



Planning Bulletin: March 2018

This monthly note highlights some of the recent and forthcoming developments in the world of planning from a heritage perspective. For further information about any of the items, please follow the links provided or use the contact information on the last page. Please note that this is not necessarily a complete review of matters and is not intended to provide any legal advice on the issues raised. Unless otherwise stated, it does not comprise the formal position of Historic England on these matters.

Legislation and Matters Arising

Emerging Legislation

Government Bills

- *European Union (Withdrawal) Bill*: the Bill seeks to repeal the European Communities Act 1972 and make other provision in connection with the withdrawal of the United Kingdom from the EU. Second reading concluded on 31 January, and Committee stage continues on 19 March. During the third day of debate at Committee stage, Lord Renfrew of Kaimsthorn spoke in favour of Amendment 28 (seeking to ensure a series of rights and protections currently derived from EU law), with particular reference to archaeology and cultural heritage. Explanatory notes are available [here](#), and a library briefing [here](#).
- *High Speed Rail (West Midlands - Crewe) Bill*: the hybrid Bill makes provision for a railway between a junction with Phase One of High Speed 2, near Fradley Wood in Staffordshire, and a junction with the West Coast Main Line near Crewe in Cheshire. Second reading took place on 30 January; a date for committee stage has not yet been scheduled. Explanatory notes are available [here](#).
- *Automated and Electric Vehicles Bill*: the Bill makes provisions about automated vehicles and electric vehicles, including in relation to charging points. Second reading took place on 21 February; a date for committee stage has not yet been scheduled. An explanatory memorandum is available [here](#), a briefing note [here](#), and a research briefing [here](#).
- Another Bill mentioned in the Queen's Speech which is of potential interest is the Agriculture Bill (to support UK farmers and protect the natural environment).

Private Members' Bills

- *Bat Habitats Regulation Bill*: the Bill makes provision to enhance the protection available for bat habitats in the vicinity of a building site, and to limit the protection for bat habitats in buildings used for public worship. First reading took place on 3 July; second reading is yet to be scheduled.
- *Bat Habitats Regulation (No. 2) Bill*: the Bill makes provision to enhance the protection available for bat habitats in the non-built environment and to limit the protection for bat habitats in the built environment where the presence of bats has a significant adverse impact upon the users of buildings. The Bill was presented to Parliament on 5 September; second reading is expected on 6 July.
- *Equality Act 2010 (Amendment) (Disabled Access) Bill*: the Bill amends the Equality Act 2010 to improve access to public buildings by introducing six- and twelve-inch

rules for step-free access. Second reading took place on 24 November, and Committee stage has yet to be scheduled.

- *Kew Gardens (Leases) Bill*: the Bill provides that the Secretary of State's powers in relation to the management of the Royal Botanic Gardens, Kew, include the power to grant a lease in respect of land for a period of up to 150 years. First reading took place on 13 July, and second reading has yet to be scheduled. Explanatory notes are available [here](#).
- *Planning (Agent of Change) Bill*: the Bill requires specified planning controls in relation to developments likely to be affected by existing noise sources. It was introduced on 10 January, and is expected to have its second reading on 11 May.
- *Green Belt (Protection) Bill*: the Bill provides for the establishment of a national register of Green Belt land in England, the restriction of the ability of local authorities to de-designate Green Belt land, and provision about future development of de-designated Green Belt land. First reading took place on 5 September 2017; second reading is scheduled for 23 November.

Secondary Legislation

- *The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018* (laid before Parliament on 12 March and coming into force on 6 April) amends the *Town and Country Planning (General Permitted Development) (England) Order 2015*. The amendments include (but are not limited to) the following:
 - Alterations to the permitted development right for the change of use of agricultural buildings to provide up to five new homes (instead of the previous three), along with new definitions of smaller and larger dwellinghouses, and an extension of the existing floor space limitation on agricultural buildings that may change use
 - The size limit of new agricultural buildings is increased from 465 square metres to 1,000 square metres.
 - The temporary permitted development right for the change of use of buildings used for storage and distribution to residential use is extended by a year until 10 June 2019.
 - Making permanent the previously temporary (until 30th May 2018) removal of the requirement to submit a prior approval application for telecommunications installations under Class A of Part 16 of Schedule 2 in connection with the provision of fixed-line broadband in protected areas (conservation areas, World Heritage Sites, areas of outstanding natural beauty, the Broads, and National Parks).

