURE 1: Map of South Derbyshire and Surrounding Areas



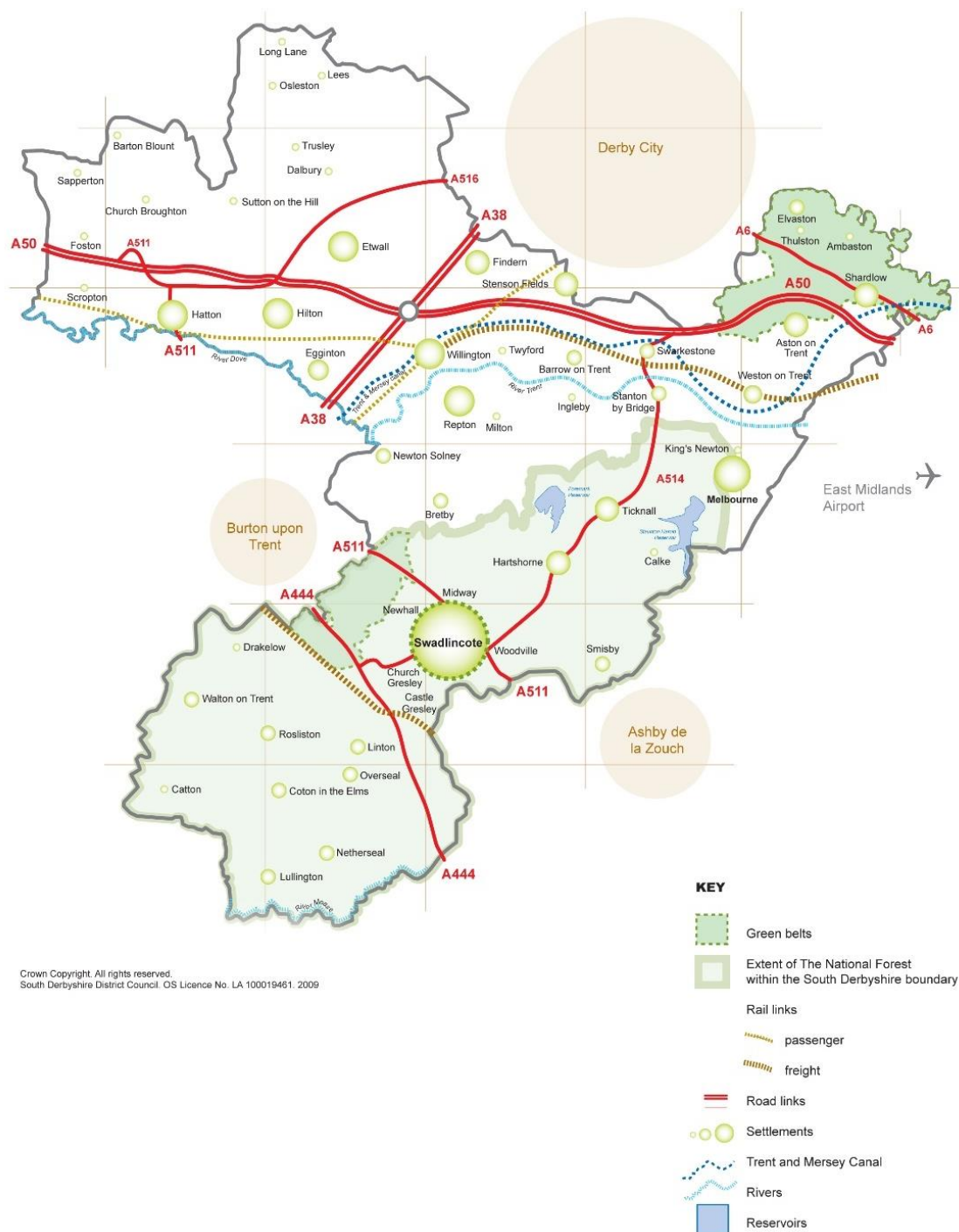
The main population and employment centre of the District is Swadlincote, with a population of some 40,000. New housing development has led to a rapid growth in the town in recent years, and the construction of further homes is anticipated. Other sizeable settlements include the attractive Georgian town of Melbourne and the villages of Hilton, Hatton, Repton and Willington.

South Derbyshire is at the heart of the National Forest, a unique national initiative to create a new forest in what was one of the least wooded areas of the country. In the last 25 years, over 9 million trees have been planted, creating an attractive



environment and quality of life. Around one third of the National Forest is within South Derbyshire District.

FIGURE 2: Map of South Derbyshire District



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The convergence of the A38 and A50 in the District provides easy access to a large population and workforce, at the heart of the national road network. A direct rail link from Derby to London takes less than 90 minutes.



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South Derbyshire has one of the highest concentrations of employment in manufacturing in the UK (three times the national average) and, in contrast to many other areas in the country, has maintained a strong manufacturing sector. It also has an abundance of expertise in construction, logistics, tourism and food and drink. East Midlands Airport, the UK's largest dedicated air cargo operation and thus most important for express freight, is within minutes of large areas of the District, as is Birmingham International Airport.

The District is also home to nationally important infrastructure enablers, in the form of sand and gravel quarries that play a key role in facilitating construction and infrastructure projects.

For many years the District has been the fastest growing in Derbyshire and is currently one of the fastest growing in England outside of the South-East. There are 107,200 people living in the District (2021), compared to 94,611 in the 2011 Census – a 13% growth in population (2011-2021). The total population of the District is forecast to be 120,342 by 2028 (ONS).

ONS data reveals that the health of people in South Derbyshire is varied compared with the England average. About 13% (2,400) of children live in low-income families. Life expectancy for both men and women is similar to the England average. Life expectancy is 6.6 years lower for men and 5.7 years lower for women in the most deprived areas of South Derbyshire compared with the least deprived areas.

The 'Transforming the Trent Valley Landscape Partnership Scheme' which launched in April 2019 received £2.7 million funding from the National Lottery Heritage Fund over five years, which is enabling a £4.7 million scheme to be delivered. This will cover a 200 km² (19,995 Hectares) area of the River Trent valley from Rugeley, through Alrewas to Derby, the River Tame valley from just north of Tamworth to its confluence with the River Trent at Croxall, and the River Dove valley between Derby and Uttoxeter.

Impact of the Pandemic

The start of the global Covid-19 pandemic in 2020 led to unprecedented falls in economic activity in the UK and across the world. Britain's economy suffered the worst recession in 100 years as the initial wave of Covid-19 and late entry into a tight lockdown caused a sudden stop in activity across the country. UK GDP plunged by almost 20% in the second quarter of 2020, and by 9.4% for the year as a whole. The economy has since grown and returned to pre-pandemic levels in December 2021.

South Derbyshire shared with the rest of the country the challenges faced by the economic downturn resulting from the pandemic. The Office for Budget Responsibility Reference Scenario estimates that the East Midlands experienced a 15% loss of output in 2020, indicating that the area was more significantly affected than the UK economy as a whole.

The impact has been felt most heavily in those industries facing public health restrictions and the effects of social distancing, with the services sector falling by 20%.



Food and beverage services and wholesale and retail, two important sectors for South Derbyshire, fell by 85% and 63% respectively. Production dropped by 17%, driven by manufacturing which declined by 20% (most notably in transport equipment manufacture which fell by 49%) and construction which fell by 35%, with agriculture doing so by 5%.

The South Derbyshire business survey found that approximately 32% of companies in South Derbyshire had seen a significant impact on turnover as a result of Covid-19 restrictions, with approximately 36% seeing a fall of less than 50%. Approximately 18% of companies saw no impact and 14% saw a positive impact.

Possible Consequences

The pandemic led to predictions of short and longer-term changes in economic behaviour and issues, including:

- growth in online shopping with home shopping logistics companies struggling to cope with demand;
- staycation opportunities – combined with Brexit and the ongoing pandemic in other countries, a high level of pent-up demand for leisure activities and a greater desire to stay in the UK;
- a desire for reshoring with greater domestic manufacturing and food security;
- a dip in foreign and domestic inward investment;
- increased recognition of the importance of high-speed broadband services;
- interest in social distancing work-arounds, such as greater automation, larger space requirements, longer operating hours/more shift working and limiting numbers at tourist/leisure venues;
- increase in demand for household debt advice, including from the ‘working poor’;
- decline in the use of, and potential fear of, public transport;
- greater recognition of roles (skills, wages) in sectors such as transport, care and the gig economy;
- greater focus on more resilient local supply chains; and,
- new ways of working (flexible, mobile/home working) with associated changes in demand for office space/flexibility.



4.0 Overview

South Derbyshire Economic Profile

The following section provides an overview of South Derbyshire in terms of key economic indicators.

FIGURE 3: Public and Private Sector Employment for Derbyshire Districts (BRES ONS, 2017)

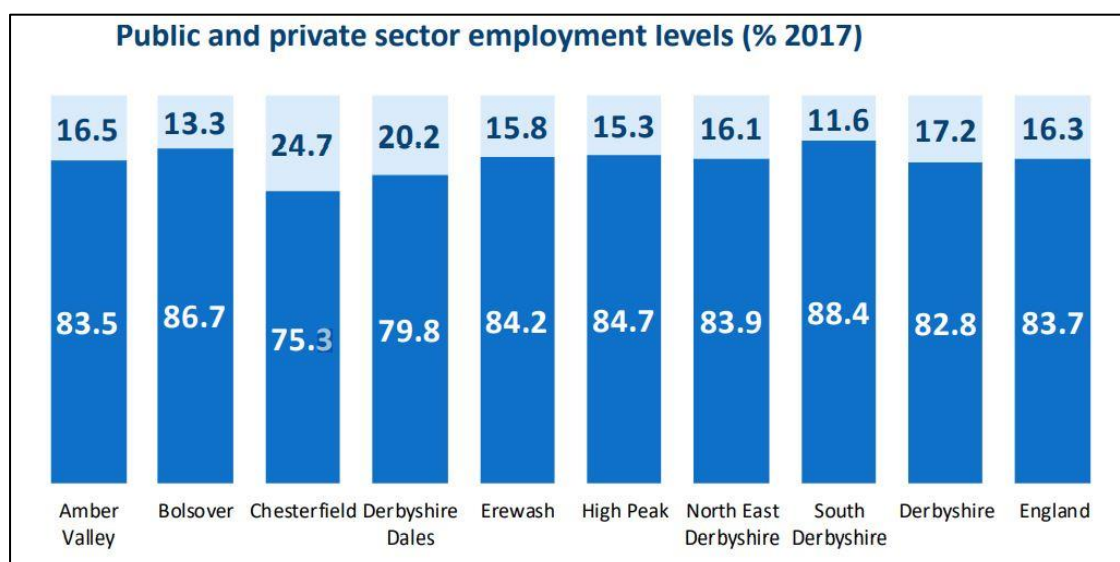


Figure 3 demonstrates that South Derbyshire has the highest percentage of private sector employment in the County, at 88.4%. This emphasises the manufacturing/transport/logistics supply chain interdependence of the local economy.

Business Count

The vast majority of enterprises in South Derbyshire (approximately 90%) employ less than ten employees, reflecting the make up within the East Midlands economy as a whole. A small but significant number of larger enterprises, making up 0.3% of all enterprises, include household names such as Toyota, and firms linked to transport equipment manufacturing.

Small firms are critical to the overall vitality of the local economy, with the ability to pivot activity to align with new opportunities as they arise.

The larger manufacturers include the following:

- Avara Foods - one of the UK's largest food businesses, supplying chicken and turkey to the nation's supermarkets and restaurants.
- Dellner – operating at the forefront of polymer technology - designing, manufacturing and delivering innovative flexible solutions for some of the most demanding environments, including rail gangways.



- Futaba Manufacturing - leading original equipment robotics welding assembly company, supplying parts to manufacturers including Toyota and Jaguar Land Rover.
- IVC Brunel Healthcare - the UK's number one vitamin manufacturer, also producing minerals and nutritional supplements.
- JCB Power Systems - global leader in the design, development and manufacture of world-beating diesel engine products for off-highway equipment applications.
- Keystone Group - the UK's largest steel lintel manufacturer and Europe's fastest growing roof window manufacturer, with a strong focus on innovation.
- MEG Group – bottling plant serving supermarket giant Lidl with mineral water and soft drinks.
- Naturex – a global leader in speciality plant-based natural ingredients for the food, health and personal care sectors.
- Nestlé - the world's largest food and beverage company manufacturing the iconic Nescafé coffee with brands including Nescafé Original, Gold and Dolce Gusto capsules.
- Roger Bullivant - the UK's leading ground engineering company specialising in the design and construction of foundations for all types of buildings and construction in all kinds of ground conditions.
- TopHat Industries - the UK's leader in technology-driven modular housing manufacturing offering an infinite range of home types that can be customised internally and externally.
- Toyota Motor Manufacturing UK – one of the world's largest vehicle manufacturers, producing the Corolla range of cars predominantly for export.
- Trelleborg Sealing Solutions - a world leader in engineered polymer solutions, including for the aerospace sector.

Economic Activity

Economic activity (i.e. the total number of people who are economically active as a percentage of the working age population aged 16-64) is a key measure of any local economy. The rate for South Derbyshire at 83% is above the Great Britain average, though was higher pre-pandemic at 90%, and is a good indication perhaps of the underlying strength of the local economy, its ability to cope with 'shocks to the system' and capitalise on future opportunities post pandemic.



TABLE 1: Economic Activity for Derbyshire Districts (ONS APS, 2022)

Area	%	Count
Amber Valley	77.6	60,200
Bolsover	70.6	35,700
Chesterfield	78.9	50,100
Derby City	76	121,900
Derbyshire Dales	71.8	28,900
Erewash	77.7	55,100
High Peak	84.1	48,600
North East Derbyshire	77	44,900
South Derbyshire	83.2	52,300
Derbyshire	78	375,900
D2N2 LEP	76.9	1,052,600
England	78.8	27,533,000

Enterprises

TABLE 2: Enterprises by Broad Industrial Group for South Derbyshire (ONS, 2020)

Industry	Total Enterprises	Micro Enterprise 0-9	Small Enterprise 10-49	Medium Enterprise 50-249	Large Enterprise 250+
Agriculture, forestry and fishing	305	295	10	0	0
Mining and quarrying	0	0	0	0	0
Manufacturing	240	195	35	5	0
Water supply; sewerage, waste management	15	10	0	0	0
Construction	520	505	10	0	0
Wholesale and retail trade	525	460	50	10	0
Transportation and storage	205	190	15	0	0
Accommodation and food service	210	165	45	0	0
Information and communication	220	215	5	0	0
Financial and insurance activities	65	65	0	0	0
Real estate activities	135	130	5	0	0
Professional, scientific and technical	595	575	15	5	0
Administrative and support service	305	280	15	5	0
Public administration	20	20	0	0	0
Education	75	65	10	0	0
Human health and social work	125	75	50	0	0
Arts, entertainment and recreation	75	65	10	0	0
Other service activities	130	120	10	0	0
Total	3,775	3,435	295	35	10



Whilst the manufacturing sector dominates in terms of employment, key sectors in terms of number of enterprises include Agriculture, Construction, Wholesale/Retail, Professional and Administrative.

Unemployment

Unemployment rates for the District compare favourably with East Midlands and Great Britain comparators. However, a significant percentage of new jobs will require higher skill levels which will limit the opportunities for a rapid reprofiling of the labour market. To get people back into work will require jobseekers to consider new roles, with new training/development packages to facilitate. The numbers of entry level roles in the County are expected to fall but within South Derbyshire vacancy levels have remained strong and apprenticeship numbers have been maintained.

TABLE 3: Claimant Count Unemployment (ONS, December 2022)

	South Derbyshire (numbers)	South Derbyshire (%)	East Midlands (%)	Great Britain (%)
Claimants	1,415	2.1	3.3	3.7

Evidence shows that during the Covid-19 restrictions unemployment in South Derbyshire increased significantly, peaking at 4.2% in May 2020 (2,910 people). Whilst unemployment has since halved it remains above pre-pandemic levels (1.6% in March 2020).

Self-Employment

This indicator shows the total number of people who are self-employed as a percentage of the working age population aged 16-64. The figures for South Derbyshire are below average, potentially as a result of the strong performance for overall employment and the strength of the local business base.

It is expected that self-employment will increase as a consequence of the pandemic. It is envisaged that new support packages will be introduced locally to foster growth in self-employment, offering more flexible working solutions for individuals and organisations.



TABLE 4: Self-Employment for Derbyshire Districts (ONS APS, June 2022)

Area	%
Amber Valley	8.1
Bolsover	7.3
Chesterfield	7.2
Derby City	8.0
Derbyshire Dales	14.0
Erewash	8.5
High Peak	13.8
North East Derbyshire	10.5
South Derbyshire	5.2
Derbyshire	9.1
D2N2 LEP	8.4
England	9.4

Business Birth Rates

This indicator shows the number of new businesses that have been created as a percentage of all active enterprises. There is evidence to show that new business start-ups have increased since the pandemic. This may suggest that individuals are taking the opportunity to start new enterprises as new opportunities emerge, or it could be a sign of workers unable to find jobs in affected sectors.

TABLE 5: Business Birth Rates for Derbyshire Districts (ONS IDBR, 2022)

Area	%	Number
Amber Valley	10	445
Bolsover	10	245
Chesterfield	9	350
Derby City	14	1,190
Derbyshire Dales	9	350
Erewash	16	675
High Peak	9	360
North East Derbyshire	13	450
South Derbyshire	12	460
Derbyshire	13	3,335
D2N2 LEP	12	9,640
England	13	324,485

Business Survival

This indicator shows the number of new businesses established in a particular year that survived for at least 3 years as a percentage of the total number of businesses established in that year (2017). The figures for South Derbyshire (63.2%) compare favourably, especially when compared to Derbyshire as a whole (60.3%) and may indicate a strong underlying business culture where entrepreneurship skills are clearly in evidence. It should be noted that this indicator does not yet pick up the impact of the pandemic.



TABLE 6: Business Survival for Derbyshire Districts – Enterprises Surviving 3 Years (Established in 2017) (ONS Business Demography, 2020)

Area	%	Number
Amber Valley	58.6	290
Bolsover	57.4	135
Chesterfield	62.1	205
Derby City	52.3	565
Derbyshire Dales	61.8	210
Erewash	52.3	225
High Peak	66.7	240
North East Derbyshire	61.5	200
South Derbyshire	63.2	240
Derbyshire	60.3	1,745
D2N2 LEP	56.2	4,960
England	53.0	177,860

Employee Jobs by Industry

The following Table details employment in key sectors in South Derbyshire compared to the East Midlands and England. By looking at the comparative data we can build a good picture of the sectors which are particularly significant for the area or are under-represented.

Manufacturing, construction and transport sectors are clearly important sectors, and the Strategy will focus on ways to support these sectors and the supply chains that link to them. It is also important to note the relatively low numbers employed in ICT jobs in South Derbyshire.

TABLE 7: Employee Jobs by Industry (Selected Sectors) (ONS BR & ES, 2022)

	South Derbyshire	South Derbyshire (%)	East Midlands (%)	England (%)
Manufacturing	7,000	20.6	12.0	7.6
Construction	1,750	5.1	4.7	4.9
Wholesale and Retail Trade; Repair of Motor Vehicles/Cycles	4,500	13.2	16.3	14.4
Transportation and Storage	1,750	5.1	6.5	5.1
Accommodation and Food Service	2,250	6.6	6.5	7.5
Information and Communication	700	2.1	3.0	4.5
Financial and Insurance	225	0.7	1.9	3.6
Real Estate Activities	500	1.5	1.4	1.8
Professional, Scientific and Technical	3,000	8.8	7.1	8.9



Earnings

Data for the gross annual pay of a full-time worker who lives in the area suggests that South Derbyshire (£33,404) compares favourably with other Districts in the county - higher also than the D2N2 (£30,165) and England average figures (£33,208). This may reflect the strong manufacturing base in the District, where salaries are typically higher than the average.

TABLE 8: Annual Earnings for Derbyshire Districts (ONS ASHE, 2022)

Area	£
Amber Valley	30,258
Bolsover	27,485
Chesterfield	30,502
Derby City	30,827
Derbyshire Dales	33,164
Erewash	32,006
High Peak	29,990
North East Derbyshire	30,820
South Derbyshire	33,404
Derbyshire	30,988
D2N2 LEP	30,165
England	33,208

Qualification Levels

The qualification levels of South Derbyshire's working age population (aged 16-64 years) have improved over the last ten years since 2012 when the proportion of people qualified to degree level or above was 27.4% and 10.2% of people had no qualifications.

Currently 33% of South Derbyshire's residents hold a degree (or higher) and just 4.7% have no qualifications. There continues to be a skills gap at degree level with fewer South Derbyshire residents with higher level qualifications compared to the Derbyshire and England averages.



TABLE 9: Adult Qualifications for Derbyshire Districts (ONS APS, 2021)

Area	% of Working Population Qualified to Level 4 and Above
Amber Valley	30
Bolsover	41
Chesterfield	36.2
Derby City	42
Derbyshire Dales	44.7
Erewash	36.7
High Peak	35.6
North East Derbyshire	43.8
South Derbyshire	33
Derbyshire	36.9
D2N2 LEP	36.9
England	43.1

TABLE 10: Performance of South Derbyshire Schools (ONS, 2021/22)

School	Number of Pupils	Score Progress 8	Grade 5 or Above English and Maths GCSE	Score Attainment 8
The Pingle Academy	223	-0.12	47%	43.4
John Port Spencer Academy	329	0.01	61%	52.9
Granville Academy	159	0.13	51%	47.6
William Allitt School	118	-0.5	27%	38.7
Derbyshire Average	N/A	-0.14	47%	47.2
England Average	N/A	-0.03	50%	48.7

Progress 8 and Attainment 8

The Progress 8 score shows how much progress pupils at a school made across eight qualifications between the end of Key Stage 2 and the end of Key Stage 4. One of the District's four secondary schools is notably underperforming.

Attainment 8 measures a student's attainment level across eight subjects. Points are allocated according to grades the pupil achieves for all eight subjects added together. English and maths point scores are double weighted to signify their importance. The figures for South Derbyshire are mixed, and overall the District is below the County and England comparators.



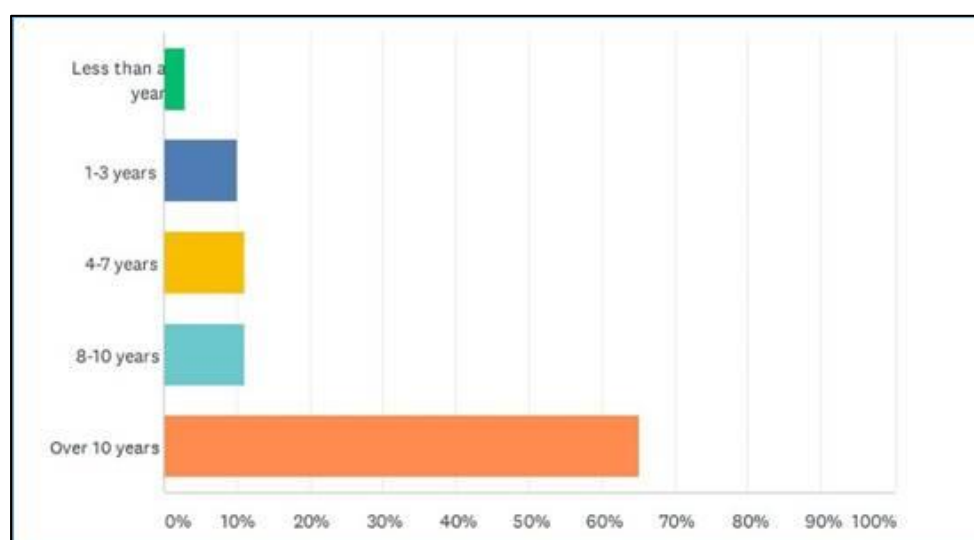
TABLE 11: Average Attainment 8 Score for Derbyshire Districts (DCC, 2019)

Area	%
Amber Valley	47.5
Bolsover	45.9
Chesterfield	44.4
Derbyshire Dales	51.2
Erewash	43.2
High Peak	46.3
North East Derbyshire	45.5
South Derbyshire	45.4
Derbyshire	46.2
England	50.2

How Long at Present Location

The majority of companies (65%) in South Derbyshire have been at their present location over ten years, with a further 11% between 8-10 years.

FIGURE 4: Length of Time at Present Location (SDDC Survey, 2020)



5.0 Business Support and Productivity

SWOT Analysis

Strengths

- Location at the heart of the UK transport network.
- Strong industrial base focused on transport equipment manufacturing, its supply chain and logistics.
- Presence of world class businesses.
- Lesser dependence on public sector employment.
- Predominance of small businesses indicating potential for new employment creation.
- Available employment land and redevelopment sites.
- Proximity to international airports, including the UK's largest dedicated air cargo operation.
- Numerous physical and heritage assets, from historic settlements to rolling countryside, and canals to stately homes.
- Rapid population growth, with high levels of economic activity.

Weaknesses

- Social Mobility issues, with some evidence of limited expectations and aspirations, amongst some young people and some of working age.
- Limited availability of conference, meeting and business training facilities, plus range of overnight accommodation.
- Limited supply of small and 'grow on' workspace, including managed accommodation on flexible terms.
- Neighbourhoods with low Indices of Deprivation scores.
- Limited public transport services in most areas, especially off peak.
- Lower proportion of higher-level skills (Level 4 and above) compared to national benchmarks.
- Lower productivity (GVA per head) compared to national benchmarks.
- Out-commuting from the District is high especially to higher level skilled occupations, indicating a shortfall in knowledge occupations and knowledge intensive business activities.
- Connectivity issues especially fibre connectivity in more rural areas.
- Changing shopping patterns impacting on town centre vitality and associated businesses.

Opportunities

- Visitor economy growth in the District, based upon the National Forest.
- Training provision: developing further the links between what education and training providers are delivering and the skills required by employers.
- Sustainable development focus, developing the USP of the area as a destination for tourism and the enhancement of green economy opportunities.
- Potential East Midlands Freeport development.
- Large brownfield sites with potential for new business development/expansion, including the former power stations sites at Drakelow and Willington.
- Town centre redevelopment sites.



- Further education establishments in Swadlincote and neighbouring areas, and good links to local Universities.
- Attraction of inward investment from companies in the supply chains of large businesses.
- Proximity to initiatives such as Infinity Park, SmartParc, MIRA Technology Park and East Midlands Enterprise Gateway.

Threats

- The pandemic has weakened many particularly smaller businesses, leaving them less resilient to future events.
- Areas of the District are known to be at significant flood risk, with agricultural businesses, transport infrastructure and utility provision most vulnerable.
- Skills shortages given that much employment growth over the next five years is expected to take place outside the traditional industrial sectors, shifting towards such sectors as Health and Social Care.
- Three quarters of the District is in agricultural use but farmers and those in related businesses are facing increasing uncertainty.
- Infrastructure limitations, as continued commercial and residential growth puts pressure on key routes and intersections.

Key Sectors

A number of key sectors have been identified in South Derbyshire based on their current importance and future potential. They relate closely to the Local Enterprise Partnership's priority sectors and can be promoted as drivers of the local economy, working closely with key agencies.

Sectors 1-5 below reflect the largest sectors in the District in terms of overall employment, whilst low carbon and digital are significant as developing sectors with the potential to grow further over the next five years.

1. Transport equipment manufacturing.
2. Construction.
3. Food and drink manufacture.
4. Transport and logistics.
5. Visitor economy.
6. Low carbon/clean growth.
7. Digital.

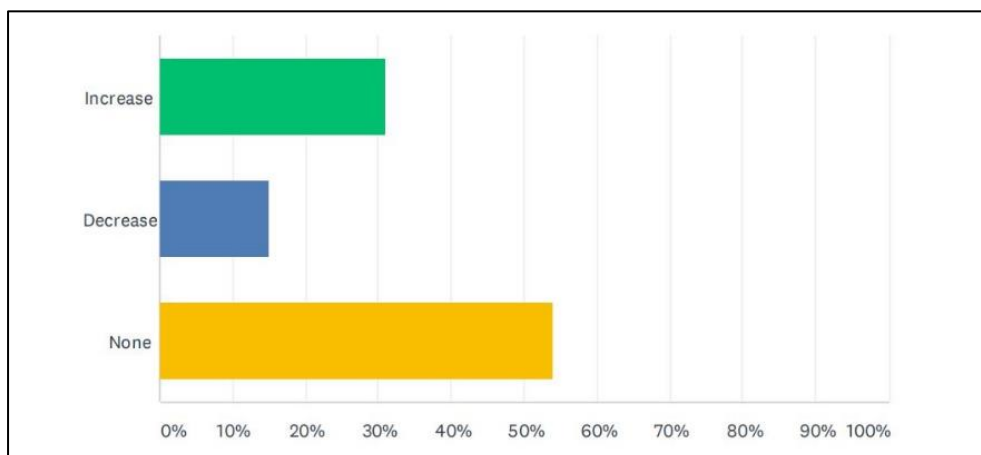
Business Survey - Main Findings

As part of the development of the new strategy over 100 companies were contacted and asked a range of questions, including how public sector agencies can support businesses and develop the local economy. Data collected from the interviews with businesses highlight key strengths and challenges.

The survey revealed that 30% of companies expected to see an increase in their employment in the next 12 months. The majority (approx. 54%) expected to see no change.

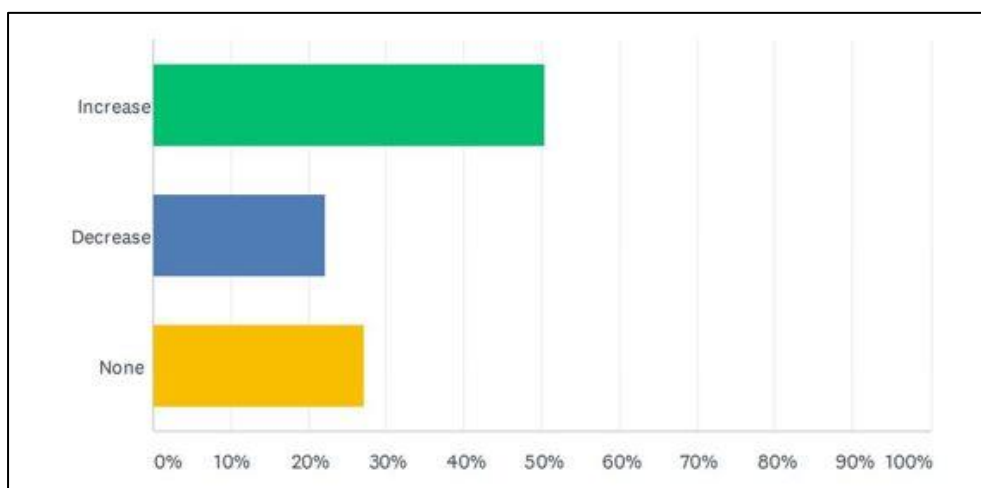


FIGURE 5: Expectation of Employment Change Over Next 12 Months (SDDC Survey, 2020)



Approximately 50% of companies expected their turnover to increase in the next 12 months, compared to around 22% expecting to see a decrease.

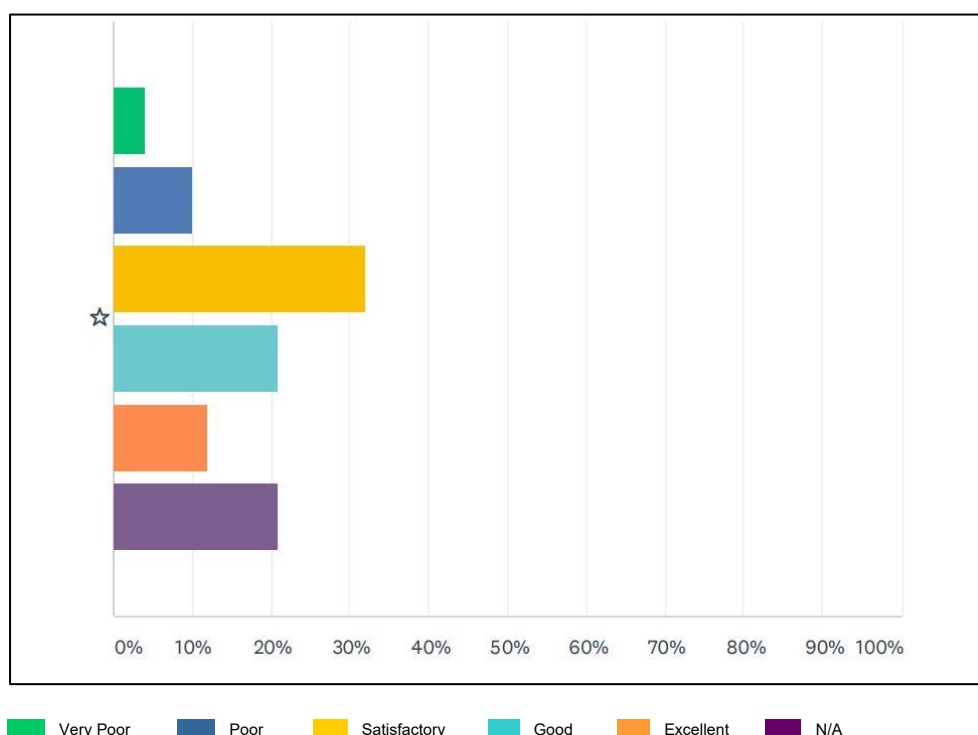
FIGURE 6: Expectation of Turnover Change in Next 12 Months (SDDC Survey, 2020)



Access to business support in the area is rated as either satisfactory, good or excellent by approximately 64% of all respondents, with approximately 12% rating it as poor.



FIGURE 7: Access to Business Support (SDDC Survey, 2020)



The majority of companies (60%) have accessed financial support including grants and loans, with an equal proportion seeking advice through digital resources/channels. Approximately 18% have sought advice/support relating to training, 8% have used South Derbyshire Business Advice Service, with 4% using the D2N2 Local Enterprise Partnership's business advice services.

Looking forward, approximately 58% of companies plan to access business support using digital channels, 32% plan to access grants/loans, 22% plan to access advice on training support (eg. apprenticeships), 11% planning advice and 11% intend to use South Derbyshire Business Advice Service.

As could have been expected following the pandemic, approximately 54% of companies are looking for some form of financial support/advice moving forward. This is followed by advice on marketing (24%), supply chain development (22%), developing new skills (18%), business planning advice (18%), and finally 12% looking for advice on recruitment.

A range of comments were recorded which included:

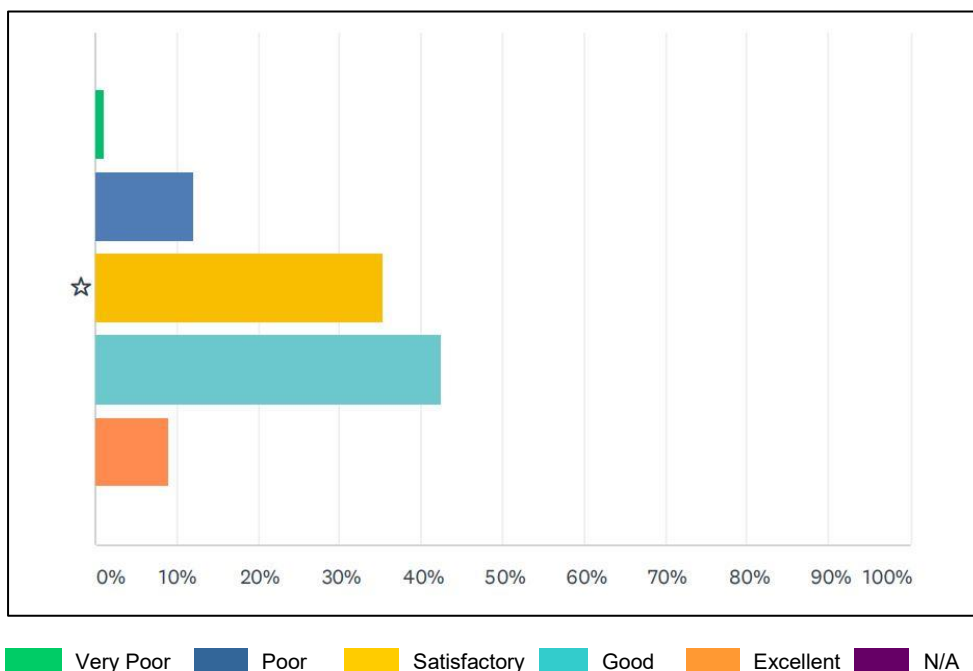
- the importance of supply chains to the local economy (including more opportunities to bid for local work);
- town centre regeneration;
- better link roads;
- better broadband access;
- more support for promoting local businesses/opportunities;



- more advice and support on the net zero agenda and how businesses can be involved in its roll out in the District; and,
- more technical training provision and joint ventures with local business, and more advice on training provision.

The quality of the physical infrastructure was assessed generally in the survey, and is seen as a key strength, with approximately 85% rating it as either satisfactory, good or excellent.

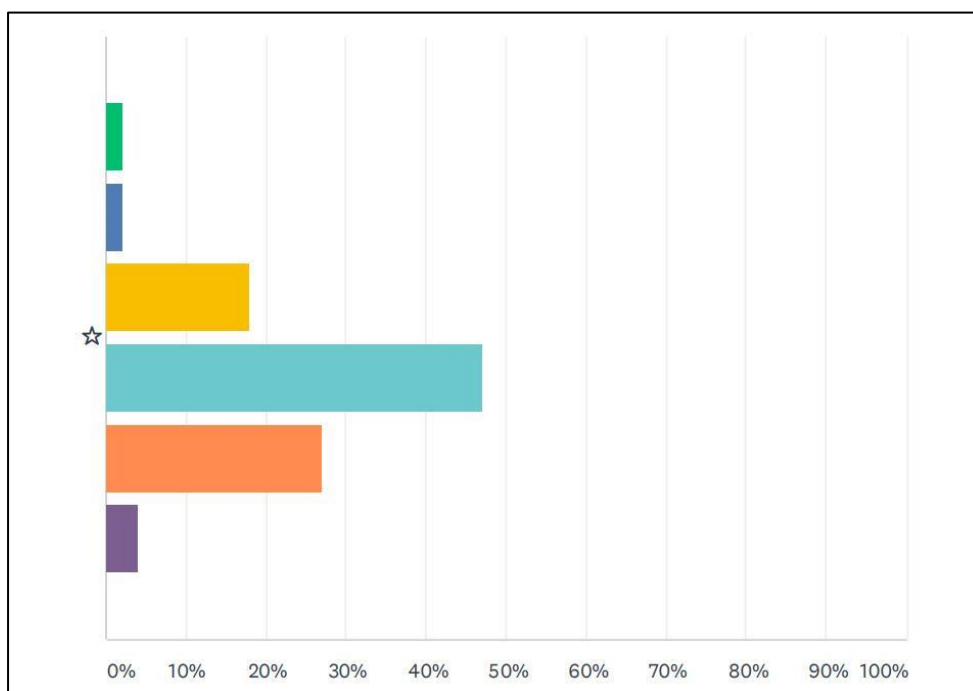
FIGURE 8: Quality of Physical Infrastructure (SDDC Survey, 2020)



Transport within the area is rated as either satisfactory, good or excellent by approximately 94% of respondents, reflecting the central position of the District at the heart of the UK transport network.



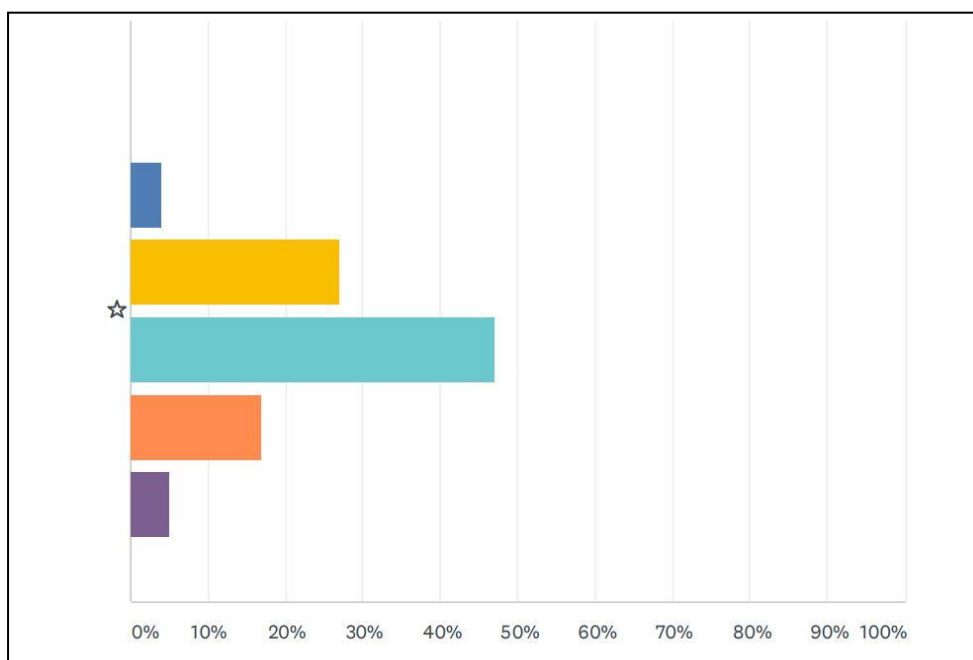
FIGURE 9: Rating of Transport Within the Area (SDDC Survey, 2020)



Very Poor Poor Satisfactory Good Excellent N/A

Access to markets is rated either satisfactory, good or excellent by approximately 90% of respondents, with less than 5% rating it as poor.

FIGURE 10: Access to Markets (SDDC Survey, 2020)



Very Poor Poor Satisfactory Good Excellent N/A

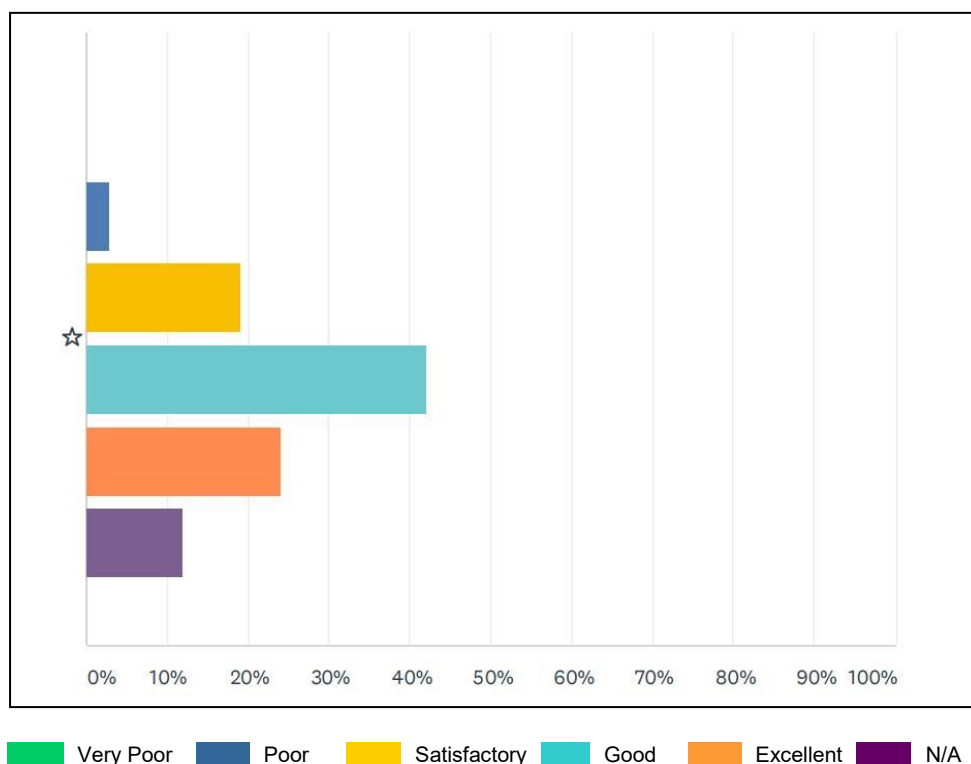


Linked to the transport agenda, the pandemic highlighted the importance of maintaining bus and train services in the local area. Bus services in particular provide vital connectivity with employment sites and are essential for the vitality of town centres as normality returns to the High Street.

Feedback from operators across the County suggest it will be some time before patronage returns to pre pandemic levels. The District Council will continue to encourage enhancements to public transport provision and innovative transport solutions which fit with and respond to consumer demand more appropriately.

Access to supply chain is rated either satisfactory, good or excellent by approximately 83% of all respondents, with less than 5% rating it as poor. Derbyshire County Council has signalled a renewed focus on public sector institutions making the 'Derbyshire pound' go further, by retaining and recirculating wealth within the County. The drive to explore how procurement strategies can benefit local businesses can also be supported in South Derbyshire.

FIGURE 11: Access to Supply Chain (SDDC Survey, 2020)



The South Derbyshire economy is notable in that it depends to a large degree on sectors which facilitate supply chain management solutions. As such any initiative designed to further enhance this could drive significant growth in GVA, attract inward investment and create new higher paid employment opportunities for the local workforce.

The development of supply chains centred around local SMEs can have a positive economic, social and environmental impact on an area. It ensures that money spent is



reinvested in the area, by providing work to local businesses or by paying wages to local employees. It also brings the providers closer to their end customers, enabling better feedback, commissioning and delivery of services. In industries such as construction, local engagement can also reduce the environmental impact of a project by sourcing materials nearer to the site and ensuring travel and transport is optimised for local infrastructure.

Employment Land

South Derbyshire has a diverse range of business parks, from new developments on the A50 offering 24-hour operations for international logistics operators, to traditional industrial estates home to the area's many small and medium-sized enterprises.

In recent years, business parks such as Dove Valley Park at Foston and Tetron Point in Swadlincote have developed to accommodate numerous UK and international businesses. Outside of Swadlincote, clusters of established business activity can be found in Melbourne, Hilton, Hatton and Shardlow.

Following the completion of the Woodville Regeneration Route, it is anticipated that mixed use development will take place on approximately 35 Hectares of adjoining vacant and underused land within the Woodville Regeneration Area.

The former Drakelow power station site is expected to be a major focus for development in the District. The site extends to 282 Hectares including the 110 Hectare Drakelow Park scheme where a new settlement is under construction. Following the River Trent valley north, a further 34 Hectares of brownfield land is available on the former Willington power station site.

Elsewhere, a 30 Hectare extension to Infinity Park Derby to the south of the city is envisaged, together with additional employment land allocations expected to be made in the next South Derbyshire Local Plan. It will be important that these are geographically spread across the District and meet the needs of a range of commercial activities, including enabling the expansion of existing businesses.

Proposals exist for an East Midlands Freeport, focused upon East Midlands Airport and including sites in surrounding areas where occupiers would benefit from tax and customs advantages.

Aggregates

It is anticipated that land will continue to be identified for mineral extraction in the area through the Derbyshire and Derby Minerals Local Plan. The river valleys of the Trent and Dove in South Derbyshire are important locations for sand and gravel extraction. The aggregates sector contributes to the South Derbyshire economy, as a key link in the supply chain for the construction sector, including infrastructure development and house building.



Business Advice

In addition to the D2N2 Growth Hub service and associated support programmes offered across the Local Enterprise Partnership area, the District Council funds a Business Adviser service and start-up programme.

The South Derbyshire Business Advice Service offers a confidential, impartial, one-to-one advice service available to all types and sizes of business, supporting over 200 businesses each year. The Service provides direct advice on any business matter and a signposting service to other specialist business support programmes. It also operates 'Thinking of Starting a Business' workshops as an introduction for prospective entrepreneurs.

During the pandemic there was a growth in interest in self-employment. In response, the District Council created Swadlincote Innovation Centre, offering serviced office suites on flexible terms, and jointly funded a county-wide start-up programme. The programme offers specialist advisers who can work with clients to develop a business plan, alongside a grant scheme available to businesses in their first year of trading.

Skills and Training

The availability of a skilled workforce in the District is a key enabler for future economic development, whilst higher skilled residents have greater access to employment opportunities.

The D2N2 Local Enterprise Partnership Local Skills Report (2021) highlights the key focus regionally to improve the flexibility and responsiveness of the skills ecosystem – the identified challenges include:

- strengthening relationships between skills providers and businesses;
- increasing employer participation in training;
- preparing for future skills needs, including low carbon growth and digital skills;
- improving access to learning (digital and transport), including in rural areas;
- developing workforce resilience to adapt to economic change and skills demand;
- boosting leadership, management and higher level skills; and,
- ensuring equity of skills offer and developing skills that improve career/social mobility.

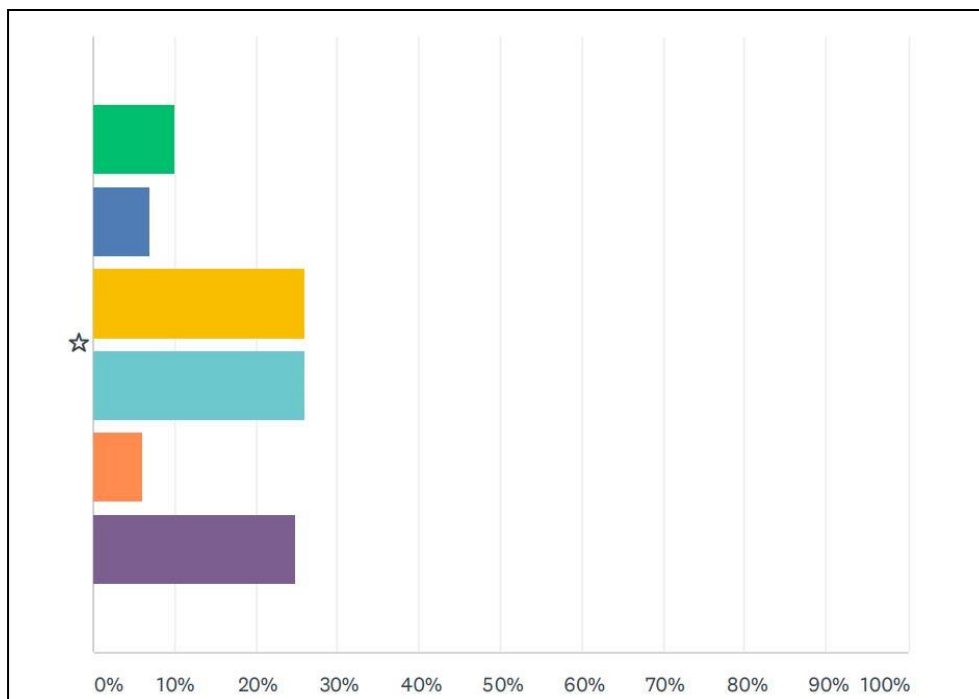
Business Survey – Main Findings

- 90% of all respondents have provided training for their workforce;
- 52% of companies in the area assess the cost of labour faced as either good or excellent;
- Over 80% of all roles which are to be recruited in the future are at an operator level, with approximately 32% technical and 8% supervisory;
- Most training undertaken has covered operator level skills (approximately 78%), broadly corresponding to NVQ Level 2 and below. Approximately 60% covers technical and 27% supervisory; Management level provision accounts for 30% of the total;



- The vast majority of respondents, approximately 85%, train at the workplace, with 65% training at a training provider’s premises and 18% at a local college;
- 52% of companies have a training plan; and,
- Recruitment difficulties are beginning to emerge particularly for STEM (Science, Technology, Engineering and Mathematics) skills, IT and e-commerce, technician level engineers and some transport and logistics roles.
- Skills gaps within the current workforce are also emerging, in particular middle management skills and project management.