Heritage Planning Case Database

- Historic England maintains a searchable online database of appeal and call-in decisions relating to planning permission (that affects a heritage asset) and listed building consent. Cases have been summarised using a standard list of search terms, for ease of use; searches can also be carried out by address, date or decision reference.

Committees

Environment, Food and Rural Affairs, Environmental Audit, Health and Social Care, and Transport Committees: Improving Air Quality Inquiry

- The Environment, Food and Rural Affairs, Environmental Audit, Health and Social Care, and Transport Committees have published their joint report on improving air quality. It calls for a new Clean Air Act, a clean air fund financed by the transport industry, a national air quality support programme for councils, and for the Government to require manufacturers to end the sale of conventional petrol and diesel cars earlier than the current 2040 target.

Policy

National Planning Policy Framework (NPPF)

- The Prime Minister and MHCLG Secretary of State launched the consultation on a revised NPPF on 5 March:
 - *National Planning Policy Framework: Draft Text for Consultation*
 - *National Planning Policy Framework: Consultation Proposals*
- A summary of the key changes to policy in the draft NPPF – including those with implications for heritage – is set out in Appendix II to this Bulletin.
- The consultation closes on 10 May, and the final version is expected to be published by the summer.
- The draft NPPF and related consultation proposals document are supported by a number of other documents:
 - *Draft Planning Practice Guidance* (draft updates to planning guidance which will form part of the Government's online Planning Practice Guidance: discussed further under 'Planning Practice Guidance', below).
 - *Housing Delivery Test Draft Measurement Rule Book* (draft methodology for calculating the Housing Delivery Test).
- At the same time, as part of a wider 'planning reform package' in support of housing delivery, the Government also published the following:
 - *Supporting Housing Delivery Through Developer Contributions: Reforming Developer Contributions to Affordable Housing and Infrastructure* (closing date 10 May). The consultation seeks views on reforming developer contributions to affordable housing and infrastructure, and covers:
 - Community Infrastructure Levy
 - Section 106 Planning Obligations
 - Strategic Infrastructure Tariff
 - Technical Clarifications to Regulations
 - *The Incidence, Value and Delivery of Planning Obligations and Community Infrastructure Levy in England in 2016-17*: the report of the study into Section 106 planning obligations and the Community Infrastructure Levy in England, 2016-2017. The study updates the evidence on the current value and incidence of planning obligations; investigates the relationship between CIL and S106, and the negotiation processes involved with section 106 and delays to the planning process; and explores the monitoring and transparency of developer contributions.

- MHCLG has also published its responses to two previous consultations:
 - Housing White Paper (Fixing Our Broken Housing Market): MHCLG had previously issued its response to the proposal to allow all local authorities to dispose of land with the benefit of planning permission they have granted themselves (question 5). The Government's response to the whole consultation is now available.
 - Planning for the Right Homes in the Right Places: the Government's summary of consultation responses, and its view on the way forward, is available here.

Guidance

Planning Practice Guidance

- There have been updates to the following sections of the Planning Practice Guidance:
 - When is permission required? (specifically the paragraphs relating to short-term lets, farm tracks, flood protection or alleviation works on a farm, permitted development and fees, demolition (pubs/areas outside conservation areas), and Class Q permitted development right for change of use from an agricultural building to residential use)
 - Before submitting an application (specifically the paragraph relating to pre-application charging)
 - Community Infrastructure Levy (specifically the paragraphs relating to liable development, exclusions, self-build exemptions)
 - Conserving and enhancing the historic environment (specifically the paragraph relating to when an application for planning permission is required to carry out works to a listed building: 'an application for planning permission is not required if the works would normally be permitted development and there are no restrictions on the permitted development rights in respect of listed buildings and the permitted development rights have not been removed locally' is deleted)
 - Ensuring effective enforcement (time limits for taking enforcement action, what enforcement notices do, requirements for obtaining a planning enforcement order, and the effect of a planning enforcement order)
 - Fees for planning applications
 - Neighbourhood planning (time period within which a local planning authority must take decisions, amending the boundary of a neighbourhood area once it has been designated, role of the independent examiner, how neighbourhood plans or Orders are examined, summary of the key stages in neighbourhood planning, when it is necessary to review and update a neighbourhood plan, how more substantive neighbourhood plan updates are made, and how the decision on whether modifications change the nature of the plan is made).
- As noted above, MHCLG has issued draft Planning Practice Guidance to accompany the consultation on proposed policy changes set out in the draft NPPF. This covers:
 - Viability
 - Housing Delivery
 - Local Housing Need Assessment
 - Neighbourhood Plans
 - Plan-making
 - Build to rent.