FIGURE 12: Access to Training Provision (SDDC Survey, 2020)



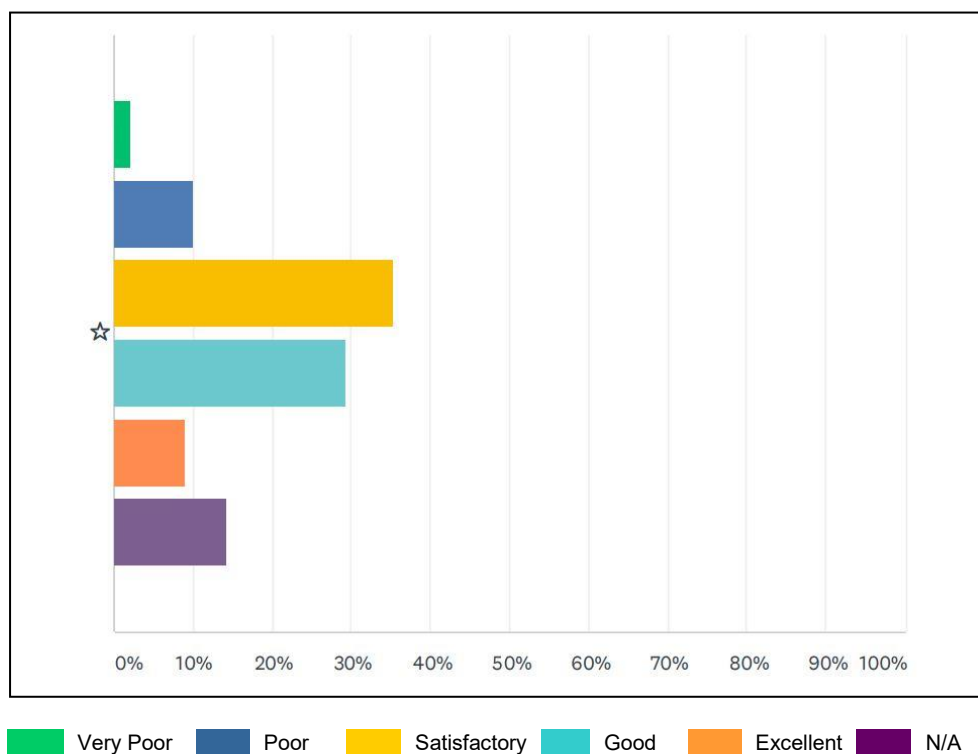
Very Poor Poor Satisfactory Good Excellent N/A

Businesses in the area rate the access to training provision strongly, with 60% rating it as either satisfactory, good or excellent. However, a minority (16%) rate it as poor.

Approximately 73% of companies rate the availability of a skilled workforce as either good or excellent, with approximately 12% rating it as poor.



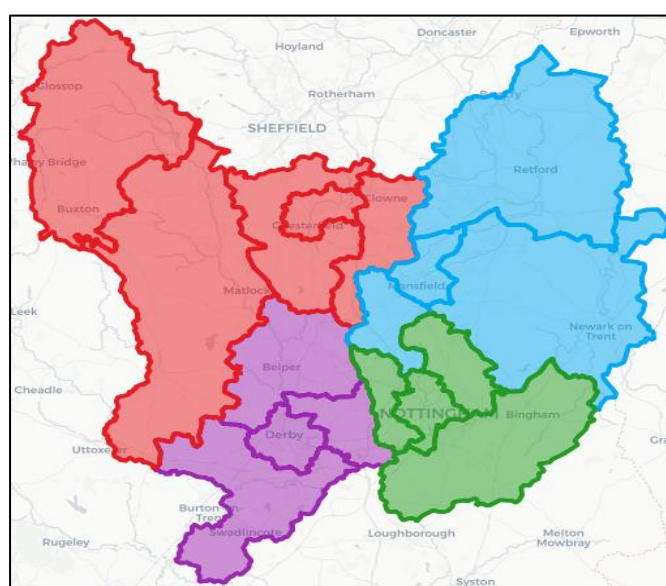
FIGURE 13: Availability of Skilled Workforce (SDDC Survey, 2020)



Careers

The provision of effective careers guidance in schools and colleges is a key priority to ensure young people are aware of local opportunities. D2N2 has recently established four Careers Hubs covering the Local Enterprise Partnership area, including a Derbyshire South Careers Hub, co-ordinated by D2N2 and covering four local authority areas.

FIGURE 14: Careers Hubs in Derbyshire and Nottinghamshire (D2N2, 2021)



Working through a partnership approach with schools, colleges, employers, the Local Enterprise Partnerships and other local organisations, Careers Hubs aim to accelerate levels of support and improvement in young people’s career development. They focus on enhanced support for schools to deliver locally-designed solutions to address the local labour market.

At present approximately 40% of all respondents from the 100 interviews work with local schools. Approximately 48% of the sample would like to develop links with schools in the future. Companies were asked to rate the importance of various personal characteristics in recruitment, with reliability being seen as the most important (72% of companies), closely followed by motivation and being a team player (SDDC Survey, 2020).

Enterprise Coordinators work with clusters of schools and colleges to build careers plans and make connections to local and national employers. They also recruit volunteer Enterprise Advisers from local businesses, with one allocated to each secondary school.

This activity is co-ordinated around the achievement of the Gatsby Benchmarks of Good Careers Guidance, particularly No.s 5 and 6 which focus on encounters with employers and employees, and experiences of workplaces. Through this support for effective careers development, there has been a steady improvement in performance across the eight Gatsby Benchmarks:

1. A stable careers programme.
2. Learning from career and labour market information.
3. Addressing the needs of each pupil.
4. Linking curriculum learning to careers.
5. Encounters with employers and employees.
6. Experiences of workplaces.
7. Encounters with further and higher education.
8. Personal guidance.

TABLE 12: Gatsby Benchmark Performance – Proportion of Institutions in South Derbyshire Fully Meeting Each Benchmark (D2N2, 2022)

	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8
South Derbyshire	67%	100%	33%	67%	67%	100%	33%	100%

Performance amongst secondary schools in South Derbyshire is improving, with 3 of the benchmarks being fully achieved by all institutions. Further stimulus should be provided by the impetus of the Careers Hub approach. Across the D2N2 area institutions are on average fully achieving 4.40 of the benchmarks, whilst the average is 4.92 nationally.



There is scope for the District Council, local businesses and partner organisations to support schools in improving their performance against the Benchmarks, in particular No.s 2, 4, 5 and 6. This can include supporting the development and roll out of a centralised Careers Education, Information, Advice and Guidance (CEIAG) online portal (known as 'Start in D2N2') providing labour market information, 16-24 training opportunities, employer profiles and contact points for further support.



6.0 Low Carbon / Clean Growth

Climate Change

It is important that this strategy recognises the urgency of climate change. The growth in jobs and prosperity over the coming years needs to be linked to an enhanced natural environment to support clean growth.

Businesses will need support to enhance their productivity and competitiveness whilst improving energy efficiency, reducing carbon emissions and making the most of the District's natural capital.

Derbyshire CO2 emissions have fallen by around a quarter over the last decade, slightly slower than the national average but still significant.

FIGURE 15: Climate Change Progress to Net Zero (DCC LEA, 2019)

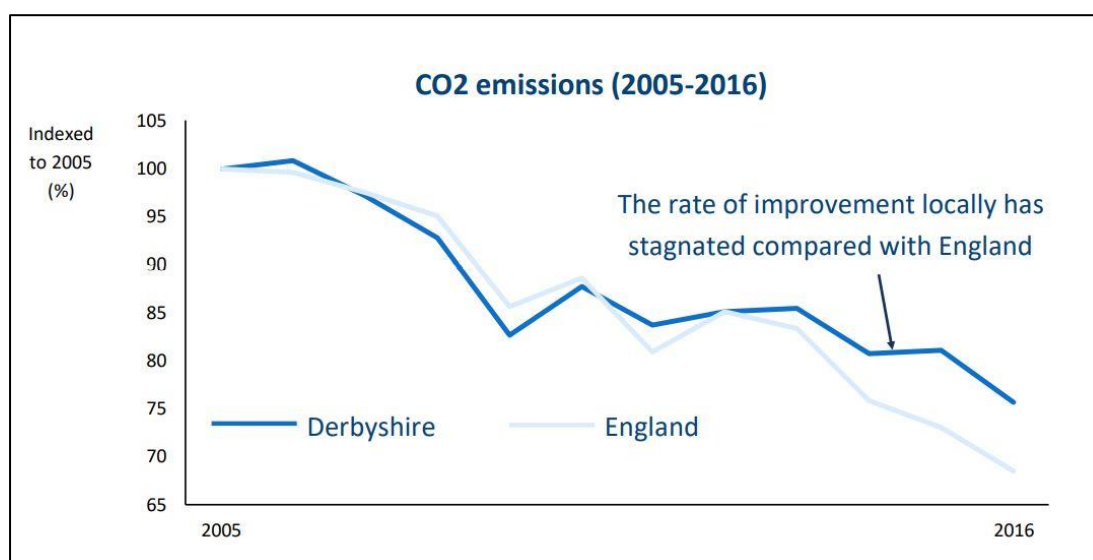


TABLE 13: CO2 Emissions (Tonnes) Per Head of Population for Derbyshire Districts (DCC, 2020)

Area	Rate	Count
Amber Valley	4.4	567.1
Bolsover	3.9	320.7
Chesterfield	3.6	374.5
Derby City	3.8	973.6
Derbyshire Dales	6.5	470.9
Erewash	3.4	387.6
High Peak	6	556.7
North East Derbyshire	3.8	386.9
South Derbyshire	5	545.6
Derbyshire	4.5	3,609.9
D2N2 LEP	4.1	9,100.8
England	3.7	207,248.4



South Derbyshire Climate Emergency

Sustainability is at the core of the District Council's Corporate Plan. The Council has been accredited to the prestigious ISO14001 environmental management standard since 2008. In June 2019, the District Council declared a Climate Emergency, with a commitment to:

- strive to make all South Derbyshire District Council owned activities carbon neutral by 2030 and achieve carbon neutrality across the District before the Government target of 2050;
- call on the UK Government to provide the powers and resources to make the 2030 target realistic; and,
- work with partners across the District and region to deliver this goal through all relevant strategies.

To respond to the climate emergency appropriately, it is critical that all Council decisions consider and respond to the potential impact that they will have on the climate and wider environment. Through procurement and partnership this responsibility will be extended to suppliers and partners engaged in activities with the Council.

Following the Climate Emergency declaration, the Council has developed an in-house method of calculating emissions from its direct and indirect sources. The Council's emissions have been estimated as 2,500 tonnes of CO₂ equivalent (based on 2018/19 data). On a similar basis District-wide emissions are estimated as 695,100 tonnes of CO₂ equivalent. The breakdown of emissions within South Derbyshire is illustrated below. A significant proportion of Carbon emissions in South Derbyshire derive from industry and commercial activities, along with transport.

TABLE 14: Carbon Emissions by Sector for South Derbyshire (BEIS, 2019)

Sectors	Carbon emissions ktCO ₂ e	% of Total
Industry (Business)	126.5	19.2
Commercial (Business)	44.3	6.7
Public Sector	11.7	1.2
Domestic (Residential)	163.3	24.7
Transport (Road, Rail)	327.1	49.5
Land use (forestry, amenity, etc)	-12.5	-1.9
Total	660.5	

Low Carbon Sector

The Government has signalled a more prominent focus for low carbon growth with the publication of its Ten Point Plan for a Green Industrial Revolution (2020). The Government's Ten Point Plan focuses on ambition in the following areas:

- advancing offshore wind;
- driving the growth of low carbon hydrogen;
- delivering new and advanced nuclear power;



- accelerating the shift to zero emission vehicles;
- green public transport, cycling and walking;
- 'jet zero' and green ships;
- greener buildings;
- investing in carbon capture, usage and storage;
- protecting our natural environment; and,
- green finance and innovation.

The low carbon sector is one of the fastest growing in the UK, employing several hundred thousand people directly and indirectly across the supply chain. The low carbon sector includes: offshore wind; onshore wind; solar photovoltaic; hydropower; other renewable energy; bioenergy; alternative fuels; renewable heat; renewable combined heat and power; energy efficient lighting; energy efficient products; energy monitoring; saving or control systems; low carbon financial and advisory services; low emission vehicles and infrastructure; carbon capture and storage; nuclear power; fuel cells; and, energy storage systems. South Derbyshire is well placed to take advantage of the opportunities to develop technologies associated with the low carbon sector.

Key Developments

Alongside mainstream carbon reduction activities, there are a number of opportunities that are more unique to South Derbyshire, including:

Heat Recovery: The legacy of the area's industrial past could be exploited to tap into geothermal heat in mineshafts, recirculating water and bringing it to the surface at a higher temperature. Derbyshire County Council is investigating the feasibility of developing 'heat networks', with the heat distributed through a network from a central source to multiple buildings. Supported by funding from the Heat Networks Delivery Unit, Derbyshire County Council has completed a heat mapping and energy master planning study for the County.

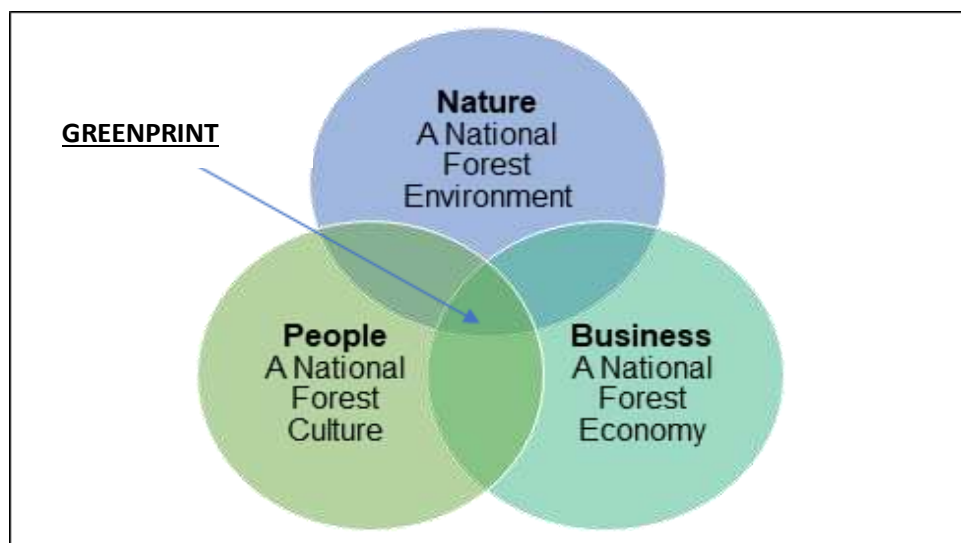
Mobility: Toyota is transitioning from being a car manufacturer to becoming a mobility company. The company's Beyond Zero mission, sets out its ambitious goal to reach zero emissions and then go beyond to provide mobility solutions for everyone and contribute positively to society. Having pioneered hybrid technology with the Prius, and Hydrogen fuel cell technology with the Mirai, the company has recently announced that a Hydrogen fuel cell version of its Hilux pick-up truck will be developed at Burnaston. JCB Power Systems is developing hi-tech Hydrogen combustion engines at Foston for use in its range of construction and agricultural vehicles, having already produced fully electric versions of some of its smaller equipment.

National Forest: The National Forest aims to become an exemplar for sustainable living, operating in-line with the three pillars of sustainability – the environment, society and economy - and making a real change in a real place. Its vision is a greenprint for a more fulfilling way of life, inspiring people and businesses to reconnect with nature and create a place to grow together. It envisages a focus on mitigating and adapting to climate change, creating a place for a greener future, and demonstrating how a



woodland environment can be the catalyst for sustainable living. The National Forest Company's 25 year vision aims to set out 'a greenprint for the nation'.

FIGURE 16: The National Forest Greenprint (NFC, 2019)



The key drivers of the National Forest greenprint are:

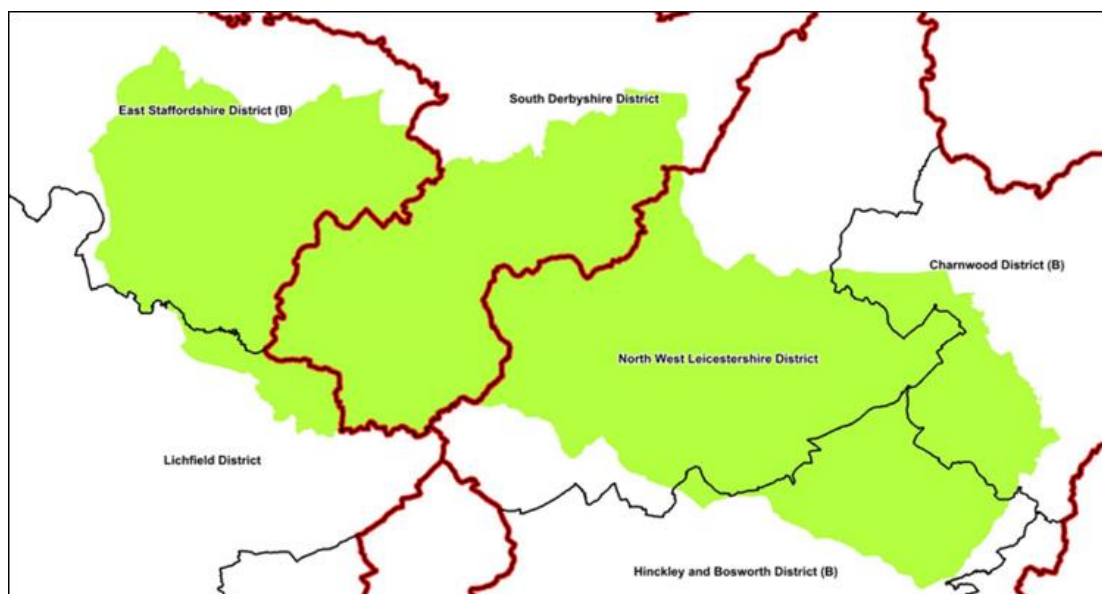
- **Climate Change:** The urgency of climate change and the need for a practical and positive response in terms of mitigation and adaptation. This is an opportunity for environmental leadership and ties into our value that trees transform things.
- **Placemaking:** The need and ability to achieve real change in a real place for real people – in an area that has no protected status and has a sizable population. This is an opportunity to demonstrate improved quality of life and ties into our value that forests are for everyone.
- **Sustainable Living:** The need to genuinely reflect the three pillars of sustainability in our policies, economy and decision making, to model sustainable living. This is an opportunity to set an optimistic vision for the future and ties into our value that sustainability is achievable.

The key themes of the National Forest greenprint are to:

- **Create a more resilient environment:** A National Forest environment with forest character that can adapt to and mitigate the impacts of a changing climate.
- **Improve sense of place and local wellbeing:** A National Forest society through our landscapes, buildings, activities and opportunities that demonstrates character and improves quality of life.
- **Shift to a low carbon and sustainable economy:** A National Forest economy that supports businesses to shift and encourages new business development aligned to the Forest.



FIGURE 17: National Forest Footprint



Climate - Business

In the South Derbyshire survey businesses were asked how public sector agencies can help them address the challenges associated with climate change, with a number of areas identified including:

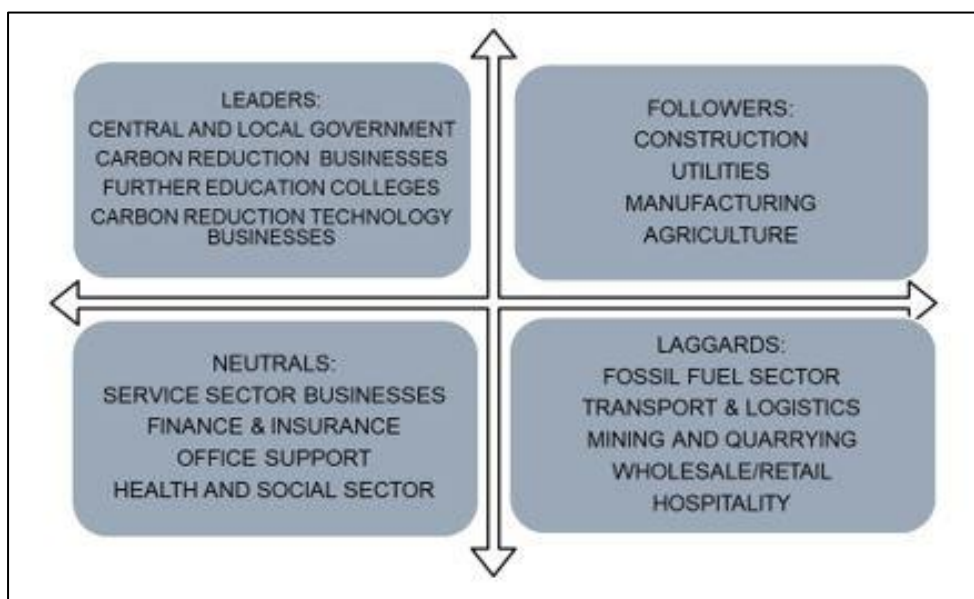
- access to best practice information and funding;
- more access to funding and assistance to develop their business;
- more incentive from authorities to support recycling teams; and,
- training.

The District Council, working with key external stakeholders, is rolling out a programme of engagement with businesses to identify further potential to address the climate emergency. This aims to engage businesses with the District Council's Climate and Environmental Strategy aspirations and to support them in exploiting the opportunities provided by the growth of the green economy. There is a specific focus on supporting SMEs with their carbon reduction journey, including encouraging green economy networking.

The intention is to classify the District's businesses by size/type, and to identify individual businesses in the green economy, within the main emissions sectors: Transport; Energy; Building decarbonisation (eg. retrofit, heat sources, building design); and, Green businesses services (technology).

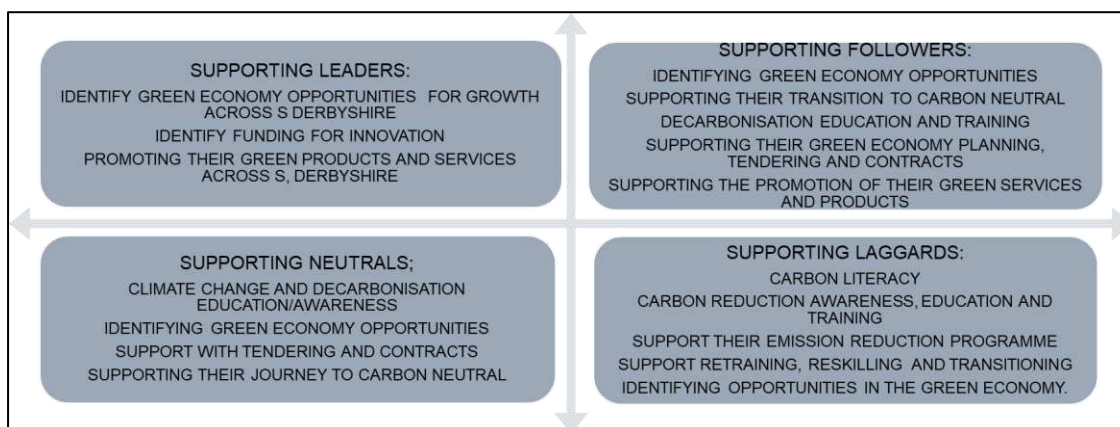


FIGURE 18: Climate-Business Approach - Classification



Early work will seek to understand how much businesses know about climate change, decarbonisation, Government strategy and timeframes, how it will impact their business, what plans they have, what level of support they need, and what practical support the District Council can offer. This will inform the development of engagement approaches and supporting collateral for each business category, together with initiatives to assist businesses to address the challenges.

FIGURE 19: Climate-Business Approach - Engagement



7.0 Connectivity and Inclusivity

This section will address the key issues relating to the development of town centres, deprivation, Social Mobility and digital connectivity for businesses.

Connectivity and Inclusivity - Feedback From Interviews

- The quality of the physical infrastructure is seen as a key strength, with approximately 85% rating it as either satisfactory, good or excellent.
- Transport is rated as either satisfactory, good or excellent by approximately 94% of respondents.
- Access to markets is rated as either satisfactory, good or excellent by approximately 90% of respondents.
- Access to supply chain is rated as either satisfactory, good or excellent by approximately 83% of all respondents.

Social Mobility

One key area identified by stakeholders is the challenge faced by the District in relation to Social Mobility. Definitions of Social Mobility vary, the Social Mobility Commission states that, 'Social Mobility is about ensuring that everyone has the opportunity to build a good life for themselves regardless of their family background. In a Socially Mobile society, every individual has a fair chance of reaching their potential ... But Britain's Social Mobility problem is not just one of income or class background. It is increasingly one of geography'.

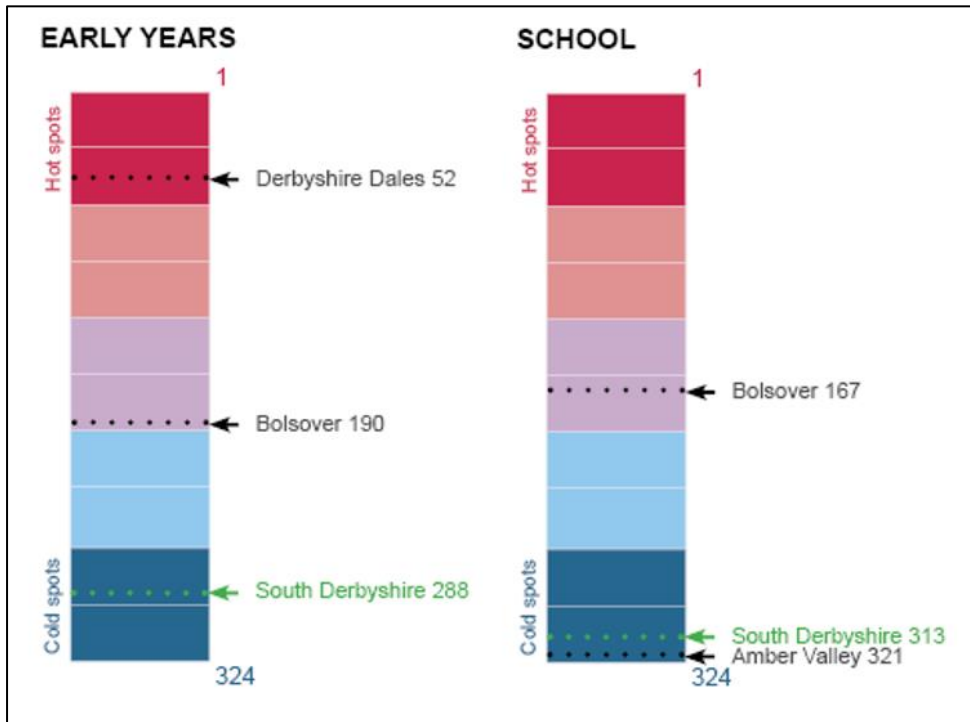
Whilst relatively small in number, those disadvantaged residents affected in South Derbyshire may be some of the least 'mobile' in the country. The issue is focused upon Swadlincote and has similarities with other East Midlands towns with a comparable industrial history.

The Social Mobility Commission (State of the Nation 2017: Social Mobility in Great Britain) ranked South Derbyshire 311th out of 324 local authorities in England (1 is the best). Similarly the Sutton Trust (Social Mobility Index 2015) ranked South Derbyshire 533rd out of 533 parliamentary constituencies in England (1 is best).

The studies combine a number of indicators focused on education and employment prospects, together with life stages (early years, school, youth and working lives) to identify where people from disadvantaged backgrounds are most, and least likely, to make social progress.

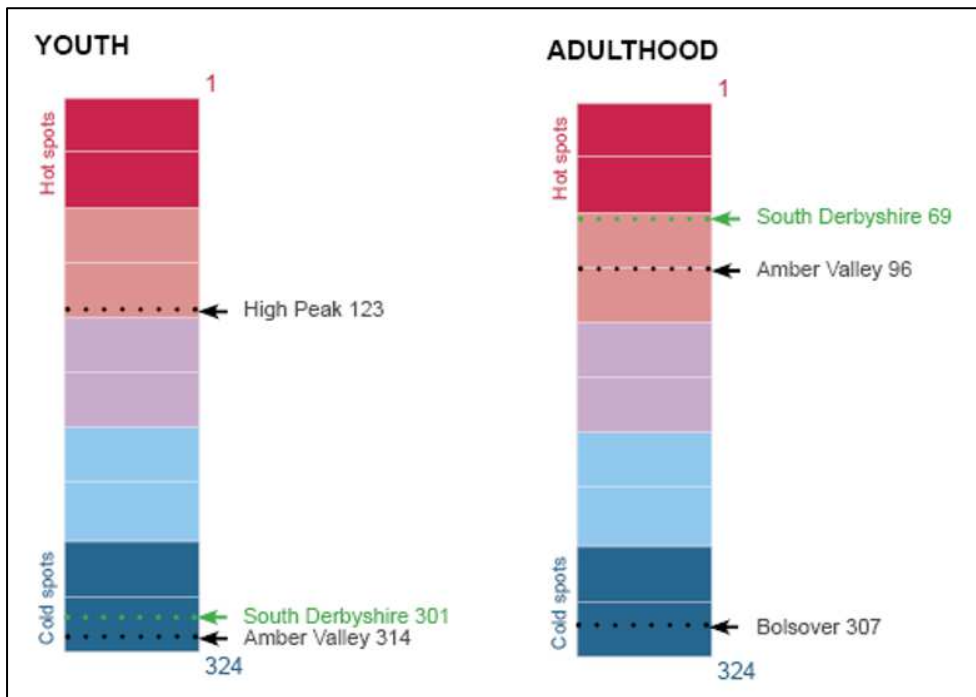


FIGURE 20: Social Mobility for Derbyshire Districts - Early Years and School Age (SMC, 2017)



South Derbyshire is ranked 288 out of 324 local authorities for Early Years (Ages 0-5) and 313 for School Age (Ages 5-16) Social Mobility.

FIGURE 21: Social Mobility for Derbyshire Districts – Youth and Adult Ages (SMC, 2017)



The District is ranked 301 for Youth (Ages 16-18), but scores more positively for Adulthood (Ages 18+), ranked 69 out of 324 local authorities.

A recent report by the Social Mobility Commission (Monitoring Social Mobility 2013-2020) highlighted the importance of education between the age of 11-19 (only 51% of disadvantaged pupils reach the expected standard in reading, writing and mathematics), plus the critical stages of transition from full time education into work (half of all adults from the poorest backgrounds receive no training after leaving school).

By contrast, a recent study ranked South Derbyshire third most Socially Mobile in England in The Long Shadow of Deprivation: Differences in Opportunity Across England (Social Mobility Commission, 2020). This study focused on adult earnings, exploring the differences in pay of the sons of the most and least disadvantaged families. Outside of London, South Derbyshire was found to have one of the smallest pay gaps at age 28 between the most and least deprived sons at age 16, by where they grew up. It also has one of the smallest educational attainment gaps at age 28 between the most and least deprived sons at age 16, by where they grew up.

TABLE 15: Social Mobility in England (SMC, 2020)

Most socially mobile areas in England					
Region name	Local authority name	Median age 28 earnings FSM son (£)	Quintiles of FSM median Earnings	Quintile pay gap	Number of FSM sons in sample
East	Forest Heath	21200	1	1	38
South East	West Oxfordshire	19700	1	1	72
East Midlands	South Derbyshire	18700	1	1	78
London	Kingston upon Thames	18500	1	1	138
South East	Cherwell	18400	1	1	163
East	East Cambridgeshire	17900	1	1	54
South West	South Gloucestershire	17900	1	1	218
London	Tower Hamlets	17900	1	1	1852
South West	Cotswold	17800	1	1	51
East Midlands	Melton	17600	1	1	36
East	Dacorum	17300	1	1	114
East	North Hertfordshire	17300	1	1	96
East	South Cambridgeshire	17200	1	1	55
South East	Oxford	16800	1	1	288
North West	Eden	16800	1	1	32

These updated figures show that Social Mobility is a complicated issue to address via any single intervention. The Social Mobility Commission has identified a range of important Social Mobility factors, including the following:

Equipping people with skills and capabilities:

- Hard skills (eg. literacy, numeracy);
- Non-cognitive skills (eg. resilience, motivation, confidence, aspirations) – believed to be increasingly important; and,
- Parental and community influences (eg. gaps in education attainment appear early in life).



Equal opportunities to get jobs, regardless of socio-economic background, gender or race:

- Admissions and recruitment biases (eg. race, gender);
- Understanding of opportunities (eg. career paths; access to information; moving to good school catchments); and,
- Networks and peer group norms (eg. family or social circle; finding work experience).

The South Derbyshire Partnership has held a series of workshops to explore partner views on the issues raised, and has undertaken a survey of young people's views. It also commissioned some ethnographic research to enhance understanding of the issues locally. The following characteristics of Social Mobility in South Derbyshire emerged:

- issues affect those aged under 18 years; The area's rapid population growth may be a factor in this;
- a relatively small group of children and young people face a high level of disadvantage compared to others in the area; This is likely to include issues of school readiness;
- a focus on households with children eligible for Free School Meals due to low incomes; Issues of complex lifestyles amongst household members;
- geographic concentration, with a focus on the Swadlincote urban core;
- challenges in school performance – attendance, attainment and progression;
- issues are more prevalent amongst boys than girls; and,
- COVID-19 may have exacerbated existing issues (eg. due to household debt, digital exclusion).

The District Council has identified a number of areas in which it could seek to support disadvantaged young people, including:

- acting as a best practice employer, with respect to employment practices and provision of employment themed opportunities for young people, such as school visits, work experience, careers advice and apprenticeships;
- working with partner organisations to strengthen the links between schools and other academic centres to develop a shared understanding of the careers opportunities for young people and in particular, opportunities for vocationally based careers;
- promoting career options such as apprenticeships and industrial placements;
- supporting the provision of careers activities and labour market information, working with schools to engage employers in broadening the outlook and raising awareness of opportunities amongst young people; and,
- promoting healthy, active lifestyles amongst young people, through involvement in physical and cultural activities in their local communities that will be engaging and inspirational.



Deprivation

Linked to the issues surrounding Social Mobility is the deprivation prevalent in some parts of the District. The Indices of Deprivation (2019) shows that within the Swadlincote urban area, there are neighbourhoods experiencing significant levels of deprivation relating to employment, education and skills, and low incomes affecting children. In some cases, deprivation levels in these areas have relatively worsened in recent years.

Overall South Derbyshire is the second least deprived District in Derbyshire, ranked 218 out of 316 local authority districts nationally. There are two areas ranked within the most deprived 20% nationally. The lowest ranked areas in South Derbyshire are Newhall and Swadlincote, followed by Goseley Dale. There are three areas of concern, where their position has worsened since the last Index was produced in 2015 – Swadlincote, Stenson and Hatton. It is interesting to note that deprivation in the District is heavily focused on the ‘education, skills and training’ domain.

FIGURE 22: Deprivation by Domain in South Derbyshire (MHCLG, 2019)

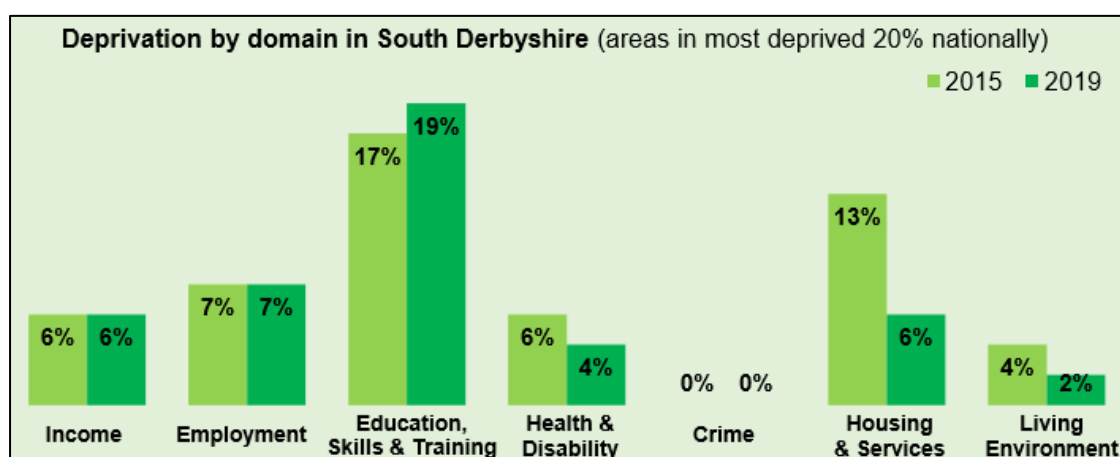
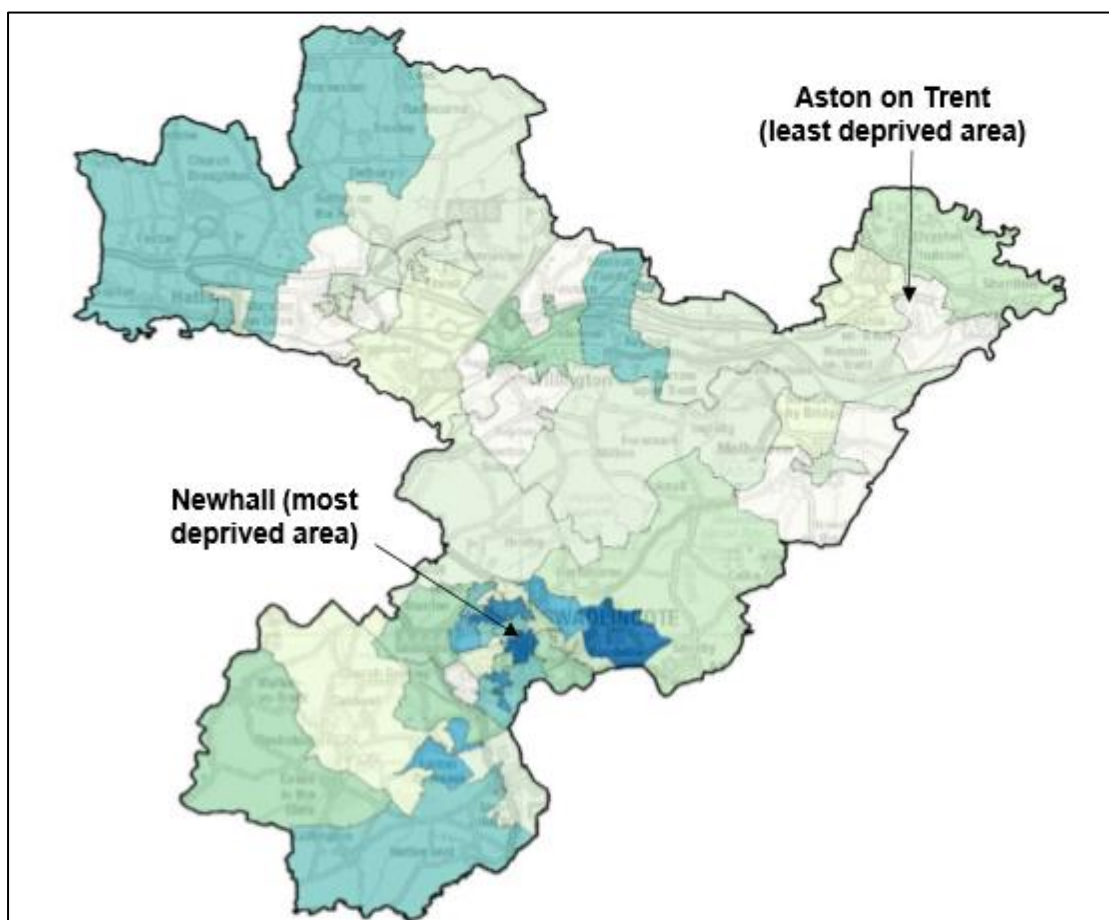


Figure 23 demonstrates the geographic spread of deprivation across the District. Dark blue indicates the most deprived areas, through green, to white which shows the least deprived.

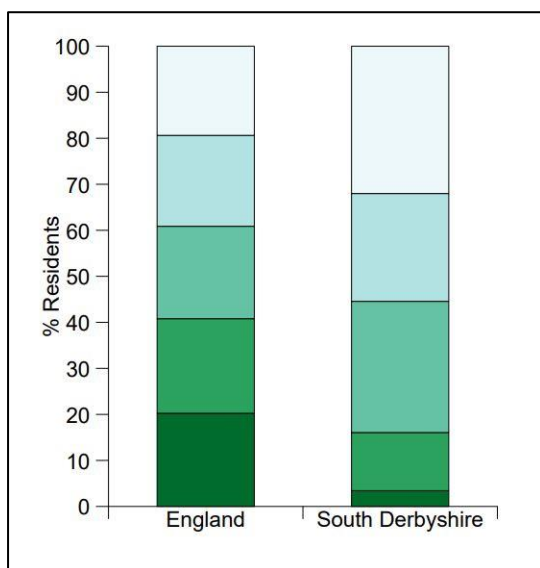


FIGURE 23: Indices of Deprivation for South Derbyshire (MHCLG, 2019)



The Figure below shows that the proportion of the population living in the more deprived areas (darker green) in South Derbyshire, which is below the national average.

FIGURE 24: Percentage of Residents Living in Deprived Areas (MHCLG, 2019)



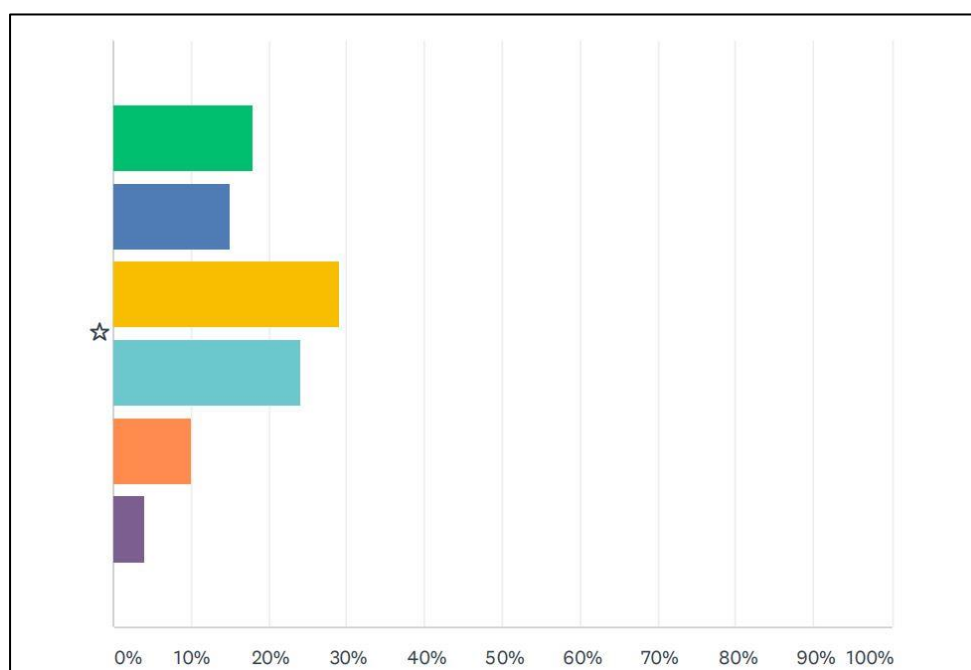
Broadband Development

The importance of digital connectivity cannot be overemphasised, in particular as the long term impacts of the pandemic become apparent and organisations look to exploit the opportunities for online trading and business development.

Connectivity across South Derbyshire is mixed with only some locations having access to full fibre broadband connectivity. Similarly, mobile connectivity varies considerably, with the proportion of South Derbyshire households having access to 4G from all operators significantly below that in Derby City. The higher cost of providing better rural digital connectivity is a key barrier. The digital divide could become worse without public intervention to improve services in locations that are not commercially viable, for example through support for rural collectives to develop local digital connectivity.

62% of businesses rate broadband access as either satisfactory, good or excellent in the local area, compared with approximately 23% rating it as poor. Approximately 70% of companies do not feel that the present broadband access in the District supports new ways of working.

FIGURE 25: Quality of Broadband (SDDC Survey, 2020)



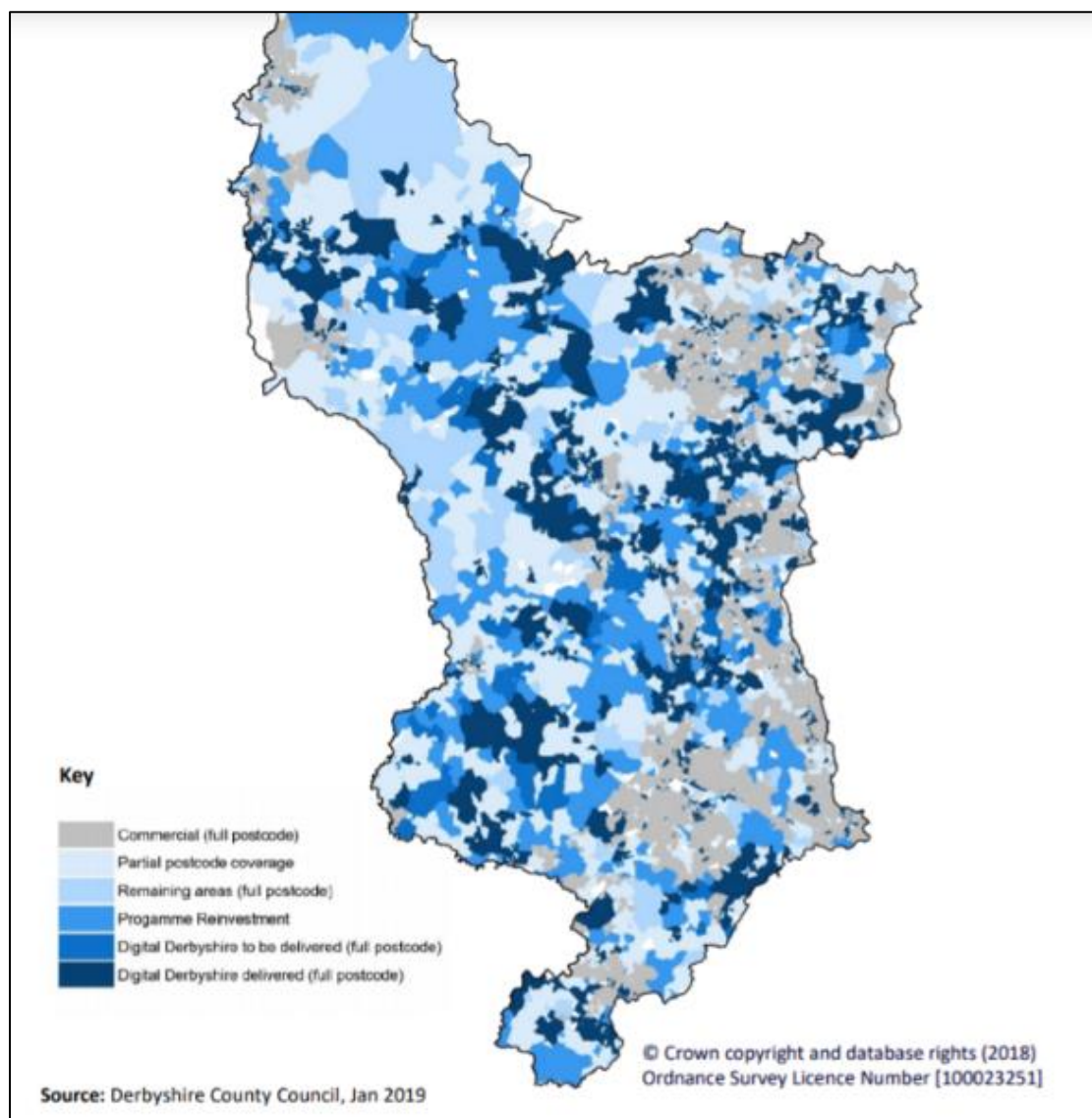
Very Poor Poor Satisfactory Good Excellent N/A

Enhancing digital connectivity will be vital to future economic development. Many sectors will be exploring new innovations, such as Artificial Intelligence (AI), where Fibre To The Premises (FTTP) will be a prerequisite. Despite Government subsidies 5G rollout is not ubiquitous. The Government aims to have 85% Gigabit coverage by 2025 and most areas served by 2030. Meanwhile, 5G densification is not seen as a priority due to the lack of compelling use cases and poor demand.



An assessment of digital infrastructure in the District is difficult as infrastructure owners do not generally make data available in the public domain. The Council can work closely with partners to stimulate provision of full fibre infrastructure, for example, through guidance for developers of new homes and business sites.