Advice

Historic England Advice

- Good Practice Advice notes (GPAs) and Historic England Advice notes (HEANs) are all available on the Historic England website, and listed in Appendix I to this Bulletin, for ease of reference.
- *HEAN 10: Listed Buildings and Curtilage* was published on 21 February. It updates and replaces the curtilage note produced in 2016, and is issued as a HEAN (following public consultation) to provide greater clarity regarding its status as Historic England advice. The new document provides greater explanation, and includes an additional worked example.

Forthcoming Historic England Advice

- Following earlier public consultation, a HEAN on neighbourhood planning and the historic environment will be published in coming weeks, and a final version of the updated national and regional *Streets for All*.
- A revised edition of *HEAN 1: Conservation Areas: Designation, Appraisal and Review* will be published shortly for consultation.

Training

- Historic England provides training and guidance to help local authorities, heritage professionals, owners and voluntary organisations look after England's heritage. Training currently available covers a wide range of topics, many directly linked to planning matters and Historic England advice:
 - Historic Environment Local Management (HELM): training on managing the historic environment for local authorities, regional agencies and national organisations. The new training programme for the Spring/Summer of 2018 will launch on 4 April. Visit the webpages for details of courses on:
 - Farm Buildings: Policy & Practice
 - Understanding & Managing World Heritage Sites
 - Unlocking Traditional Buildings.Further events on the NPPF and the Disposal of Public Assets are planned for the Autumn.
 - Heritage Practice: training courses for heritage specialists in technical subjects and techniques. Four courses on *Curating the Palaeolithic*, *Understanding Setting*, *Historic Area Assessments* and *Understanding Historic Buildings* are currently available to book.
 - Online training: webinars and other resources to help supplement the short course training opportunities and make them more widely available. The online training includes recordings of webinars and other, longer courses to work through.

Other Initiatives

Housing and Planning Act Implementation

- The House of Commons Library has published a briefing paper outlining progress in implementing the *Housing and Planning Act 2016*.

The Independent Review of Build Out: Preliminary Update

- In line with the timetable outlined in the terms of reference, Sir Oliver Letwin has provided an update on his progress with the review into build out of planning permissions into homes to the Chancellor of the Exchequer and the Secretary of State for Housing, Communities and Local Government. He notes his initial findings, and his timetable for the remainder of the Review:
 - The results of his initial analytical work will be published by the end of June, in the form of a Draft Analysis. This will contain a description of the problem and of its causes, and comments will be sought before it is finalised.
 - ‘Robust recommendations’ will then be formulated, in order to produce a Final Report containing recommendations in time for the Budget.

End-to-End Review of the Planning Inquiry Process

- MHCLG will shortly announce an end-to end review of the planning inquiry process, intended to establish how to halve the time for an inquiry on housing supply to be determined.

Heritage Online Debate: Heritage Crime

- The March 2018 edition of Heritage Online Debate is now available, with a focus on heritage crime. It looks at heritage metal theft, the new and innovative approaches that will help shape and influence the preventative and investigative methods, and protection of assets for future generations.

Coastal Communities Fund

- MHCLG has announced that applications are now open for the next round of the Coastal Communities Fund, which supports the economic transformation of UK coastal communities by giving funding to create sustainable economic growth and jobs. Prospective applicants for round 5 of the Coastal Communities Fund can access the full guidance to submitting their application here. Funding for round 5 will cover the period 2019-20 to 2020-21, with funds becoming available from April 2019; a small number of revenue projects which are ‘ready to go’ and can be fast tracked will be announced in summer 2018.

Current Consultations

- The Marine Management Organisation’s engagement period (29 January to 29 March 2018) on four emerging marine plans (North West marine plan, South East marine plan, South West marine plan, and North East marine plan).
- Transport for the North’s consultation on its Strategic Transport Plan and Integrated Sustainability Appraisal Consultation (closing date 17 April).
- Transport for the North has launched a consultation on its Strategic Transport Plan, and related Integrated Sustainability Appraisal (closing date 17 April).
- The Department for Business, Energy & Industrial Strategy’s consultation on a draft National Policy Statement for Geological Disposal Infrastructure (closing date 19 April).
- The Department for Business, Energy & Industrial Strategy’s consultation on the policy for Working with Communities: Implementing Geological Disposal (closing date 19 April).

- MHCLG's consultation on a revised NPPF (closing date 10 May).
- MHCLG's consultation on Supporting Housing Delivery Through Developer Contributions (closing date 10 May).

Recent Consultation Responses

- Historic England's response to MHCLG's consultation on Improving the Use of Planning Conditions is available here.

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If you did not receive this edition of Planning Bulletin direct from Historic England, you may find the current edition online [here](#). If you would like to sign up for notifications when a new edition is issued, please contact governmentadvice@HistoricEngland.org.uk.

APPENDIX I: HISTORIC ENGLAND PLANNING ADVICE

Good Practice Advice notes (GPAs)

- The GPAs provide information on good practice, particularly looking at the principles of how national policy and guidance can be applied. They are the result of collaborative working with the heritage and property sectors in the Historic Environment Forum, and have been prepared following public consultation:
 - *GPA 1: The Historic Environment in Local Plans* (March 2015)
 - *GPA2: Managing Significance in Decision-Taking in the Historic Environment* (March 2015)
 - *GPA3: The Setting of Heritage Assets* (December 2017)
 - *GPA4: Enabling Development* (forthcoming)

Historic England Advice Notes (HEANs)

- The HEANs include detailed, practical advice on how to implement national planning policy and guidance. They have been prepared by Historic England following public consultation:
 - *HEAN 1: Conservation Areas: Designation, Appraisal and Review* (February 2016)
 - *HEAN 2: Making Changes to Heritage Assets* (February 2016)
 - *HEAN 3: Site Allocations* (October 2015)
 - *HEAN 4: Tall Buildings* (December 2015)
 - *HEAN 5: Setting up a Listed Building Heritage Partnership Agreement* (November 2015)
 - *HEAN 6: Drawing up a Local Listed Building Consent Order* (November 2015)
 - *HEAN 7: Local Heritage Listing* (May 2016)
 - *HEAN 8: Sustainability Appraisal and Strategic Environmental Assessment* (December 2016)
 - *HEAN 9: The Adaptive Reuse of Traditional Farm Buildings* (October 2017)
 - *HEAN 10: Listed Buildings and Curtilage* (February 2018)

APPENDIX II: REVISED NPPF – HISTORIC ENGLAND BRIEFING

Context

- The Government's draft revision of the National Planning Policy Framework (NPPF) was launched on 5 March, with the related consultation running until 10 May, and the final version expected to be published by the summer.
- It was accompanied by a number of other documents:
 - NPPF consultation proposals (NPPF summary and specific consultation questions)
 - Draft planning practice guidance for viability (further updates to the planning practice guidance are expected)
 - Housing delivery test draft measurement rule book
 - Supporting housing delivery through developer contributions
- This briefing focuses on the changes to the NPPF itself. Many of the proposed changes implement proposals already put forward in the Housing White Paper, Planning for the Right Homes in the Right Places consultation, and the Autumn Budget. The revised NPPF also reflects previous Written Ministerial Statements, recent legislative changes, case law, and a wish to further streamline national planning policy, and reduce duplication.