FIGURE 26: Fibre Broadband Locations Delivered Through Digital Derbyshire (DCC, May 2018)



Digital Derbyshire is a multi-million pound partnership with Openreach, supported by the UK Government, D2N2 Local Enterprise Partnership and the European Regional Development Fund. Since its launch in 2014, Digital Derbyshire has made faster broadband available to more than 102,000 Derbyshire homes and businesses. Of these, more than 97,000 can now get download speeds in excess of 24 Megabits per second, which the UK Government classes as 'superfast'.



Digital Inclusion

A study undertaken by Rural Action Derbyshire (2022) found that across the County, 7.6% of adults had no internet access at home, 14% did not have a smartphone, 18.8% did not have a laptop/PC, and 39% did not have all the essential digital skills for work.

The geography of digital exclusion was found to be a combination of three risk factors – connectivity, demography and deprivation. 97% of residential and business premises had access to superfast broadband, although 1 in 100 were unable to access 10 Mbps download speed (the Government’s Universal Service Obligation). 1 in 5 households with an income under £25,000 did not have access to the internet, with a greater likelihood amongst disabled people and people aged over 65.

Town Centres

Town centres have been a focus of activity in recent years, developing a range of actions aiming to raise their profile as centres for retailing, service and leisure, and guiding work to enhance vitality and viability.

The impact of the pandemic has been keenly felt in town centres, arguably accelerating some of the changes already underway, for instance:

- online retail sales have been growing steadily over the last decade, however with lockdowns and social distancing online shopping has substantially increased;
- restrictions on non-essential retail led to the closure of independent shops and some national chains;
- town centre footfall has fallen amongst not only shoppers and visitors, but also office workers now working from home; and,
- property values have fallen with some tenants unable to pay their rent.

The District Council has recently approved a programme of public realm works in Swadlincote with the objective of enhancing the appearance and usability of the town centre:

- enhancement of the shop fronts facing The Delph market square;
- resurfacing of The Delph and controlling of vehicle access onto the market square; and,
- regeneration of the derelict Bank Hose/Sabine’s Yard site to create additional free public car parking and a new ‘pocket park’ green space.

The Swadlincote Town Centre Vision highlights the need for the collaboration of public, private, voluntary and community sectors in pursuit of an enhanced town centre based upon three Areas for Action – design, promotion and economic restructuring – and a number of principles:

- Comprehensive – a single project cannot regenerate a town centre;
- Incremental – small projects make a difference;
- Self-help and public-private partnership;



- Identifying and capitalising on existing assets;
- Recognising the wider value of historic buildings and landmarks;
- Improvements and initiatives must be synonymous with quality;
- Changing community attitudes and public perceptions; and,
- Action-orientated – frequent, visible changes.

Partners have made progress on matters such as:

- enhancing heritage buildings, improving shop fronts;
- reducing the numbers of vacant premises;
- providing business support, training events and awards schemes;
- supporting marketing and events, encompassing public, community and schools activities, including through the South Derbyshire Visitor Information Centre;
- developing new residential space in disused buildings and above shops;
- developing planning and conservation policies;
- progressing development sites, particularly housing schemes on the edge of the town centre; and,
- improving CCTV and undertaking community safety activities.

Continuing challenges for the partner organisations include:

- enhancing public transport services and walking and cycle routes and facilities;
- expanding long stay parking provision;
- increasing the provision of overnight accommodation;
- pursuing public realm and gateway improvements;
- encouraging greater attention to property maintenance;
- tackling highways issues, including junction congestion at peak times;
- addressing some persistent anti-social behaviour issues;
- boosting footfall;
- enhancing the market offer; and,
- encouraging more residents to 'shop locally' and attracting further visitors.

Recent results from the annual Benchmarking Survey (2022) of the vitality of Swadlincote town centre highlighted some positives. Market day footfall is marginally above, and vacancies below, the National Small Towns Average, whilst business confidence is similar to the national average. However, whilst rising in recent years, fewer respondents would recommend a visit to the town centre than average (6% lower than the National Small Towns Average). Business competition, the mix of retail offer and vacant units were classed as negative aspects of the town centre by businesses.

Centres in South Derbyshire may benefit from the predicted decentralisation of activity away from costly city centre locations with inherent accessibility issues, but it may also be an appropriate time (following the pandemic restrictions) to take stock and redefine the USP of Swadlincote town centre. Evidence from market research, engagement with businesses and shoppers (as above Benchmarking results) and analysis of the results can be used when exploring what makes the centres distinctive to both residents and visitors.



A multi-agency approach is needed, with contributions from the key public and private sector stakeholders, and active buy in from all concerned. The new Planning 'Use Classes Order' has opened the door to a more rapid reconfiguration of commercial property and could be seen as an opportunity to build on the distinctiveness of the centres.



8.0 Ambitions

Business Support and Productivity

Ambition	Key Delivery Partners
Attract new inward investment and reinvestment by established businesses, through marketing and investor support	DCC, Developers, DIT, Investors, SDBAS
Promote the visitor economy and destination, together with the growth of sustainable tourism businesses, based upon the area's attractions and natural and heritage assets	Businesses, DCC, NFC, SDBAS, VIC, Vol/Comm, VPDD
Provide business advice and grants, particularly to smaller businesses, and promote partner support services, whilst fostering key sectors (current and developing), supply chain opportunities, and diversification, productivity and innovation activities	Businesses, D2N2, DCC, EMC, SDBAS, Universities
Strive for better regulation , procurement and compliance, which is fair, consistent and proactive, and encourages local sourcing	Businesses, D2N2, DCC, EMC
Work with employers and training providers to develop inter relationships, raise skills levels , address skills gaps, and promote a commitment to workforce health and development whilst addressing the needs of more vulnerable groups	Businesses, Colleges, DCC, D2N2, DWP, SDBAS, Training Providers, Universities

Low Carbon / Clean Growth

Engage and assist businesses in reducing their use of resources and carbon emissions, through advice, training and financial assistance	Businesses, DCC, D2N2, SDBAS
Promote the growth of the low carbon sector , including through diversification of existing businesses and the development of associated skills	Businesses, DCC, D2N2, SDBAS
Support the National Forest as an exemplar, demonstrating how a woodland environment can be the catalyst for sustainable living	Businesses, Developers, Landowners, NFC
Support businesses directly at risk from climate change and more extreme weather events, in particular flood resilience	Businesses, DCC, Environment Agency
Promote public transport , rail freight and active travel (walking and cycling) provision and usage, together with alternative fuels, for travel to work and for leisure	Businesses, DCC, Developers, Transport Operators

Connectivity and Inclusion

Assist disadvantaged individuals to overcome employability barriers by creating pathways back into the workforce, particularly in areas of deprivation	DCC, DWP, Training Providers, Vol/Comm
Work with partners seeking to raise Social Mobility amongst young people by supporting aspirations and careers activities, and promoting entrepreneurship and business start-up	Colleges, D2N2, DCC, Employers, Schools, SDBAS, University
Promote better digital connectivity , both broadband and mobile services, and initiatives to address digital exclusion	DCC, Developers, Utility Providers, Vol/Comm
Enhance town centre vitality , addressing anti-social behaviour and physical appearance, whilst undertaking destination and shop local marketing and market/event management	Businesses, DCC, Event Organisers, Market Operators, Police, Property Owners, VIC
Ensure the supply of employment land , together with associated access and utility provision, whilst encouraging the regeneration of brownfield sites	DCC, Developers, Utility Providers

KEY: DIT – Department for International Trade; DWP – Department of Work and Pensions; D2N2 – Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership; DCC – Derbyshire County Council; EMC – East Midlands Chamber; NFC – National Forest Company; SDBAS – South Derbyshire Business Advice Service; VIC – South Derbyshire Visitor information Centre; Vol/Comm – Voluntary & community sector organisations; VPDD – Visit Peak District & Derbyshire





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REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 7
DATE OF MEETING:	02 MARCH 2023	CATEGORY: (DELEGATED or RECOMMENDED
REPORT FROM:	STRATEGIC DIRECTOR (CORPORATE RESOURCES)	OPEN
MEMBERS' CONTACT POINT:	AMANDA VERNON PLANNING POLICY TEAM LEADER, 07919 897691 AND amanda.vernon@southderbyshire.gov.uk	DOC:
SUBJECT:	THE DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES CONSULTATION ON THE REFORMS TO NATIONAL PLANNING POLICY	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: (

1.0 Recommendations

- 1.1 For Members to approve the submission of a response to consultation in line with officer recommendations (detailed in Appendix 1).

2.0 Purpose of the Report

- 2.1 To present the details of the current Department for Levelling Up, Housing and Communities consultation on reforms to national planning policy. To consider the implications of the proposed amendments to South Derbyshire District Council, to approve a response to the consultation (detailed in Appendix 1) and approval for submission.

3.0 Executive Summary

- 3.1 This consultation details several interim changes to planning policy that are proposed to be introduced in the Spring of this year with more substantial changes to follow (following further consultation).
- 3.2 Cooperating effectively with neighbouring authorities on cross-boundary strategic issues (including how housing need is met) is to be retained and remains an important part of the plan making process.
- 3.3 Changes detailed in the current consultation incentivises Councils to have an up-to-date local plan in place and affords some level of protection against further development where Councils have granted permissions for new development that are not being delivered.

3.4 There are several proposed future changes to the local plan process with the ambition to make it quicker and more streamlined so that plan preparation is limited to 30 months. The Council is currently undertaking a two part plan process with the first part (containing strategic policies) expected to be adopted under the existing system and with the second part of the local plan (non-strategic issues) to be delivered under the new system post the 2025 deadline.

4.0 Detail

4.1 The Levelling-up and Regeneration Bill was published in May 2022, it is currently passing through parliament. To support the Bill the government are consulting on reforms to National Planning Policy Framework (NPPF). The consultation was published on the 22 December 2022 and runs until 2 March 2023.

4.2 The NPPF was introduced in 2012 and consolidated existing planning policy and guidance into a single document. The NPPF provides a framework for local plan production and is a material consideration when determining planning applications, there is an expectation that plans will be consistent with the policies contained within it and the Council has a statutory duty to have regard to these national policies. The Framework is also a 'material consideration' in decision-taking. Since 2012 the NPPF has been revised numerous times

4.3 The current consultation contains proposed interim amendments to the NPPF (due to be implemented in the Spring) in advance of more substantial changes expected at a later date. The 58 consultation questions relate to both the interim amendments and scope opinions in advance of further consultation. Details the proposed specific text changes to the NPPF, the government's justification for making the changes, a summary of the possible implications for South Derbyshire, the consultation questions and a suggested response from the Council are set out in detail in Appendix 1 and full tracked change copy of the proposed NPPF is available in Appendix 2. A summary of the proposed key issues is detailed below.

4.4 Proposed amendments to the way in which the five-year housing land supply is calculated (removal of buffers and an oversupply allowance), when the Housing Delivery Test consequences apply (115% homes granted permission against requirement), five year 'grace periods' for not having to review a five-year housing land supply to apply to up-to-date Local Plans and Neighbourhood Plans and the proposal to lower the land supply requirement to four years for emerging local plans that have met specific progress thresholds should all mean that the 'tilted balance' towards presumption in favour of sustainable development applies less often and supports a plan-led system.

4.5 The Standard Methodology for calculating housing need has been retained as the preferred approach for calculating the minimum number of homes required unless exceptional circumstances (related to the particular characteristics of an authority) for using an alternative method can be demonstrated. How the exceptional circumstances are defined is the subject of the consultation. There is new explicit reference that the Standard Methodology should be the starting point for establishing the housing requirement and that the requirement might be increased dependent on accommodating provision for neighbouring authorities or growth ambitions. The consideration over-delivery against plan requirements is also proposed which would reduce the future requirement in a new plan. The consultation is also seeking views on whether Green Belt boundaries and/or building at densities out-of-character with the existing area should be considerations when determining whether housing need should be met.

- 4.6 The Standard Methodology retains the 35% Urban uplift for authorities in the top 20 most populated cities and urban centres (which includes Derby). There is new explicit reference that the uplift should be accommodated within the cities and urban centres themselves unless it would conflict with the policies in the framework and legal obligations. There is also a new proposed footnote to this text which makes specific reference for the need to prioritise brownfield and other under-utilised sites including the need to optimise the density of development on these.
- 4.7 Although not included as part of this consultation it is expected that the existing legal obligation under the Duty to Cooperate (which remain in place until June 2025) will be replaced by an 'alignment policy'. It is expected that the new alignment policy will not be a legal obligation meaning that local plan will be able to proceed at examination where there is doubt over compliance. However, it is expected that the requirement for appropriate engagement between authorities over strategic cross-boundary issues will be maintained and the removal of it as a legal obligation will simply mean that any issues could be resolved as part of the local plan examination process. Further consultation on the alignment policy is expected in due course.
- 4.8 The consultation proposes changes to the 'soundness' tests against which local plans are examined. This includes the removal of the need for plans to be 'justified' and amendments to the 'positively prepared' test to remove reference that local plans should be informed by agreements with other authorities so that unmet need is accommodated. Decisions taken in local plans will still need to be justified and evidenced but the removal of this as a test at examination is expected to reduce some of the evidence gathering burden and to ensure that the evidence required is proportionate. It is currently expected that further consultation will be undertaken regarding the what the evidence requirement is.
- 4.9 The consultation proposes amendments to try to ensure that the right types of homes are delivered to meet specific local needs including reference to the type of older-person accommodation to be considered, identifying community-led groups as a means of delivery for affordable housing (particularly on rural exception sites) and asking for opinion on how they can be supported. The consultation questions the potential lack of weight given to Social Rented Affordable Housing provision within existing policy. The provision of Social Rented housing directly links to the Councils ability to meet the needs of the people waiting on the housing register. The consultation also questions how existing policy can be strengthened to encourage small sites to be delivered.
- 4.10 The consultation seeks to identifying ways in which slow delivery or irresponsible behaviour from the development industry can be addressed through the planning system. Whilst these can be significant issues and can have repercussions for the Council the suggested options (including attributing weight to historic irresponsible behaviour in planning decisions and publishing development data) is likely to introduce subjective judgements of planning applications based on the applicant rather than on the planning merits of the proposal. This is likely to lead to legal challenge (which would have resource and cost implications) and will make the planning process more complex and could hinder delivery of required development and infrastructure.
- 4.11 The importance of well-designed 'beautiful' developments is recognised as an important issue. The term 'beautiful' is proposed as being inserted into the policy albeit that this is a subjective term, and the impact of this amendment may be limited as a result. The proposed amendment includes the need for explicit reference

to specific plans, drawings, and approved materials in planning conditions to make enforcement easier, this is something that is already undertaken by the Council. In addition to the existing general policy support for upwards extensions specific reference to mansard roofs is being proposed to increase density of development. The consultation also seeks to identify whether more emphasis should be given to making sure that women, girls and other vulnerable groups feel safe in public places.

- 4.12 The consideration of high value farmland through the site selection process has been strengthened through the proposed consultation document. The consultation is also seeking views on the how national policy can be strengthened to support small-scale nature interventions to increase biodiversity, climate change adaptations and flood-risk management including using nature-based solutions and what methods could be used assess the carbon demand created from the planning process.
- 4.13 The government have outlined that they need to ensure that energy is cheap, reliable and secure and as such have amended the existing policy to support the re-powering and maintenance of existing wind turbines and the development of new wind turbines where they have community support. Amendments are also proposed to give significant weight to the adaption of existing buildings to improve their energy performance.
- 4.14 It is proposed to introduce a suite of National Development Management Policies (NDMPs). The policies would form part of the local plan and planning decisions would be expected to be taken in-line with them. It is proposed that the NDMPs would reflect national priorities where evidence to support policies would be difficult to gain at a local level (e.g.net zero policies), to 'close gaps' where existing national policy is silent (e.g., carbon reduction in new developments, allotments and housing in town centres and built-up areas) and would be limited to key nationally important planning issues. Whilst the government has committed to introduce NDMPs this consultation aims to ascertain the scope and principles for the proposed future policy, there is no detail as to the content of the policies and further government consultation is expected on this issue.
- 4.15 Based on the current Local Development Scheme it is expected that the Council will have its Part 1 Local Plan adopted under the existing local plan system (the cut-off for submission of a plan under this system is June 2025) whereby the Duty to Cooperate will still apply. However, its likely that the Part 2 Local Plan will be produced under the new style system which is expected to come into force late 2024 (the details of which the details are emerging/remain to be consulted upon), it is expected that this part of the plan will be more streamlined and as a result it is an expectation that it is adopted within 30 months. Following this, given the 30-month period for Local Plan production, it is likely that the local plan will need to be produced as a single document.
- 4.16 Under the current proposals the Council will no longer be able to prepare a Supplementary Planning Documents (SPDs) when the new system comes into force in late 2024. Existing SPDs will only remain in force until the Council adopts a new-style plan (likely to be the Part 2 Local Plan). This is likely to have significant resource implications and will affect the Councils ability to flexibly respond to changes in national policy and regulation. Given the proposals for national development management policies it is considered important for the Council to be able to prepare local guidance (in the form of an SPD) to lessen the need to duplicate policy at a local level. Supplementary Plans are the proposed replacement for SPDs, these have the same weight as a local plan (whereas SPDs are simply policy

guidance documents) however they do have to go through an examination process and so will be more onerous and subsequently slower to prepare.

- 4.17 The consultation also seeks to identify any future opportunity to deliver the levelling up agenda, increase development on brownfield land within city centres and is keen to understand how planning policy can make use of more accessible, web-based platforms.

5.0 Financial Implications

- 5.1 None directly arising from this report.

6.0 Corporate Implications

Employment Implications

- 6.1 None directly arising from this report.

Legal Implications

- 6.2 None directly arising from this report.

Corporate Plan Implications

- 6.3 The Councils response to the consultation subsequent influence over changes to national planning policy has the potential to assist the Council achieve better environmental outcomes including enhancing biodiversity, improving public space and supporting renewable energy generation.
- 6.4 It will also support economic growth and infrastructure by ensuring the provision of a wide range of homes, the attractiveness of new development and that development is delivered in the most sustainable locations.

Risk Impact

- 6.5 None directly arising from this report.

7.0 Community Impact

Consultation

- 7.1 None.

Equality and Diversity Impact

- 7.2 None directly arising from this report.

Social Value Impact

- 7.3 None directly arising from this report.

Environmental Sustainability

7.4 None directly arising from this report.

8.0 Conclusions

8.1 A response in line with the officer recommendations detailed in appendix 1 should be submitted to the Department for Levelling Up, Housing and Communities consultation on reforms to national planning policy.

9.0 Background Papers

APPENDIX 1:

APPENDIX 2: Tracked change version of the proposed changes to the NPPF

Notes:

- * Category – Please see the Committee Terms Of Reference in [Responsibility for Functions - Committees](#). This shows which committee is responsible for each function and whether it has delegated authority to make a decision, or needs to refer it elsewhere with a recommendation.
- ** Open/Exempt - All reports should be considered in the open section of the meeting, unless it is likely that exempt information would be disclosed. Please see the [Access to Information Procedure Rules](#) for more guidance.
- *** Committee Terms Of Reference in [Responsibility for Functions - Committees](#).

Appendix 1

Topic	Government justification for making the proposed amendment	Exact proposed text amendment to the NPPF (red = deletions, blue = new text) *Paragraph numbers are as proposed	Governments explanation for the change.	Government proposal for when the changes will take effect.	Implications for South Derbyshire	Government Consultation Question	Proposed South Derbyshire Response
<p>Five Year Housing Land Supply (5YHLS)</p>	<p>Remove the requirement for local authorities with an up-to-date plan, (which in this case means where the housing requirement as set out in strategic policies is less than 5 years old, to demonstrate continually a deliverable 5-year housing land supply.</p>	<p>⁹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74 and its <u>the relevant housing requirement set out in strategic policies is more than five years old, unless these strategic policies have been reviewed and found not to require updating</u>); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years <u>(unless permissions for housing in excess of 115% of the requirement over the same period have been granted, as set out in footnote 49]</u>.</p> <p>74 ⁷⁵ Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should <u>monitor</u></p>	<p>To incentivise LPAs to have an up-to-date Local Plan</p>	<p>Spring 2023 when revised NPPF is published</p>	<p>This would mean that the 'presumption in favour of sustainable development' would not apply as often (providing the Council had a Local Plan with housing requirement policies that was less than five years old).</p> <p>It would provide the Council with more security/certainty and would mean that existing resources can be spent developing Local Plans rather than defending appeals. This is particularly important given other proposed changes to the planning system including speeding up the Local Plan process.</p> <p>The changes would make the system more genuinely plan-led.</p> <p>It provides a time buffer to accommodate the lead in times of any large sites allocated in the Local Plan to begin delivering.</p> <p>It could mean that the Council is inundated with speculative applications / appeals at a time when they are trying to prepare a new Local Plan.</p> <p>It puts more pressure on the Council to</p>	<p>Q.1: Do you agree that local planning authorities should not have to continually demonstrate a deliverable 5-year housing land supply (5YHLS) for as long as the housing requirement set out in its strategic policies is less than 5 years old?</p>	<p>Yes.</p> <p>South Derbyshire District Council agree with this and would support the amendment as drafted.</p> <p>The proposed changes support and incentivises a genuinely plan-led system and provides certainty for planning authorities who have an up-to-date Local Plan.</p>

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	Remove the 5%,10% & 20% 5-year housing land supply buffers from 5YHLS calculation	<p><u>their deliverable land supply against their housing requirement as set out in adopted strategic policies⁴³. When the housing requirement set out in strategic policies becomes more than five years old⁴⁴, local planning authorities should</u> identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies⁴⁵, or against their local housing need <u>(taking into account any previous under or over-supply as set out in planning practice guidance)</u> where the strategic policies are more than five years old⁴⁶. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:</p> <p>a) 5% to ensure choice and competition in the market for land; or</p> <p>b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁷, to account for any fluctuations in the market during that year; or</p>	To reduce complexity and speed up process	Spring 2023 when revised NPPF is published	<p>review/update the plan within a five-year timescale and is likely to mean that having a two-part plan isn't a viable option.</p> <p>The five-year housing land supply is likely to become more of an issue for debate during Local Plan Examination.</p> <p>If no buffer was applied, then the requirement would fall which should make it easier to demonstrate a five-year housing land supply (because the target is lower).</p> <p>The five-year housing land supply will need to be robust and so it's likely that, although the explicit requirement is removed, a buffer of some sort may need to be included in the calculation which without clear parameters could open us up to debate. It's likely that this will be tested through the Courts.</p> <p>The five-year housing land supply calculation as existing is clear and has been applied for several years. South Derbyshire have been delivering houses and so we currently only apply the lower 5% buffer.</p>	Do you agree that buffers should not be required as part of five-year housing land supply calculations (this includes the 20% buffer as applied by the Housing Delivery Test)?	<p>Yes.</p> <p>South Derbyshire District Council agree with this and would support the amendment as drafted.</p> <p>The requirement for buffers should however be kept under review in light of any legal decisions.</p>

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	<p>Bring position on oversupply in line with that on undersupply, when calculating a 5-year housing land supply i.e. to eliminate penalisation where a local planning authority cannot justify using historic oversupply in its 5-year housing land supply calculations, it can result in a shortfall in a 5-year housing land supply later in the plan period</p>	<p>e) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴⁸</p> <p>⁴³ <u>For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.</u></p> <p>⁴⁴ <u>Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.</u></p> <p>⁴⁵ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.</p> <p>⁴⁶ Unless these strategic policies have been reviewed and found not to</p>	<p>To remove penalisation for early delivery (over the requirement)</p>	<p>Spring 2023 when revised NPPF is published</p>	<p>This would mean that where Councils (like South Derbyshire) have been delivering above the annual requirement this could off-set requirements later in the plan period when the oversupply would be taken forwards in five-year housing land supply calculations making it easier to demonstrate a five-year housing land supply in the future.</p> <p>It is likely to make the calculations slightly more complex.</p> <p>The proposed changes support Councils to deliver houses and makes it 'fairer' for those that have (i.e. they aren't penalised later).</p>	<p>Q.3: Should an oversupply of homes early in a plan period be taken into consideration when calculating a 5YHLS later on, or is there an alternative approach that is preferable?</p> <p>Q.4: What should any planning guidance dealing with oversupply and undersupply say?</p>	<p>Yes.</p> <p>South Derbyshire District Council considers that oversupply of homes early in a plan period should be taken into account later on. Councils should not be penalised for delivering swiftly.</p> <p>No alternative approach is proposed.</p> <p>No comment.</p>

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		<p>require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.</p> <p>47. For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.</p> <p>48. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p> <p>75. 76. A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in an subsequent annual position statement which...</p>					
Boosting the status of Neighbourhood Plans	Where a local planning authority's policies for the area covered by the neighbourhood plan are out-of-date extend protection to neighbourhood	14. a) the neighbourhood plan became part of the development plan two five years or less before the		Spring 2023 when revised NPPF is published	Where a Neighbourhood Plan allocates sites to meet its housing requirement (and the Local Plan is more than	Q.5: Do you have any views about the potential changes to paragraph 14 of the existing Framework	South Derbyshire District Council supports the proposed changes.