Overview

- The revised NPPF has been significantly reordered, notably to bring forward the sections on plan- and decision-making, and on housing. A new chapter has been added on 'making efficient use of land', reflecting many of the previous consultation proposals.
- Particularly noticeable in the consultation draft is the distinction being drawn between strategic policies (in local plans prepared by individual authorities or jointly, or in spatial development strategies), and more local policies (in either local or neighbourhood plans). Reference is made throughout to policies maps rather than proposals maps. The emphasis on up-to-date plans (and the updating, rather than review, of plans) is also pronounced, as is the emphasis on joint working.
- The draft NPPF also makes more reference to the role of statutory and non-statutory consultees.
- In addition to new policy areas, there are also many detailed changes to policy wording, and the consultation draft therefore repays close scrutiny. Some of the key changes are flagged section-by-section, below, but it should be noted that this list is far from definitive.

Introduction (paras. 1-6)

- The introduction clarifies that endorsed recommendations of the National Infrastructure Commission may be material when preparing plans or deciding applications.

Achieving Sustainable Development (paras. 7-14)

- The way in which the NPPF supports the delivery of sustainable development has been altered in the draft. The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across the different objectives)'.
 - The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. These include an expectation that strategic

plans should, 'as a minimum', provide for objectively assessed needs, and clarification that 'the policies which are most important for determining the application' need to be up-to-date. The old footnote 9 (now footnote 7) list of policies which might provide a reason for refusal has been extended to include ancient woodland, aged or veteran trees, and nationally important but non-scheduled assets of archaeological interest; the application of these policies must now provide a 'strong' (plan-making) or 'clear' (decision-taking) reason.

- The core planning principles have been deleted (though their content is largely reassigned to the relevant sections).

Plan-Making (paras. 15-38)

- Policies to conserve and enhance the natural, built and historic environment remain on the list of strategic policies required for the area of each local planning authority; reference to green infrastructure has been added. Strategic policies should also address relevant cross-boundary issues.
- Strategic plans should (again, 'as a minimum') plan for and allocate sufficient sites to deliver the strategic priorities of the area, 'except insofar as these needs can be met more appropriately through other mechanisms, such as brownfield registers or local policies'.
- The evidence underpinning strategic policies should be relevant, up-to-date, adequate and proportionate. The detailed references to topic-based evidence (former paragraphs 158-177) have largely been omitted.
- Sound plans will provide a strategy that 'will, as a minimum, meet as much as possible of the area's objectively assessed needs', and will deliver 'an' appropriate strategy, rather than 'the most appropriate'.

Decision-Making (paras. 39-59)

- Local planning authorities should publish lists of information requirements relating to applications for planning permission (previously 'applications'): this excludes listed building consent applications and applications for permission in principle. Information requirements are to be kept to the minimum (and are no longer described as being proportionate), and should be reviewed at least every two years.
- Decisions are to be made as quickly as possible.
- Planning conditions should be kept to a minimum, and pre-commencement conditions should be avoided 'unless there is a clear justification'.
- Where proposals for development accord with all the relevant policies in an up-to-date development plan, viability assessments are not required. Where viability assessments are needed, they should reflect the recommended approach in national planning guidance, including standardised inputs, and be made publicly available.

Delivering a Sufficient Supply of Homes (paras. 60-81)

- The section has been retitled 'delivering a sufficient supply of homes' (it was previously 'delivering a wide choice of high quality homes').
- It is recognised as important that land with permission is developed without unnecessary delay. Local planning authorities can consider imposing a planning condition expediting commencement and assess why earlier grants of planning permission for major development on the same site did not start.
- Strategic plans are to be informed by a standard local housing need assessment (the detail of this assessment is not yet available).
- The provisions in respect of affordable housing are significantly amended.
- Housing figures (or indicative figures) are to be provided for neighbourhood areas.
- The use of small sites for housing is promoted, and targets set.

- Reference to the protection of residential gardens is retained.
- Sites are to be allocated adjacent to existing settlements for entry level exception sites (but should not compromise the protection given to areas or assets of particular importance).
- New settlements and significant extensions are encouraged (reference to garden cities is omitted); the opportunities presented by existing or planned infrastructure should be considered.
- The Housing Delivery Test is introduced.
- The policy relating to 'truly outstanding or innovative' houses in the countryside is retained.