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	<p>plans that are up to 5 years old instead of the current 2 years.</p> <p>removing tests which currently mean local planning authorities need to demonstrate a minimum housing land supply and have delivered a minimum amount in the Housing Delivery Test for Neighbourhood Plans to benefit from the protection afforded by the Framework</p>	<p>date on which the decision is made;</p> <p>14. e) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and d) the local planning authority's housing delivery was at least 45% of that required 11 over the previous three years.</p>			<p>five years old) the 'presumption in favour of sustainable development' would not apply for up to five years from being 'made' (i.e. adopted) which is an increase from the existing two years.</p> <p>Where a community (through the Neighbourhood Plan process) has taken difficult decisions to allocate sites to meet its housing requirement they should be afforded protection from additional/other development for as long as possible particularly as the speed of delivery of the Local Plan is outside their control.</p> <p>Where a Neighbourhood Plan has not allocated sites to meet its housing requirement the protection from additional development would not apply.</p> <p>South Derbyshire currently has 3 'made' (adopted) Neighbourhood Plans and 2 that are under production. The made plans do not allocate sites for development and so these changes will not affect them.</p>	<p>and increasing the protection given to neighbourhood plans?</p>	<p>The Council considers that Neighbourhood Plans that meet their housing need through site allocations should be afforded protection from additional/other development coming forward outside the plan-led system. Particularly where the triggers for the 'presumption' to apply fall outside of the Control of the Neighbourhood Area (i.e. linked to Local Plan production or delivery of houses over the whole authority area).</p>
Planning for housing	<p>Small additions to paragraphs 1 and 7 of the existing Framework (the Introduction</p>	<p>1. The National Planning Policy Framework sets out the Government's planning policies for England and</p>	<p>intended to signal that providing for necessary development that is</p>	<p>Spring 2023 when revised NPPF is published</p>	<p>Emphases that having an up-to-date Local Plan that meets development requirements (including</p>	<p>Q.6: Do you agree that the opening chapters of the Framework should</p>	<p>South Derbyshire District Council agrees with the principle of</p>

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	and Chapter 2 on Achieving Sustainable Development)	<p>how these should be applied¹. It provides a framework within which locally-prepared plans <u>can provide</u> for <u>sufficient</u> housing and other development <u>in a sustainable manner</u>. can be produced. <u>Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.</u></p> <p>7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes and other forms of development, <u>including supporting infrastructure in a sustainable manner.</u></p>	integrated with local infrastructure is a core purpose of the planning system, while not negating the fundamental importance of respecting the overarching economic, social and environmental objectives which set out in Chapter 2.		associated infrastructure) in a sustainable manner is a priority.	be revised to be clearer about the importance of planning for the homes and other development our communities need?	preparing up to date plans as a priority. This needs to be accompanied by sufficient resources to do this.
Local housing need and the standard method	<p>Local housing need, assessed through the standard method, is the expectation to inform the preparation of plans; proposed to retain the ability to use an alternative approach where there are exceptional circumstances that can be justified.</p> <p>Clarify that the outcome of the standard method is an advisory starting-point to inform plan-making.</p> <p>Provide more explicit indications in planning guidance of the types of local characteristics which may justify the use of an alternative method.</p>	<p>60 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. <u>The overall aim should be to meet as much housing need as possible with an appropriate mix of housing types to meet the needs of communities.</u></p>	These changes are designed to support local authorities to set local housing requirements that respond to demographic and affordability pressures while being realistic given local constraints.	Spring 2023 when revised NPPF is published.	<p>A standard method for calculating the need means that nationally everyone is starting at the same baseline.</p> <p>Using a standard method means that it is harder for authorities to artificially manipulate or constrain the need figure.</p>	<p>Q.7: What are your views on the implications these changes may have on plan-making and housing supply?</p> <p>Q.8: Do you agree that policy and guidance should be clearer on what may constitute an exceptional circumstance for the use of an alternative approach for assessing local housing needs?</p>	<p>South Derbyshire District Council welcomes the recognition that the type of housing is as important as the quantity.</p> <p>Yes.</p> <p>The exceptional circumstances should be clarified. The issue of exceptional circumstances can be (and will be) used by the development industry to argue that housing</p>

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	<p>Exceptional circumstances examples focus on demographic and geographic factors (i.e. specialist accommodation provision e.g. students or older person).</p>	<p>61 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be —unless exceptional circumstances relating to the particular characteristics of an authority which justify an alternative approach to assessing housing need; in which case the alternative used which should also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.</p>			<p>Where there are exceptional circumstances (the examples given relate to the need to provide a large proportion of a specialist accommodation i.e. student / older person) it should be clear what this is.</p>	<p>Are there other issues we should consider alongside those set out above?</p>	<p>requirements should be significantly higher than the Standard Method, and will amount to a return to the times when local plan examinations could take a week (or more) to examine evidence that has taken a year (or more) to prepare at a very great financial cost to the Council involved.</p>
		<p>66. 67 Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The</p>		<p>Spring 2023 when revised NPPF is published.</p>	<p>Explicit reference to meeting a higher figure including the needs of a neighbouring area is now included.</p>		<p>Although not a specific question, this matter needs careful consideration in view of the need to ensure that any unmet need is dealt with in a proportionate and sustainable way.</p>

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		requirement may be higher than the identified housing need, if it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment....					This is given more detailed consideration under question 9.
	Authorities may take past 'over-delivery' into account, such that if permissions that have been granted exceed the provision made in the existing plan, that surplus may be deducted from what needs to be provided in the new plan	11. b) iii. there is clear evidence of past over-delivery, in terms of the number of homes permitted compared to the housing requirement in the existing plan,; in which case this over-delivery may be deducted from the provision required in the new plan.		Spring 2023 when revised NPPF is published.	Over-delivery beyond the Local Plan requirements.	Q.9: Do you agree that national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that building at densities significantly out-of-character with an existing area may be considered in assessing whether housing need can be met, and that past over-supply may be taken into account?	Yes. This change will be helpful in securing high quality development and will assist in avoiding 'town cramming'. South Derbyshire has significant area of land that can (in theory) be developed for lower density of housing, and this change needs to be seen in the context of ensuring that city council's who are in the top 20 urban area in the Country continue to maximise opportunities for higher density development within their own areas.
	Propose to make clear that local planning authorities are not required to review and alter Green Belt boundaries if this would be the only way of meeting need in full.	140. 142. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period.		Spring 2023 when revised NPPF is published.	This increases pressure on non-GB constrained authorities (i.e. South Derbyshire). As existing Green Belt boundaries can only be altered in 'exceptional circumstances' (which to date has included meeting unmet housing need. If this is no longer an exceptional circumstance it is hard to imagine a circumstance where they would be required to be reviewed/alterd?		
	if housing need can be met only by building at densities which would be significantly out-of-character with the existing area (taking into account the principles in local	11. b) b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses,		Spring 2023 when revised NPPF is published.	Assumes that there isn't other additional land available for consideration (i.e. densities increased on sites already identified).	Q.10: Do you have views on what evidence local planning authorities should be expected to provide when	Clarification should be included that building at densities higher than the existing density, in some

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	design guides or codes), this may be an adverse impact which could outweigh the benefits of meeting need in full	<p>as well as any needs that cannot be met within neighbouring areas⁶, unless:</p> <p>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.; <u>such adverse impacts may include situations where meeting need in full would mean building at densities significantly out of character with the existing area⁸</u></p> <p><u>⁸ Taking into account any design guides or codes which form part of the development plan for the area, or which are adopted as supplementary planning guidance.</u></p>			<p>Design Codes will be key.</p> <p>There may be situations where the density of new development should/could be increased even if its higher density than the surrounding area (i.e. city centre development).</p> <p>Possible timing issue, where housing need can't be met the design code would need to part of the Local Plan in order to determine capacity of sites (rather than as supplementary planning guidance as the new text states).</p>	making the case that need could only be met by building at densities significantly out-of-character with the existing area?	<p>circumstances (e.g. within an existing city centre), may be appropriate.</p> <p>Evidence could include an assessment of the:</p> <ul style="list-style-type: none"> • Type of settlement where development is proposed. • Details of the existing built form e.g. tall buildings studies. • Proximity to existing services including public transport hubs.
	propose to simplify and amend the tests of 'soundness' through which plans are examined, so that they are no longer required to be 'justified'. Instead, the examination would assess whether the local planning authority's proposed target meets need so far as possible, takes into account other policies in the Framework, and will be effective and deliverable.	<p>35 Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:</p> <p>a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs <u>so far as possible, taking into account the policies in this</u></p>	Intended to allow a proportionate approach to their examination, in light of these other evidential requirements	spring 2023 - will not apply to plans that have reached pre-submission consultation stage, plans that reach that stage within 3 months of the introduction of this policy change, or plans that have been submitted for independent examination.	<p>Question does not relate to changes to 'positively prepared' but it's unclear what the expectation is for unmet need.</p> <p>Welcome the recognition that evidence should be proportionate but it's not clear what evidence wouldn't be required at this stage or the application of this by the Planning Inspectorate.</p> <p>Timing with regards to the Duty to Cooperate policy</p>	Q.11: Do you agree with removing the explicit requirement for plans to be 'justified', on the basis of delivering a more proportionate approach to examination?	<p>Yes.</p> <p>The principal of ensuring that evidence should be proportionate is welcomed.</p> <p>The Council notes that there is not a question relating specifically to the amendments to the 'positively prepared' test however South Derbyshire District</p>

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		<p>Framework²²; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;</p> <p>b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;</p>			<p>which remains in place until 2025 but this test is removed straight away.</p> <p>Given the current stage of plan making at South Derbyshire, the proposed amendments would be in place well in advance of the proposed exclusionary thresholds to apply.</p>	<p>Q.12: Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation? If no, which if any, plans should the revised tests apply to?</p>	<p>Council supports the proposed amendment.</p> <p>Yes.</p> <p>This will help to avoid delay.</p>
Delivering the urban uplift	<p>The government intends to maintain the 35% uplift and to require that this is, so far as possible, met by the towns and cities concerned rather than exported to surrounding areas, except where there is voluntary cross-boundary agreement to do so (for example through a joint local plan or spatial development strategy).</p> <p>propose a change to the Framework (see associated draft revised Framework published alongside this document for details) to make clear in policy how the uplift should be applied.</p>	<p>61, 62. The Standard Method incorporates an uplift for those urban local authorities in the top 20 most populated cities and urban centres. This uplift should be accommodated within those cities and urban centres themselves unless it would conflict with the policies in this Framework and legal obligations³⁰</p> <p>³⁰ In doing so, brownfield and other under-utilised urban sites should be prioritised, and on these sites density should be optimised to promote the most efficient use of land, something which can be informed by masterplans and design codes. This is to ensure that homes are built in the right places, to make the most of existing infrastructure, and to allow people to live near the</p>		<p>Spring 2023 when revised NPPF is published.</p>	<p>The 35% uplift whilst not up for discussion through this paper is a key aspect of the delivery pressures in the area. 35% has not been evidenced as an appropriate figure. Any uplift to the Standard Method in Derby could impact on the requirement for South Derbyshire.</p> <p>Derby City will need to demonstrate that they have maximised the capacity on sites within the City (including via masterplans and design code work).</p> <p>The supporting text refers to ‘voluntary cross-boundary agreements’ to take neighbouring unmet need. The example of how this would work is through a joint local plan or spatial development strategy.</p>	<p>Q.13: Do you agree that we should make a change to the Framework on the application of the urban uplift?</p> <p>Q.14: What, if any, additional policy or guidance could the department provide which could help support authorities</p>	<p>South Derbyshire District Council considers that the 35% uplift is based on an arbitrary figure and is unjustified.</p> <p>Many of these identified areas (including Derby) are tightly administratively constrained and there is limited opportunity for them to expand outwards within their own authority areas which consequently puts pressure on rural neighbouring authorities.</p> <p>South Derbyshire District Council welcomes the clarification in footnote 30 that brownfield and</p>

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		<p><u>services they rely on, making travel patterns more sustainable.</u></p>			<p>For South Derbyshire this would take the form of a joint spatial strategy as it is not proposed to undertake a joint Local Plan.</p> <p>If unmet need from Derby is transposed (through agreement) to South Derbyshire then it should be located so as to make the most of existing infrastructure and allow people to live near the services they rely on).</p>	<p>plan for more homes in urban areas where the uplift applies?</p> <p>Q.15: How, if at all, should neighbouring authorities consider the urban uplift applying, where part of those neighbouring authorities also functions as part of the wider economic, transport or housing market for the core town/city?</p>	<p>other under-utilised urban sites should be prioritised.</p> <p>There should also be recognition that interventions to bring development forwards on more difficult sites should be prioritised / exhausted before the need is outsourced to be met elsewhere.</p> <p>There should also be recognition that for the identified urban local authorities the review/assessment other land within those areas should be prioritised for suitability for development to meet their own need in advance of determining the level of any unmet need.</p> <p>More clarity is needed as part of the 'policy alignment test'. When finalised, this should recognise that there are circumstances such as urban sprawl, erosion of the character of the countryside and unsustainable</p>

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							<p>patterns of development that will make it unsustainable and bad planning to expect district and borough councils to meet any unmet need within a housing market area in its entirety. Where need is 'exported' this should only be on the basis of an agreed position between the Council's involved, and development to be accommodated on well contained sites with long term defensible boundaries, in close proximity to the area of need to avoid the need to make long trips. There should be a clear position, including on viability grounds, to meet cross boundary infrastructure requirements and in particular interlinked green and blue infrastructure, effective highways mitigation including sustainable transport</p>

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	propose to introduce an “alignment policy” as part of a future revised Framework.		to secure appropriate engagement between authorities where strategic planning considerations cut across boundaries	Further consultation on what should constitute the alignment policy will be undertaken	No detail provided as part of this consultation.		prioritisation, and education and health needs to be met on or in close proximity to the site.
Enabling communities with plans already in the system to benefit from changes	where emerging local plans have been submitted for examination or where they have been subject to a Regulation 18 or 19 consultation which included both a policies map and proposed allocations towards meeting housing need, those authorities will benefit from a reduced housing land supply requirement (4 years).			Spring 2023 when revised NPPF is published and would apply for 2 years.	<p>Lowering the requirement whilst in the more detailed stages of plan preparation is welcomed, this should support a genuinely planned system.</p> <p>At the current time South Derbyshire does have a five year housing land supply and so whilst we would not benefit from this proposed change it does help to resist pressure from speculative development whilst the Local Plan is prepared.</p> <p>The thresholds for the four-year requirement to apply however (particularly in terms of the policies map at regulation 18 consultation) are high and whilst maps of any proposed site allocations would be included in the consultation staffing and skills resources mean that a policies map is unlikely</p>	Q.16: Do you agree with the proposed 4-year rolling land supply requirement for emerging plans, where work is needed to revise the plan to take account of revised national policy on addressing constraints and reflecting any past over-supply? If no, what approach should be taken, if any?	<p>Yes.</p> <p>The requirement to have a policies map included in the consultation (particularly at Regulation 18) is too high and this aspect of the threshold should be removed.</p> <p>The requirement to demonstrate a four-year supply should also be annually (rather than rolling) as this would allow the Authority to focus on Plan preparation (rather than constantly having to update the land-supply position).</p>

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					<p>to be produced at this stage of consultation.</p> <p>At Regulation 18 consultation it would be unlikely that we could produce a full policies map (given that this is still an initial scoping stage of consultation). If by this the government mean a single map that showing the proposed housing allocations this would be easier to produce.</p> <p>The requirement for this to be a 'rolling' supply would mean that at any point the Council may have to go back and review its position (rather than publish annually). This could have significant resource implications particularly at a critical time in Local Plan production.</p>		
						<p>Q.17: Do you consider that the additional guidance on constraints should apply to plans continuing to be prepared under the transitional arrangements set out in the existing Framework paragraph 220?</p> <p>Q.18: Do you support adding an additional permissions-based test that will 'switch</p>	<p>There should be transitional arrangements with a bit more flexibility on timescales.</p>
Taking account of permissions granted in the Housing	Proposing adding to the current Housing Delivery Test an additional permissions-based test.	77. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have		Spring 2023 when revised NPPF is published.	South Derbyshire District Council is currently achieving 145% of the Housing Delivery Test and therefore at the		Yes.

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Delivery Test (HDT)	<p>This will 'switch off' the 'presumption', where it can be demonstrated that there are 'sufficient' deliverable permissions (+15% buffer) to meet the housing requirement set out in its local plan.</p> <p>The preparation of an Action Plan will still be required to assess the causes of housing under-delivery and identify actions to increase future delivery.</p>	<p>permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:</p> <p>a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years;</p> <p>b) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote ⁹ of this Framework⁴⁹, in addition to the requirement for an action plan.</p> <p>76. 78. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results by DLUHC.</p>			<p>current time the consequences for under-delivery do not apply.</p> <p>Notwithstanding this where a Local Planning Authority has been taking steps to rectify this position and has been granting the necessary permissions to meet its requirements it should not be penalised. Particularly as often the delivery of site (beyond the swift grant of planning permissions) is beyond the control of the Council.</p> <p>How the permissions are factored into the housing delivery test results does need some consideration particularly in terms of the expected build out rate (and the length of time that permission can be counted towards meeting the 115% requirement). For example a large permission that is expected to take a few years to begin delivering and will deliver over a number of years should not count towards a single period for Housing Delivery Test purposes (i.e. you can't assume that all houses granted permission will deliver in full from the date of permission over the 3 years of the Housing Delivery Test period).</p>	<p>off' the application of the presumption in favour of sustainable development where an authority can demonstrate sufficient permissions to meet its housing requirement?</p>	

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		<p>⁴⁹ <u>The presumption is, however, not to be applied if permissions have been granted for homes in excess of 115% of the authority's housing requirement over the applicable Housing Delivery Test monitoring period.</u></p> <p>Glossary: Housing Delivery Test: Measures net homes delivered <u>and the number of homes granted permission</u> in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November <u>each winter</u>.</p>			<p>This should align more closely with the five land supply calculations in terms of expected delivery rates (thus taking into account permissions granted outside of the HDT period and carrying the delivery rate over a number of years).</p>	<p>Q.19: Do you consider that the 115% 'switch-off' figure (required to turn off the presumption in favour of sustainable development Housing Delivery Test consequence) is appropriate?</p>	<p>Yes.</p> <p>Depending on how it is calculated.</p> <p>How the permissions are factored into the housing delivery test results does need some consideration particularly in terms of the expected build out rate (and the length of time that permission can be counted towards</p>

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							meeting the 115% requirement). For example, a large permission that is expected to take a few years to begin delivering and will deliver over a number of years should not count towards a single period for Housing Delivery Test purposes (i.e. you can't assume that all houses granted permission will deliver in full from the date of permission over the 3 years of the Housing Delivery Test period). This should align more closely with the five land supply calculations in terms of expected delivery rates (thus taking into account permissions granted outside of the HDT period and carrying the delivery rate over a number of years).
						Q.20: Do you have views on a robust method for counting deliverable homes permissioned for these purposes?	See above.
	the test's consequences should follow from the			decision on the approach and	The Housing Delivery Test is published annually	Q. 21: What are your views on the right	No comment. South Derbyshire

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	publication of the 2022 Test or if they should be amended, suspended until the publication of the 2023 Housing Delivery Test, or frozen to reflect the 2021 Housing Delivery Test results while work continues on our proposals to improve it			implementation in due course	(proposed changes only relate to the subsequent consequences of not meeting the Test requirements and not the calculation of the test itself). Note as above the consequences do not currently apply to South Derbyshire and given the current level of development within the borough its unlikely to affect us even if the latest suggested timescale of publication of the consequences in 2023 results (next year) was applied.	approach to applying Housing Delivery Test consequences pending the 2022 results?	are comfortably meeting the requirements of the Housing Delivery Test.
More homes for social rent	intend to make changes to the Framework to make clear that local planning authorities should give greater importance in planning for Social Rent homes, when addressing their overall housing requirements in their development plan and making planning decisions				Whilst it is important to have a range of different Affordable Housing types. The provision of Social Rented homes should be prioritised over any other forms of Affordable Housing. Social Rented housing directly meets the acute needs from people that are waiting for housing on the housing register.	Q.22: Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions? If yes, do you have any specific suggestions on the best mechanisms for doing this?	Yes. South Derbyshire District Council considers that Social Rented Affordable Housing provision should be given more weight in planning policy and decision making in order to assist the Council meeting the acute needs of people on the housing register.
More older people's housing	add an additional specific expectation that within ensuring that the needs of older people are met, particular regard is given to retirement housing, housing-with-care and care homes,	62. <u>63</u> Within this context of <u>establishing need</u> , the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in	to ensure that our housing market is prepared for this challenge and that older people are offered a better choice of	Spring 2023 when revised NPPF is published.	South Derbyshire District Council has recently commissioned a local housing needs assessment which will be reviewing the housing need for different groups	Q.23: Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of	Yes. South Derbyshire District Council supports the proposed amendments to

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	which are important typologies of housing that can help support our ageing population.	planning policies (including, but not limited to, : those who require affordable housing, ; families with children, ; older people <u>including for retirement housing, housing-with-care and care homes</u> ; students, ; people with disabilities, ; service families, ; travellers ^{34 32} ; people who rent their homes and people wishing to commission or build their own homes ³³).	accommodation to suit their changing needs, to help them to live independently and feel more connected to their communities.		<p>in the community including older peoples housing (and will cover the specified typologies in the proposed amendments).</p> <p>Ensuring the right type of housing is built within the district is key to ensuring that the needs of the local population are met.</p> <p>It is also worth noting that this list is not an exhaustive list.</p>	specialist older people's housing?	include specified typologies for older peoples housing.
More small sites for small builders	inviting comments on whether paragraph 69 of the existing Framework could be strengthened to encourage greater use of small sites, particularly in urban areas,	<p>69. <u>70</u>. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:</p> <p>a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;</p> <p>b) use tools such as area-wide design assessments and Local Development Orders to help bring small</p>	to speed up the delivery of housing (including affordable housing), give greater confidence and certainty to SME builders and diversify the house building market.	seeking initial views, ahead of consultation as part of a fuller review of national planning policy next year.	<p>Small sites will often gain planning consent and be built out in advance of the Local Plan timescales and therefore whilst contributing towards the supply they may not be allocated for development.</p> <p>The 10% requirement for small sites to be identified through the development plan or brownfield registers should be considered in the context of the overall supply (including windfall allowances).</p> <p>There should also be recognition that not all small sites are brownfield sites and therefore wouldn't be identified in the Brownfield Register (which itself is subject to minimum site size and capacity thresholds for inclusion).</p>	Q.24 Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)?	These sites often amount to 'windfall development' (i.e. sites not allocated for development). The principle of achieving a range of sites is welcomed and will help to provide a resilient housing supply, but recognition is also needed that a requirement to 'allocate' a certain proportion of small sites is not considered to be the best approach to achieve this. A robust policy framework (including area wide design assessments) in an up-to-date local plan setting out the circumstances where new housing

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		<p>and medium sized sites forward;</p> <p>c) support the development of windfall sites through their policies and decisions –giving great weight to the benefits of using suitable sites within existing settlements for homes; and</p> <p>d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.</p>			<p>The sub-division of larger sites may not be desirable from a LPA perspective as this could have impacts on the delivery of infrastructure and can hinder the latter stages of development.</p>	<p>Q.25 How, if at all, do you think the policy could be strengthened to encourage greater use of small sites, especially those that will deliver high levels of affordable housing?</p>	<p>development will be permitted is considered to be the better approach. No comment.</p>
More community-led developments	<p>strengthen statements to make sure there is more emphasis on the role that community-led development can have in supporting the provision of more locally-led affordable homes.</p> <p>proposing to define community-led developments in the Glossary of the framework to assist in the implementation of this policy change.</p> <p>welcome views on whether the definition of “affordable housing for rent” should be amended to make it easier for organisations that are not Registered Providers</p> <p>make it easier for community groups to bring forward exception sites for affordable housing in rural areas, as they are often particularly well placed to understand</p>	<p>78. <u>80.</u> In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including development proposals from community-led housing groups. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>Glossary: Community-led developments: Community-led developments are those that are driven by non-profit</p>		<p>Spring 2023 when revised NPPF is published.</p>	<p>Development of affordable houses to meet identified local need in rural areas is important for South Derbyshire District Council.</p> <p>The changes to the text specifically relate to include development proposals from community led housing groups.</p>	<p>Q.26: Should the definition of “affordable housing for rent” in the Framework glossary be amended to make it easier for organisations that are not Registered Providers – in particular, community-led developers and almshouses – to develop new affordable homes?</p>	<p>Yes.</p> <p>South Derbyshire District Council supports the proposed amendments to make it easier for community led housing groups to deliver affordable homes in rural areas.</p>

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	community needs and aspirations.	<u>organisations that are owned by and accountable to their community members. The community group or organisation owns, manages or stewards the homes and other assets in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property. The benefits to the specified community are clearly defined and legally protected in perpetuity.</u>					
	Are there any broader changes that government could make to encourage community involvement in affordable housing delivery, particularly in rural areas					Q.27: Are there any changes that could be made to exception site policy that would make it easier for community groups to bring forward affordable housing?	This is a matter for Neighbourhood Plans in combination with national policy requiring the Local Planning Authority to set the strategic housing requirement through it's local plan, but once this is done, if there are local circumstances justified through a neighbourhood plan to exceed the requirement then Neighbourhood Plans should have the flexibility to do that.
						Q.28: Is there anything else that you think would help community groups in delivering affordable	See question 27.

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						housing on exception sites?	
						Q.29: Is there anything else national planning policy could do to support community-led developments?	See question 27.
	<p>Should past irresponsible planning behaviour should be taken into account when applying for planning permission?</p> <p>Potential ways to do this?</p> <p>option 1: making such behaviour a material consideration when local planning authorities determine planning applications so that any previous irresponsible behaviour can be taken into account alongside other planning considerations;</p> <p>option 2: allowing local planning authorities to decline to determine applications submitted by applicants who have a demonstrated track record of past irresponsible behaviour prior to the application being considered on its planning merits - similar to the amendment which we have already made to the Levelling Up and Regeneration Bill allowing local planning authorities to decline to determine new applications on sites where the build out of development has been too slow.</p>			require primary legislation, as well as further engagement with local planning authorities, the development sector and other stakeholders to ensure that the proposals are fair, proportionate and workable	<p>In some instances, developer behaviour can be frustrating for the Council particularly when development permissioned is not delivered at the speed expected / assured. This can have implications of the Council in terms of the ability to demonstrate a five-year housing land supply and can mean that the plan-led system is derailed.</p> <p>Judgement of behaviour is subjective which is likely to lead to inconsistencies with application and undoubtedly will open the Council up to potential financial consequences through the legal system.</p> <p>It is difficult to envisage a situation where this could be achieved without the development industry being able to 'play the system' through for example the sale of planning permissions</p>	<p>Q.30: Do you agree in principle that an applicant's past behaviour should be taken into account into decision making? If yes, what past behaviour should be in scope?</p>	<p>No.</p> <p>South Derbyshire District Council do not believe that this proposal is workable and would not support this being developed further. There is too much potential for applicant's to 'game the system' and this would erode the fundamental and long-standing planning principle that it is the development in question that is the issue, not who is putting the application in.</p>
						Q.31: Of the 2 options above, what would be the most effective	South Derbyshire District Council do not believe that this proposal is

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						mechanism? Are there any alternative mechanisms?	workable and would not support this being developed further.
More build out	<p>intend to introduce 3 further measures, via changes to national planning policy:</p> <p>a) We will publish data on developers of sites over a certain size in cases where they fail to build out according to their commitments.</p> <p>b) Developers will be required to explain how they propose to increase the diversity of housing tenures to maximise a development scheme's absorption rate (which is the rate at which homes are sold or occupied).</p> <p>c) The National Planning Policy Framework will highlight that delivery can be a material consideration in planning applications. This could mean that applications with trajectories that propose a slow delivery rate may be refused in certain circumstances.</p>		<p>to incentivise the prompt build-out of permitted housing sites and to support local authorities to act against those who fail to meet these commitments.</p> <p>By improving transparency and public accountability over build out rates once permission is granted, empower local authorities to take account of build out considerations when making planning decisions, and give authorities stronger tools to address build out problems where they arise.</p>	<p>Seeking initial views, ahead of consultation as part of a fuller review of national planning policy.</p> <p>Launching a separate consultation on proposals to introduce a financial penalty against developers who are building out too slowly.</p>	<p>South Derbyshire do not believe that a developer's behaviour should be considered as part of the Local Plan or decision-making process. Therefore the suggested proposals would have limited impact on incentivising developers to build out quicker.</p>	<p>Q.32 Do you agree that the 3 build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly? Do you have any comments on the design of these policy measures?</p>	<p>No.</p> <p>South Derbyshire District Council do not believe that past behaviour should be considered when determining planning applications or that these proposed amendments would incentivise development being built out quicker.</p>
Ask for beauty	<p>Intend to consult on introducing secondary legislation so that existing permitted development rights with design or external appearance prior approvals will take into account design codes where they are in place locally.</p> <p>Propose to make the changes to the Framework to</p>	<p>20 Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, (to ensure outcomes support beauty and placemaking), and make sufficient provision¹⁴ for...</p> <p>92. 94. Planning policies and decisions should aim to achieve healthy, inclusive</p>	<p>better design supports housing supply because we know that communities are more welcoming of new development that is beautiful.</p>	<p>Spring 2023 when revised NPPF is published.</p>	<p>Good design does help communities accept developments.</p> <p>'Beauty' and 'beautiful' are both subjective terms and without hooks to specified assessment criteria it is unlikely that this will have a huge impact on the aesthetics of the</p>	<p>Q.33: Do you agree with making changes to emphasise the role of beauty and placemaking in strategic policies and to further encourage well-designed and beautiful development?</p>	<p>Yes.</p> <p>South Derbyshire District Council would welcome further emphasis on well-designed beautiful places. However, without links to specific assessment criteria for determining</p>

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	<p>emphasise the role of beauty and placemaking in strategic policies to further encourage beautiful development and deliver on the levelling up missions through our national planning policy.</p> <p>Propose to make a stronger link between good design and beauty by making additions to Chapters 6, 8 and 12 of the Framework to further reflect the importance of beautiful development in our everyday lives as recognised by the Building Better, Building Beautiful Commission report so it becomes a natural result of working within the planning system.</p>	<p>and safe places and beautiful buildings which...</p> <p>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 beautiful attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;</p> <p>124-126. the importance of securing well-designed and beautiful, attractive and healthy places.</p> <p>Title of Chapter 12: 12.Achieving well-designed and beautiful places</p>			<p>development that is delivered.</p> <p>It is also unclear why at 94 b) 'attractive' has been substituted for 'beautiful' (as though they are the same thing), whereas at para 124 'attractive' and 'beautiful' are both included in the text (as though they are different things).</p>	<p>Q.34: Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places' to further encourage well-designed and beautiful development?</p>	<p>what these terms mean then the proposed changes are too subjective and are unlikely to have any tangible impact on the design of development.</p> <p>Yes, although with the qualifying points addressed regarding further guidance.</p>
Refuse ugliness	<p>propose to amend the Framework to encourage local planning authorities to consider how they can ensure that planning conditions associated with applications reference clear and accurate plans and drawings which provide visual clarity about the design of development, as well as clear conditions about the use of materials where appropriate, so they can be referred to as part of the enforcement process.</p>	<p>135- 137. Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate, to make enforcement easier. They 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</p>		Spring 2023 when revised NPPF is published.		<p>Q.35: Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action?</p>	Yes.

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		permitted scheme (for example through changes to approved details such as the materials used).					
Embracing gentle density	proposed that a reference to mansard roofs as an appropriate form of upward extension would recognise their value in securing gentle densification where appropriate	122. e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. <u>They should also allow mansard roof extensions where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.</u>	Building upwards in managed ways can help deliver new homes and extend existing ones in forms that are consistent with the existing street design, contributing to gentle increases in density	Spring 2023 when revised NPPF is published.	<p>A mansard or mansard roof (also called a French roof or curb roof) is a multi-sided gambrel-style hip roof characterised by two slopes on each of its sides, with the lower slope at a steeper angle than the upper, and often punctured by dormer windows.</p> <p>Considering that the NPPF (as currently drafted) states that upwards extensions should be allowed (etc.). This does not need further explanation focusing on a specific type of upward extension.</p>	Q.36 Do you agree that a specific reference to mansard roofs in relation to upward extensions in Chapter 11, paragraph 122e of the existing Framework is helpful in encouraging LPAs to consider these as a means of increasing densification/creation of new homes? If no, how else might we achieve this objective?	<p>No.</p> <p>South Derbyshire District Council do not consider that a single specific style of roof should be included in this part of the text and would not support the proposed text change as drafted. The existing text is sufficient for this to be considered at a local level by LPAs.</p>

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Delivering biodiversity net gain and local nature recovery	seeking views on how we can strengthen policy and associated national design guidance to promote small-scale changes that can enhance biodiversity and support wildlife recovery.				<p>Examples of small-scale nature interventions include green roofs, rain gardens, rainwater harvesting, permeable pavements and trees.</p> <p>In biodiversity net gain terms consideration needs to be given to small-scale interventions that may not deliver large 'biodiversity credits/ units' and therefore may not be desirable for large scale developments but do have a significant value/impact on biodiversity provision (e.g., small ponds and tree planting).</p> <p>Where proposals have very little/no biodiversity value (e.g. artificial grass) these should be resisted or pursued as a last resort taking into account other factors (e.g. maintenance and reasonable alternatives).</p>	Q.37 How do you think national policy on small scale nature interventions could be strengthened? For example in relation to the use of artificial grass by developers in new development?	<p>South Derbyshire would support the strengthening of small-scale nature interventions.</p> <p>Consideration needs to be given to the value of small-scale interventions that may not deliver large 'biodiversity credits/ units' but do have a significant value/impact on biodiversity provision (e.g., small ponds and tree planting).</p> <p>Where proposals have very little/no biodiversity value (e.g. artificial grass) these should be resisted or pursued as a last resort taking into account other factors (e.g. maintenance and reasonable alternatives).</p>
Recognising the food production value of farmland	propose a change to the current Framework footnote 58 by adding detail on the consideration that should be given to the relative value of agricultural land for food production, where significant development of higher quality agricultural land is demonstrated to be	⁶⁷ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be	maintain a high degree of food security	Spring 2023 when revised NPPF is published.	<p>Consideration would also need to be given to other factors in addition for example the need to ensure sustainable patterns of development etc.</p> <p>If this was a key issue for the government then BMV</p>	Q.38 Do you agree that this is the right approach to making sure that the food production value of high value farmland is adequately weighted in the planning process, in addition to current	Yes. In combination with this change the Council would support an up to date review of the national classifications of Agricultural Land and whether this is

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	necessary, compared to areas of poorer quality land.	considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.			land should be afforded the same protection as Green Belt when considering the ability to meet housing need. Should 'significant' be removed from the text of the policy?	references in the Framework on best and most versatile agricultural land?	still fit for purpose in correctly categorising best and most versatile agricultural land.
Climate change mitigation: exploring a form of carbon assessment	whether effective and proportionate ways of deploying a broad carbon assessment exist, including what they should measure, what evidence could underpin them such as Local Area Energy Plans, and how they may be used in a plan-making context or as a tool for assessing individual developments.			will inform a further consultation on national planning policy in due course. Alongside this, the government intends to consult in 2023 on Quantifiable Carbon Reductions guidance as part of the statutory Local Transport Plans process		Q.39: What method and actions could provide a proportionate and effective means of undertaking a carbon impact assessment that would incorporate all measurable carbon demand created from plan-making and planning decisions?	South Derbyshire District Council considers that a standardised toolkit for Local Authorities to use when undertaking a carbon impact assessment supported with guidance would be beneficial. The toolkit should consider materials used in construction, design of development to mitigate/adapt to climate change, proximity to infrastructure and sustainable patterns of development.
Climate adaptation and flood-risk management	planning policy should address other climate risks identified in the third Climate Change Risk Assessment, such as overheating and water scarcity, and that it should help put more focus on nature-based solutions and multi-functional benefits				Incentivise the use of nature-based solutions by attributing BNG 'value' to them.	Q.40 Do you have any views on how planning policy could support climate change adaptation further, including through the use of nature-based solutions which	Incentivise the use of nature-based solutions by attributing biodiversity net gain 'value' to them. Greater value should be

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						provide multi-functional benefits?	attributed to trees, woodlands and vegetation.
Enabling the repowering of existing onshore wind turbines	propose making changes to Paragraphs 155 and 158 of the existing National Planning Policy Framework to enable the re-powering of renewable and low carbon energy where planning permission is needed, and providing that the impacts of any development proposal are or can be made acceptable in planning terms	<p>155. 157. To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, <u>and their future re-powering and maintenance</u>, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).</p>	<p>to further reduce our reliance on expensive and imported fossil fuels.</p> <p>a number of onshore wind turbines will be starting to reach the end of their design life over the next few years. The British Energy Security Strategy set out a commitment to support the repowering of existing onshore wind sites when they require updating or replacement.</p>	Spring 2023 when revised NPPF is published.	It is appropriate to enabling the repowering and maintenance of existing renewable and low carbon energy sources.	Q.41: Do you agree with the changes proposed to Paragraph 155 of the existing National Planning Policy Framework?	Yes.
		<p>158. 160. When determining planning applications⁶² for renewable and low carbon development, local planning authorities should...</p> <p><u>c) approve an application for the repowering and life-extension of existing renewables sites, where its impacts are or can be made acceptable. The impacts of repowered and life-extended sites should be considered for the purposes of this policy from</u></p>		Spring 2023 when revised NPPF is published.			Recognition that the baseline for assessing the impact is 'as existing' and not prior to the original consent.

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		the baseline existing on the site.					development which would benefit from the existing energy infrastructure.
Introducing more flexibility to plan for new onshore wind deployment		<p>62 Wind energy development involving one or more turbines can be granted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders, if it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.</p> <p>63 Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in either the development plan, or a supplementary planning document identifies an area as suitable for wind energy development (where the development plan includes policy on supporting renewable energy); and, following consultation it can be demonstrated that the planning impacts identified by the affected local community have been fully</p>	<p>To ensure that:</p> <p>Permission is predicated on satisfactorily addressing the planning impacts of onshore wind projects as identified by local communities, and on demonstrable local support for the scheme, learning from best practice and using new digital engagement techniques.</p> <p>Local authorities have a range of routes to demonstrate their support for certain areas in their boundaries to be suitable for onshore wind, outside the overly rigid requirement for onshore wind sites to be designated in the development plan.</p>	<p>Spring 2023 when revised NPPF is published.</p> <p>retain regulations that require onshore wind developers to consult with the local community at pre-application stage, so communities will retain the right to have a say before an application is submitted; provide further information in planning practice guidance to explain how it can be demonstrated that the planning impacts identified by the affected local community have been satisfactorily addressed and the proposal has community support, reflecting our proposed changes to the Framework;</p>	<p>Based on the future on-shore wind generation predictions in South Derbyshire (Derbyshire Spatial Energy Study) large-scale wind energy development is limited.</p> <p>How would community support be determined?</p> <p>As a result of this consultation supplementary planning documents (SPDs) are not proposed to be retained as a future means of adding local context to planning policy (as part of this consultation) and therefore reference to them in footnote 63 seems contradictory in acknowledging their important place within the planning system.</p>	<p>Q.43: Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework?</p> <p>Do you have any views on specific wording for new footnote 62?</p>	<p>Yes.</p> <p>South Derbyshire District Council would support the additional routes for approving wind energy development subject that has community support for the proposals.</p> <p>Further guidance should be provided as to the definition of 'community support' and how this is determined.</p> <p>Further consideration should also be given to supporting and incentivising community-led energy projects.</p> <p>Reference to SPDs in footnote 63 seems contradictory given the proposal to remove the ability of Authorities to prepare them in the future.</p>

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		<p><u>satisfactorily</u> addressed and the proposal has their <u>backing, community support.</u></p>		<p>retain current legislation that provides for all onshore wind applications to be considered by local planning authorities rather than through the Nationally Significant Infrastructure Projects regime; and consult in the coming months on the development of local partnerships with supportive communities who wish to host onshore wind in exchange for community benefits such as discounted energy bills; delivering our commitment on this in the British Energy Security Strategy.</p>			
Barriers to energy efficiency	<p>proposed adding new Paragraph 161 to the National Planning Policy Framework to clarify that significant weight should be given to the importance of energy efficiency through adaptation of buildings, whilst ensuring that local amenity and heritage continues to be protected</p>	<p><u>161. To support energy efficiency improvements, significant weight should be given to the need to support energy efficiency improvements through the adaptation of existing buildings, particularly large non-domestic buildings, to improve their energy performance (including through installation of heat</u></p>	<p>To help the delivery of installing energy efficiency measures in their homes, such as improved window glazing and better insulation; and particularly relevant to conservation</p>	<p>Spring 2023 when revised NPPF is published.</p>	<p>Energy efficiency to reduce energy demand is key in South Derbyshire (Derbyshire Spatial Energy Study).</p> <p>Permitted development (amongst other things) currently limits the capacity of the energy generation on existing non-domestic buildings to</p>	<p>Q.44: Do you agree with our proposed new Paragraph 161 in the National Planning Policy Framework to give significant weight to proposals which allow the adaptation of existing buildings to improve their</p>	<p>Yes.</p> <p>The Council agrees that support should be given to improve the energy efficiency of existing buildings.</p> <p>The Council would advise against the term 'large' in the</p>

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		<p>pumps and solar panels where these do not already benefit from permitted development rights). Proposals affecting conservation areas and listed buildings should also take into account the policies set out in chapter 16 of this Framework.</p>	areas and listed buildings		<p>1MW and so anything beyond that would require planning permission.</p> <p>'Large' in the context of the size of non-domestic buildings is subjective and it would be useful if this was defined.</p> <p>National policy should consider prioritising suitable under-utilised space on existing buildings in advance of development on agricultural fields.</p>	energy performance?	<p>policy unless this is going to be defined elsewhere.</p> <p>Consideration should also be given, through national policy and guidance, to adaptations to existing building being prioritised over other land intensive energy developments (e.g., large scale solar farms on agricultural land).</p> <p>Further guidance and support should be given to support historic areas and Listed Buildings to undertake energy efficiency improvements.</p>
Giving time to finalise and adopt plans already in development before the reformed plan-making system is introduced	<p>Plan makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework - this will mean that existing legal requirements and duties, for example the Duty to Cooperate, will still apply.</p> <p>We are also proposing that all independent examinations of local plans, minerals and waste plans and spatial development strategies must</p>	<p>224. For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point this previous version of this Framework was published on 20 July 2021(for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater</p>		<p>Spring 2023 when revised NPPF is published.</p> <p>The reformed plan-making system is intended to be introduced in late 2024.</p>	<p>This timescale is already quite tight as it is very much in the interest of SDDC to get a replacement Part 1 Local Plan in place by this date with the LDS currently anticipating adoption by the end of 2024. This timescale is ambitious but achievable provided work with HMA partners is progressed as planned under the current duty to cooperate.</p>	<p>Q.45: Do you agree with the proposed timeline for finalising local plans, minerals and waste plans and spatial development strategies being prepared under the current system? If no, what alternative timeline would you propose?</p>	<p>The Council agrees with the principle of transitional arrangement with some flexibilities allowed on the basis that there are some issues that need resolving that are outside the Councils control.</p>

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	<p>be concluded, with plans adopted, by 31 December 2026. These plans will be examined under the current legislation.</p>	<p>London Authority Act 1999).</p> <p><u>225. For the purposes of the tests of soundness in paragraph 35 and the policy on renewable and low carbon energy and heat in plans in paragraph 156, these policies apply only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage, or that reach this stage within three months, of the publication of this version. For Spatial Development Strategies, this applies to plans that have not reached consultation under section 335(2) of the Greater London Authority Act 1999, or are within three months of reaching this stage. For all other plans, the policy contained in the corresponding paragraph in the National Planning Policy Framework published in July 2021 will apply.</u></p> <p><u>226. From the date of publication of this revision of the NPPF, for the purposes of changes to paragraph 61, for decision-taking, where emerging local plans have been submitted for examination or where they have been subject to a Regulation 18</u></p>					

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		<p><u>or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) consultation which included both a policies map and proposed allocations towards meeting housing need, and the housing requirement as set out in strategic policies has become more than five years old in the extant plan, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against their local housing need instead of a minimum of five years as set out in paragraph 75 of this document. These arrangements will apply for a period of two years from the publication date of this version.</u></p> <p>224. The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement</p>					

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		<p>means where the Housing Delivery Test results:</p> <p>a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;</p> <p>b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.</p>					
Setting out the timeline for preparing local plans, spatial development strategies, minerals and waste plans and supplementary plans under the reformed system	Reformed System = <ul style="list-style-type: none"> • Live in late 2024, requirement to start work on new plans within 5 years of adoption and to adopt new plan within 30 months. • If the 30th June deadline is not met the plan will need to be prepared under the new system. • Where a plan becomes more than 5 years old during the first 30 months of the new system it will be considered 'up-to-date' for 30 months after the new system starts. • Where an 'early review' requirement is required within the first 30 		To ensure that local planning authorities are protected from the risk of speculative development while preparing their new plan.			Q.46: Do you agree with the proposed transitional arrangements for plans under the future system? If no, what alternative arrangements would you propose?	The Council agrees with the principle of transitional arrangement with some flexibilities allowed on the basis that there are some issues that need resolving that are outside the Councils control.

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	months after the system goes live the deadline will be extended to 30 months after the new system goes live.						
	Neighbourhood plans - submitted for examination after 30 June 2025 will be required to comply with the new legal framework					Q.47: Do you agree with the proposed timeline for preparing neighbourhood plans under the future system? If no, what alternative timeline would you propose?	No comment.
	Supplementary planning documents - authorities will no longer be able to prepare supplementary planning documents (SPDs) when the new system comes into force (expected late 2024), existing SPDs will remain in force for a time-bound period (until the local planning authority is required to adopt a new-style plan). Current SPDs will automatically cease to have effect at the point at which authorities are required to have a new-style plan in place.					Q.48: Do you agree with the proposed transitional arrangements for supplementary planning documents? If no, what alternative arrangements would you propose?	No. SPD's are an agile way for LPAs to respond quickly to changing circumstances (including changes to national policy or Regulations). They may also be key to guide the local interpretation of the National Development Management Policies. The proposal to replace these with Supplementary Plans (which need to go through a process of formal examination) will add extra burdens onto LPAs in terms of resources and will make the system more complex and will reduce the LPAs ability to respond quickly to change.

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<p>The scope of National Development Management Policies</p>	<p>he government’s initial view is that National Development Management Policies would fall within 3 broad categories:</p> <p>Existing policies aimed at decision-making already provided within the National Planning Policy Framework, subject to these being reviewed on a case-by-case basis so that the rationale for their inclusion is clear;</p> <p>Selective new additions to reflect new national priorities, for example net zero policies that it would be difficult to develop evidence to support at a district level, but which are nationally important.</p> <p>Selective new additions to close ‘gaps’ where existing national policy is silent on planning considerations that regularly affect decision-making across the country (or significant parts of it).</p> <p>We also propose that any National Development Management Policies would adhere to a number of principles:</p> <p>Covering only matters that have a direct bearing on the determination of planning applications; Limited to key, nationally important issues commonly encountered in making decisions on planning applications across the</p>				<p>It will be very difficult to get an appropriate balance between adding clarity on issues that apply nationally (such as flood risk) and not undermining the ability to develop an appropriate local policy approach. National policy is already clear in that vulnerable development in high-risk flood areas should be avoided. It is difficult to see how a national policy could assist greatly in defining what (if any) local issues apply to mitigate this. There is a risk that national policies could add very little to current national policy, could result in unintended consequences of undermining existing up to date local plans (and delaying the preparation of future ones) with the extra consideration of consistency with the new national policies.</p>	<p>Q.49 Do you agree with the suggested scope and principles for guiding National Development Management Policies?</p>	<p>It will be very difficult to get an appropriate balance between adding clarity on issues that apply nationally (such as flood risk) and not undermining the ability to develop an appropriate local policy approach. National policy is already clear in that vulnerable development in high-risk flood areas should be avoided. It is difficult to see how a national policy could assist greatly in defining what (if any) local issues apply to mitigate this. There is a risk that national policies could add very little to current national policy, could result in unintended consequences of undermining existing up to date local plans (and delaying the preparation of future ones) with the extra consideration of consistency with the new national policies.</p>

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	country (or significant parts of the country); and solely addressing planning issues, in other words that concern the development and use of land. National Development Management Policies would not address subjects which are regulated through other legislation, for example the building regulations or acts relating to public health, pollution, and employment; although we are minded to retain the scope for optional technical standards to be set locally through plans, where these remain appropriate, so that local planning authorities can go above certain minima set through building standards.					Q.50 What other principles, if any, do you believe should inform the scope of National Development Management Policies?	No comment.				
	<p>Indicative examples of 'gaps' where national policy is silent on common decision-making issues, which National Development Management Policies might address, are provided in the table below</p> <table border="1" data-bbox="439 1423 851 1894"> <thead> <tr> <th data-bbox="439 1423 647 1570">Topic</th> <th data-bbox="647 1423 851 1570">Rationale for including</th> </tr> </thead> <tbody> <tr> <td data-bbox="439 1570 647 1894">Carbon reduction in new developments</td> <td data-bbox="647 1570 851 1894">A national policy on carbon measurement and reduction could set a baseline</td> </tr> </tbody> </table>	Topic	Rationale for including	Carbon reduction in new developments	A national policy on carbon measurement and reduction could set a baseline					<p>Q.51: Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions?</p> <p>Q.52: Are there other issues which apply across all or most of England that you think should be considered as possible options for National Development Management Policies?</p>	<p>No comment.</p> <p>No comment.</p>
Topic	Rationale for including										
Carbon reduction in new developments	A national policy on carbon measurement and reduction could set a baseline										

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	<p>whilst enabling authorities to set further measures in their own plans based on parameters set in national policies, perhaps through an optional technical standard to allow for consistency and sound decision making. Chapter 7 of this prospectus outlines our thinking on how national policy could go further on the environment and climate change.</p> <hr/> <p>Allotments A policy issue that has relevance across many authorities</p>						

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	<p>who seek to protect this land use against development. This may not require an individual National Development Management Policy but, instead, might be incorporated into a wider policy on protection of green spaces.</p> <hr/> <p>Housing in town centres and built-up areas</p>						
	<p>National policy does not currently contain a policy explicitly encouraging or supporting the development of housing in built-up areas that are accessible and connected by sustainable transport modes. Local</p>						

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	plans frequently contain this sort of policy, so creating a National Development Management Policy for this could help standardise expectations across the country and deliver more housing in suitable areas. This could be included in a general policy about housing on brownfield land, space above shops, or town centres (potentially building upon the paragraph 86(f) of the existing National Planning Policy Framework).						
	We are therefore interested in any and all bold, innovative ideas through which the planning system can better					Q.53: What, if any, planning policies do you think could be included in a new	No comment.

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	enable the government to achieve its levelling up missions.					Framework to help achieve the 12 levelling up missions in the Levelling Up White Paper?	
Levelling up and boosting economic growth	propose to reshape the existing 'Building a strong competitive economy' policies to align more closely with the economic vision set out in the Levelling Up White Paper		support local planning authorities to attract new business investment to areas that have lagged in the past; whilst making sure that those parts of the country with high levels of productivity can continue to capitalise on their performance and potential and attract investment as they do now. We also want to make sure that planning policies/decisions support SMEs grow and develop			Q.54: How do you think the Framework could better support development that will drive economic growth and productivity in every part of the country, in support of the levelling up agenda?	The provision of appropriate resources, including financial resources is key to unlock the delivery of difficult sites which in turn will drive economic growth. Viability issues are often the biggest barrier to delivery particularly in existing urban areas and city centres.
			In support of levelling up, the UK government will target the majority of delivery on brownfield sites outside London and the south east. As part of the wider Framework review, we therefore want to make sure that national planning policies are fully supportive of our aim to gently			Q.55: Do you think that the government could go further in national policy, to increase development on brownfield land within city and town centres, with a view to facilitating gentle densification of our urban cores?	Yes. This point is covered in the response to earlier questions. The provision of appropriate resources, including financial resources is key to unlock the delivery of difficult brownfield sites.

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			densify our urban centres, especially outside London and the south east. In previous chapters we pose questions on boosting small sites and mansard roofs, but we are interested in wider proposals for boosting existing planning policies on brownfield land.				
Levelling up and boosting pride in place	we want to understand if national planning policy should do more to enable local authorities to consider the safety of women and girls, and other vulnerable groups, when setting policies or making decisions					Q.56: Do you think that the government should bring forward proposals to update the Framework as part of next year's wider review to place more emphasis on making sure that women, girls and other vulnerable groups feel safe in our public spaces, including for example policies on lighting/street lighting?	The Council agrees that the safety of women and girls is an important issue however all members of the community should feel safe in public spaces.
	intend to explore the creation of a more accessible and interactive, web-based set of national policies (both the statutory National Development Management Policies and the residual National Planning Policy Framework). PDF versions of policies would be retained for those who need them.					Q.57 Are there any specific approaches or examples of best practice which you think we should consider to improve the way that national planning policy is presented and accessed?	No comment.
						Q.58 We continue to keep the impacts of	No comment.

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						these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.	



Department for Levelling Up,
Housing & Communities

National Planning Policy Framework

Showing indicative changes for consultation



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1. Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner.~~can be produced.~~ Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.
2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.
5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.
6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

¹ This document replaces the previous version of the National Planning Policy Framework published in ~~February 2019~~ July 2021.

² This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes and other forms of development, including supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
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).

⁴ Resolution 42/187 of the United Nations General Assembly.

⁵ Transforming our World: the 2030 Agenda for Sustainable Development.

The presumption in favour of sustainable development

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

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- 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 areas⁶, 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 area⁷; ~~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; such adverse impacts may include situations where meeting need in full would mean building at densities significantly out of character with the existing area⁸; or
 - iii. there is clear evidence of past over-delivery, in terms of the number of homes permitted compared to the housing requirement in the existing plan; in which case this over-delivery may be deducted from the provision required in the new plan.

For **decision-taking** this means:

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

⁶ As established through statements of common ground (see paragraph 27).

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 184) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 77); and areas at risk of flooding or coastal change.

⁸ Taking into account any design guides or codes which form part of the development plan for the area, or which are adopted as supplementary planning guidance.

- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁹, 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 proposed⁷; 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.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided ~~all of~~ the following apply¹⁰:
- a) the neighbourhood plan became part of the development plan ~~two five~~ years or less before the date on which the decision is made; ~~and~~
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement~~;~~
 - ~~c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and~~
 - ~~d) the local planning authority's housing delivery was at least 45% of that required¹⁴ over the previous three years.~~

⁹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ~~(with the appropriate buffer, as set out in paragraph 74 and its the relevant housing requirement set out in strategic policies is more than five years old, unless these strategic policies have been reviewed and found not to require updating); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years (unless permissions for housing in excess of 115% of the requirement over the same period have been granted, as set out in footnote 49).~~

¹⁰ Transitional arrangements are set out in Annex 1.

~~¹⁴ Assessed against the Housing Delivery Test, from November 2018 onwards.~~

3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for [addressing meeting](#) housing needs and [addressing](#) other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
16. Plans should:
 - a) be prepared with the objective of contributing to the achievement of sustainable development¹²;
 - b) be prepared positively, in a way that is aspirational but deliverable;
 - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area¹³. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
 - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
 - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

¹² This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

¹³ Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.

19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, (to ensure outcomes support beauty and placemaking), and make sufficient provision¹⁴ for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies¹⁵. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
22. Strategic policies should look ahead over a minimum 15 year period from adoption¹⁶, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.¹⁷
23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more

¹⁴ In line with the presumption in favour of sustainable development.

¹⁵ Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.

¹⁶ Except in relation to town centre development, as set out in chapter 7.

¹⁷ Transitional arrangements are set out in Annex 1.

appropriately through other mechanisms, such as brownfield registers or non-strategic policies)¹⁸.

Maintaining effective cooperation

24. Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
27. In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

Non-strategic policies

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.
29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁹.

¹⁸ For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.

¹⁹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Preparing and reviewing plans

31. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
32. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements²⁰. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
33. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary²¹. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

Development contributions

34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

²⁰ The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.

²¹ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

Examining plans

35. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively prepared** – providing a strategy which, ~~as a minimum,~~ seeks to meet the area's objectively assessed needs so far as possible, taking into account the policies in this Framework²²; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) ~~Justified~~ – ~~an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;~~
 - e)b) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d)c) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
36. These tests of soundness will be applied to non-strategic policies²³ in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.²⁴
37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements²⁵ before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

²² Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 61 of this Framework.

²³ Where these are contained in a local plan.

²⁴ Transitional arrangements relating to the tests of soundness are set out in Annex 1.

²⁵ As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Pre-application engagement and front-loading

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two

years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.
46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.

Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
48. Local planning authorities may give weight to relevant policies in emerging plans according to:
 - a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)²⁶.
49. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
 - a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

²⁶ During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original Framework published in March 2012.

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Tailoring planning controls to local circumstances

51. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.
52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.
53. The use of Article 4 directions to remove national permitted development rights should:
- a) where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
 - b) in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
 - c) in all cases, be based on robust evidence, and apply to the smallest geographical area possible.
54. Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Planning conditions and obligations

55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted,

enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification²⁷.

57. Planning obligations must only be sought where they meet all of the following tests²⁸:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Enforcement

59. Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

²⁷ Sections 100ZA(4-6) of the Town and Country Planning Act 1990 will require the applicant's written agreement to the terms of a pre-commencement condition, unless prescribed circumstances apply.

²⁸ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

5. Delivering a sufficient supply of homes

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much housing need as possible with an appropriate mix of housing types to meet the needs of communities.
61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be —unless exceptional circumstances relating to the particular characteristics of an authority which justify an alternative approach to assessing housing need; in which case the alternative used which should also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for²⁹.
- ~~61-62.~~ The Standard Method incorporates an uplift for those urban local authorities in the top 20 most populated cities and urban centres. This uplift should be accommodated within those cities and urban centres themselves unless it would conflict with the policies in this Framework and legal obligations³⁰.
- ~~62-63.~~ Within this context of establishing need, 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 including for retirement housing, housing-with-care and care homes, students, people with disabilities, service families, travellers^{34, 32}, people who rent their homes and people wishing to commission or build their own homes³³).

²⁹ Transitional arrangements are set out in Annex 1.

³⁰ In doing so, brownfield and other under-utilised urban sites should be prioritised, and on these sites density should be optimised to promote the most efficient use of land, something which can be informed by masterplans and design codes. This is to ensure that homes are built in the right places, to make the most of existing infrastructure, and to allow people to live near the services they rely on, making travel patterns more sustainable.

³² Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.

³³ Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

~~63.64.~~ Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required³⁴, 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.

~~64.65.~~ Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount³⁵.

~~65.66.~~ Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership³⁶, 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.

~~66.67.~~ Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need, if it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁷. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan

³⁴ Applying the definition in Annex 2 to this Framework.

³⁵ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

³⁶ As part of the overall affordable housing contribution from the site.

³⁷ Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

examination, unless there has been a significant change in circumstances that affects the requirement.

67-68. Where it is not possible to provide a requirement figure for a neighbourhood area³⁸, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Identifying land for homes

68-69. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period³⁹; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

69-70. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

70-71. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

³⁸ Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

³⁹ With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable.

71.72. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

72.73. 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 them⁴⁰, not compromise the protection given to areas or assets of particular importance in this Framework⁴¹, and comply with any local design policies and standards.

73.74. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid

⁴⁰ Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

⁴¹ i.e. the areas referred to in footnote 7. Entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.

implementation (such as through joint ventures or locally-led development corporations)⁴²; and

- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

Maintaining supply and delivery

~~74.75.~~ Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should monitor their deliverable land supply against their housing requirement as set out in adopted strategic policies⁴³. When the housing requirement set out in strategic policies becomes more than five years old⁴⁴, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing ~~against their housing requirement set out in adopted strategic policies~~⁴⁵, ~~or against their local housing need~~ (taking into account any previous under or over-supply as set out in planning practice guidance) ~~where the strategic policies are more than five years old~~⁴⁶. ~~The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:~~

- ~~a) 5% to ensure choice and competition in the market for land; or~~
- ~~b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan~~⁴⁷, ~~to account for any fluctuations in the market during that year; or~~
- ~~c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply~~⁴⁸.

~~75.76.~~ A five year supply of deliverable housing sites, ~~with the appropriate buffer~~, can be demonstrated where it has been established in ~~a recently adopted plan, or in an subsequent annual position statement~~ which:

⁴² The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

⁴³ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁴⁴ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴⁵ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁴⁶ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴⁷ For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

⁴⁸ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

77. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below ~~95% of~~ the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years;
- b) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 9 of this Framework⁴⁹, in addition to the requirement for an action plan.

76-78. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results by DLUHC.

77-79. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.

Rural housing

78-80. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including development proposals from community-led housing groups. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79-81. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

⁴⁹ The presumption is, however, not to be applied if permissions have been granted for homes in excess of 115% of the authority's housing requirement over the applicable Housing Delivery Test monitoring period.

~~80-82.~~ Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

6. Building a strong, competitive economy

~~81.83.~~ Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁵⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

~~82.84.~~ Planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

~~83.85.~~ Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Supporting a prosperous rural economy

~~84.86.~~ Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;

⁵⁰ The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) *Industrial Strategy: Building a Britain fit for the future*.

- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

85.87. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7. Ensuring the vitality of town centres

86-88. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
- b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
- c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
- d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
- e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
- f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

87-89. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

88-90. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

89-91. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

90.92. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:

- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;
and
- b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

91.93. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 90, it should be refused.

8. Promoting healthy and safe communities

92-94. Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings 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 beautiful attractive, well-designed, clear and legible pedestrian and cycle 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.

93-95. 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.

94-96. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

95-97. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

96.98. To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

97.99. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁵¹. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
- b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Open space and recreation

98.100. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

99.101. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

⁵¹ This includes transport hubs, night-time economy venues, cinemas and theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.

- b) 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
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

~~400.102.~~ 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.

~~401.103.~~ 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.

~~402.104.~~ The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

~~403.105.~~ Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9. Promoting sustainable transport

~~404.106.~~ 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.

~~405.107.~~ The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

~~406.108.~~ 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 attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

- e) provide for any large scale transport facilities that need to be located in the area⁵², and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and
- f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy⁵³.

~~407.109.~~ 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.

~~408.110.~~ Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

~~409.111.~~ Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.

Considering development proposals

~~440.112.~~ In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

⁵² Policies for large scale facilities should, where necessary, be developed through collaboration between strategic policy-making authorities and other relevant bodies. Examples of such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services. The primary function of roadside services should be to support the safety and welfare of the road user (and most such proposals are unlikely to be nationally significant infrastructure projects).

⁵³ Department for Transport (2015) *General Aviation Strategy*.
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- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code ⁵⁴; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

~~111.113.~~ Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

~~112.114.~~ 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.

~~113.115.~~ All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

⁵⁴ Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007.

10. Supporting high quality communications

~~414~~116. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

~~415~~117. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

~~416~~118. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

~~417~~119. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

~~448.120.~~ Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

11. Making effective use of land

~~419-121.~~ Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁵⁵.

~~420-122.~~ Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁶; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.

⁵⁵ Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

⁵⁶ As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

~~121.~~123. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

~~122.~~124. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

~~123.~~125. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Achieving appropriate densities

~~124.~~126. 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 and beautiful, attractive and healthy places.

425.127. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

12. Achieving well-designed and beautiful places

~~426-128.~~ The creation of high quality, beautiful and sustainable 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.

~~427-129.~~ 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 planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

~~428-130.~~ To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

~~429-131.~~ Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

~~430-132.~~ 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 users⁵⁷; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131.133. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁸, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132.134. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133.135. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The primary means of doing so should be through the preparation and use of local design codes, in line with the National Model Design Code. For assessing proposals there is a range of tools ~~These include~~ workshops to engage the local community, design advice and review arrangements, and

⁵⁷ Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

⁵⁸ Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

assessment frameworks such as Building for a Healthy Life⁵⁹. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

~~134-136.~~ Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁶⁰, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) 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.

~~135-137.~~ Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate, to make enforcement easier. They 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).

~~136-138.~~ The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

⁵⁹ Birkbeck D and Kruczkowski S et al (2020) *Building for a Healthy Life*

⁶⁰ Contained in the National Design Guide and National Model Design Code.

13. Protecting Green Belt land

~~137-139.~~ 139. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

~~138-140.~~ 140. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

~~139-141.~~ 141. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:

- a) demonstrate why normal planning and development management policies would not be adequate;
- b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- c) show what the consequences of the proposal would be for sustainable development;
- d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
- e) show how the Green Belt would meet the other objectives of the Framework.

~~140-142.~~ 142. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

~~141.143.~~ Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and underutilised land;
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

~~142.144.~~ When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

~~143.145.~~ When defining Green Belt boundaries, plans should:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

~~144-146.~~ If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

~~145-147.~~ Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

~~146-148.~~ The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

Proposals affecting the Green Belt

~~147-149.~~ Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

~~148-150.~~ When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

~~149-151.~~ A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;

- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

~~150.~~152. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

~~151.~~153. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

14. Meeting the challenge of climate change, flooding and coastal change

~~152-154.~~ The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Planning for climate change

~~153-155.~~ Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures⁶¹. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

~~154-156.~~ 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.

~~155-157.~~ 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, **and their future re-powering and maintenance**, 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

⁶¹ In line with the objectives and provisions of the Climate Change Act 2008.

- 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.

~~156-158.~~ 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.

~~157-159.~~ 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.

~~158-160.~~ When determining planning applications⁶² for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;
- b) approve the application if its impacts are (or can be made) acceptable⁶³. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and
- c) approve an application for the repowering and life-extension of existing renewables sites, where its impacts are or can be made acceptable. The impacts of repowered and life-extended sites should be considered for the purposes of this policy from the baseline existing on the site.

⁶² Wind energy development involving one or more turbines can be granted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders, if it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

⁶³ Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in either the development plan, or a supplementary planning document identifies an area as suitable for wind energy development (where the development plan includes policy on supporting renewable energy); and, following consultation it can be demonstrated that the planning impacts identified by the affected local community have been fully satisfactorily addressed and the proposal has their backing community support.

161. To support energy efficiency improvements, significant weight should be given to the need to support energy efficiency improvements through the adaptation of existing buildings, particularly large non-domestic buildings, to improve their energy performance (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Proposals affecting conservation areas and listed buildings should also take into account the policies set out in chapter 16 of this Framework.

Planning and flood risk

162. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

~~162.~~163. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

~~163.~~164. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

~~164.~~165. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

~~165.~~166. If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the

exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

~~166-167.~~ The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) 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.

~~167-168.~~ Both elements of the exception test should be satisfied for development to be allocated or permitted.

~~168-169.~~ Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

~~169-170.~~ When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶⁴. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

⁶⁴ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

~~170-171.~~ Applications for some minor development and changes of use⁶⁵ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.

~~171-172.~~ 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.

Coastal change

~~172-173.~~ In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.

~~173-174.~~ Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:

- a) be clear as to what development will be appropriate in such areas and in what circumstances; and
- b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.

175. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:

- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
- b) the character of the coast including designations is not compromised;
- c) the development provides wider sustainability benefits; and

⁶⁵ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast⁶⁶.

176. Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

⁶⁶ As required by the Marine and Coastal Access Act 2009.

15. Conserving and enhancing the natural environment

177. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
178. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁶⁷; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
179. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

⁶⁷ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. [The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.](#)

and the Broads⁶⁸. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

~~179.~~180. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁹ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

181. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

182. 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 biodiversity⁷⁰; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁷¹; 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.

⁶⁸ *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

⁶⁹ For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

⁷⁰ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁷¹ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

183. When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷² and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
184. The following should be given the same protection as habitats sites:
- a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites⁷³; and
 - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
185. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

⁷² For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

⁷³ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

Ground conditions and pollution

186. Planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
187. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
188. 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 life⁷⁴;
 - 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.
189. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when

⁷⁴ See Explanatory Note to the *Noise Policy Statement for England* (Department for Environment, Food & Rural Affairs, 2010).

determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

190. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
191. 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.

16. Conserving and enhancing the historic environment

192. 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 Value⁷⁵. 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 generations⁷⁶.
193. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
194. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
195. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

⁷⁵ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁷⁶ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

196. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

197. 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.
198. 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.
199. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
200. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
201. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

202. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
203. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷⁷.
204. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
205. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
206. 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

⁷⁷ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

207. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
208. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷⁸. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
209. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
210. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
211. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

⁷⁸ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

17. Facilitating the sustainable use of minerals

212. It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.
213. Planning policies should:
- a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;
 - b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
 - c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas⁷⁹; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);
 - d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;
 - e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;
 - f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;
 - g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
 - h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.

⁷⁹ Primarily in two tier areas as stated in Annex 2: Glossary

214. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy⁸⁰. In considering proposals for mineral extraction, minerals planning authorities should:
- a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas;
 - b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
 - c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source⁸¹, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
 - d) not grant planning permission for peat extraction from new or extended sites;
 - e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;
 - f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and
 - g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.
215. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

Maintaining supply

216. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:
- a) preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);

⁸⁰ Except in relation to the extraction of coal, where the policy at paragraph 217 of this Framework applies.

⁸¹ National planning guidance on minerals sets out how these policies should be implemented.

- b) participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;
- c) making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;
- d) taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;
- e) using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- f) maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised⁸²;
- g) ensuring that large landbanks bound up in very few sites do not stifle competition; and
- h) calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.

217. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- a) co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;
- b) encouraging safeguarding or stockpiling so that important minerals remain available for use;
- c) maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment⁸³; and
- d) taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.

⁸² Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites.

⁸³ These reserves should be at least 10 years for individual silica sand sites; at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.

Oil, gas and coal exploration and extraction

218. Minerals planning authorities should:

- a) when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for;
- b) encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
- c) indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
- d) encourage the capture and use of methane from coal mines in active and abandoned coalfield areas; and
- e) provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.

219. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.

220. Planning permission should not be granted for the extraction of coal unless:

- a) the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or
- b) if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).

Annex 1: Implementation

221. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.
222. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
223. The policies in the original National Planning Policy Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.
224. For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point ~~this~~ previous version of this Framework was ~~is~~ published on 20 July 2021 (for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater London Authority Act 1999).
225. For the purposes of the tests of soundness in paragraph 35 and the policy on renewable and low carbon energy and heat in plans in paragraph 156, these policies apply only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage, or that reach this stage within three months, of the publication of this version. For Spatial Development Strategies, this applies to plans that have not reached consultation under section 335(2) of the Greater London Authority Act 1999, or are within three months of reaching this stage. For all other plans, the policy contained in the corresponding paragraph in the National Planning Policy Framework published in July 2021 will apply.
226. From the date of publication of this revision of the NPPF, for the purposes of changes to paragraph 61, for decision-taking, where emerging local plans have been submitted for examination or where they have been subject to a Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) consultation which included both a policies map and proposed allocations towards meeting housing need, and the housing requirement as set out

in strategic policies has become more than five years old in the extant plan, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against their local housing need instead of a minimum of five years as set out in paragraph 75 of this document. These arrangements will apply for a period of two years from the publication date of this version.

~~224. The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:~~

- ~~a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;~~
- ~~b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.~~

~~225-227. The Government will continue to explore with individual areas the potential for planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered.~~

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air quality management areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Annual position statement: A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Article 4 direction: A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal change management area: An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

Community forest: An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Community-led developments: Community-led developments are those that are driven by non-profit organisations that are owned by and accountable to their community members. The community group or organisation owns, manages or stewards the homes

and other assets in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property. The benefits to the specified community are clearly defined and legally protected in perpetuity.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy: Local renewable and local low carbon energy sources.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are

also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Entry-level exception site: A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 of this Framework.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

General aviation airfields: Licenced or unlicenced aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered and the number of homes granted permission in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England ~~every November~~ each winter.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs,

casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development⁸⁴: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Minerals resources of local and national importance: Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

Mineral Consultation Area: a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

⁸⁴ Other than for the specific purposes of paragraphs 176 and 177 in this Framework.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Recycled aggregates: aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

Safeguarding zone: An area defined in Circular 01/03: *Safeguarding aerodromes, technical sites and military explosives storage areas*, to which specific safeguarding provisions apply.

Secondary aggregates: aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of

applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Annex 3: Flood risk vulnerability classification

ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms

HIGHLY VULNERABLE

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

MORE VULNERABLE

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

WATER-COMPATIBLE DEVELOPMENT

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 8
DATE OF MEETING:	02 MARCH 2023	CATEGORY: DELEGATED
REPORT FROM:	STRATEGIC DIRECTOR (SERVICE DELIVERY)	OPEN
MEMBERS' CONTACT POINT:	DEMOCRATIC SERVICES 01283 595848/5722 democraticservices@southderbyshire.gov. uk	DOC:
SUBJECT:	COMMITTEE WORK PROGRAMME	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: G

1.0 Recommendations

1.1 That the Committee considers and approves the updated work programme.

2.0 Purpose of Report

2.1 The Committee is asked to consider the updated work programme.

3.0 Detail

3.1 Attached at Annexe 'A' is an updated work programme document. The Committee is asked to consider and review the content of this document.

4.0 Financial Implications

4.1 None arising directly from this report.

5.0 Background Papers

5.1 Work Programme.

Environmental & Development Committee 2 March 2023 Work Programme

Work Programme Area	Date of Committee meetings	Contact Officer (Contact details)
Reports Previously Considered by Last Three Committees		
Annual Infrastructure Funding Statement	10 November 2022	Steffan Saunders Head of Planning and Strategic Housing 07971604326
Public Spaces Protection Orders	10 November 2022	Matt Holford Head of Environmental Services (01283) 595856
Corporate Plan Performance Report Q2	10 November 2022	Clare Booth Corporate Performance & Policy Officer (01283) 595788
Environmental Services - commercialisation business plan	10 November	Matt Holford Head of Environmental Services (01283) 595856
Ban on Release of Balloons	10 November 2022	Sean McBurney Head of Cultural and Community Services
Service Base Budgets	03 January 2023	Charlotte Jackson Head of Finance (01283) 595901
Work of the Corporate Environmental Sustainability Group	26 January 2023	Matt Holford Head of Environmental Services (01283) 595856
Authority Monitoring Report	26 January 2023	Steffan Saunders Head of Planning and Strategic Housing

		07971604326
Designation of Neighbourhood Area	26 January 2023	Jessica Cheadle Planning Policy Assistant (01283) 595820
Revision to Action Plan For Nature Work Programme	26 January 2023	Christopher Worman Parks and Green Spaces Manager (01283) 595774
Toyota City	26 January 2023	Mike Roylance Head of Economic Development and Growth (01283) 595725
Provisional Programme of Reports To Be Considered by Committee		
Corporate Plan Performance Report Q3	02 March 2023	Clare Booth Corporate Performance & Policy Officer (01283) 595788
South Derbyshire Economic Development and Growth Strategy	02 March 2023	Mike Roylance Head of Economic Development and Growth (01283) 595725
Consultation Response to Proposed Changes to the NPPF.	02 March 2023	Steffan Saunders Head of Planning and Strategic Housing 07971604326
Derbyshire Road Verge Project	TBC	Sean McBurney Head of Cultural and Community Services 07435 935 050
East Midlands Airport Airspace Redesign Consultation (changing the flight paths)	TBC	Planning Policy Team Leader (01283) 595749
Gypsy and Traveller Accommodation Assessment Report	TBC	Planning Policy Team Leader (01283) 595749
Statement of Community Involvement	TBC	Planning Policy Team Leader (01283) 595749