Building a Strong, Competitive Economy (paras. 82-85)

- There is increased reference to productivity, and to having regard to local policies for economic development and regeneration (including Local Industrial Strategies).
- Reference to priority areas for environmental enhancement has been lost.
- The section on the rural economy that was previously freestanding is now included with wider economy-related policy. Reference has been added to open space as one of the local facilities to be retained and developed in rural areas. A new paragraph has been added in relation to access and rural business.

Ensuring the Vitality of Town Centres (paras. 86-91)

- The emphasis on housing in town centres has been increased.
- Reference to competitive town centre environments has been lost, but there is a more positive approach to dealing with declining town centres.
- The sequential test is retained and the emphasis on town centre and edge of centre sites increased.
- Impact assessment is no longer required for office development.

Promoting Healthy and Safe Communities (paras. 92-102)

- Green infrastructure is recognised as part of the support for healthy communities; there is greater reference to open space.
- There is new policy on estate regeneration, and on public safety and security.
- Local Green Space policy is retained but framed more positively; reference to historic significance has been retained within it.

Promoting Sustainable Transport (paras. 103-111)

- The section has been significantly reordered and rewritten.
- Planning authorities are required to realise the development opportunities from existing or proposed transport infrastructure (including realising opportunities for large scale development).
- Maximum parking standards should only be set where necessary.
- Reference has been added to the need to respond to local character in creating places that are safe, secure and attractive.

Supporting High Quality Communications (paras. 112-116)

- The changes in this section relate primarily to the delivery of high quality digital infrastructure.
- The reference to minimising the number of masts is retained.

Making Effective Use of Land (paras. 117-123)

- This new section largely reflects the proposals set out in the Housing White Paper.
- Multiple benefits from both urban and rural land are to be encouraged.
- Substantial weight is to be given to the use of brownfield land within settlements

- The development of under-utilised land is to be promoted (including space above shops, the use of empty homes and other buildings, employment and other allocations).
- Upwards extensions are supported, both the use of airspace above residential and commercial properties, and allowing upwards extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- Development that makes efficient use of land should be supported, taking into account ‘the desirability of maintaining an area’s prevailing character (including residential gardens), or of promoting regeneration and change’.
- Higher densities are promoted for housing development, and minimum density standards are to be established in policy for central and accessible areas.
- A flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.

Achieving Well-Designed Places (paras. 124-131)

- Good design is no longer described as being indivisible from planning, but there is emphasis throughout the revised section on high quality buildings and places.
- There is a requirement for a clear design vision and expectations, and reference to the use of visual tools such as design guides or codes, and standards (sometimes phrased as ‘area-wide design assessments’). Development which accords with defined design expectations should not be refused on the grounds of design.
- Reference to the historic environment is retained, as well as to good architecture and innovation. The old paragraphs 60, 61 and 65 are however lost.
- Great weight should be given to ‘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 are sensitive to the overall form and layout of their surroundings’.

Protecting Green Belt Land (paras. 132-146)

- The Green Belt purpose relating to the preservation of the setting and special character of historic towns has been retained.
- New Green Belts, and establishing the need for changes to existing Green Belts, should be addressed in strategic plans; detailed boundary amendments may then be made in local policy, including in neighbourhood plans.
- Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, all other reasonable options for meeting the identified need for development should be examined, including optimising the density of development.
- Where Green Belt land is released for development, plans should set out ways in which ‘compensatory improvements’ may be made to the environmental quality and accessibility of remaining Green Belt land.
- Burial grounds and allotments are added to the list of development which is not inappropriate in the Green Belt; cemeteries and burial grounds are also now identified as not inappropriate where they preserve the openness of the Green Belt, as well as development brought forward under a Neighbourhood Development Order.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (paras. 147-167)

- The reference to the conversion of existing buildings (from the old core principles) is inserted in this section.
- Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts. In taking a proactive approach to climate change mitigation and adaptation, plans should take into account

the long-term implications of climate change for biodiversity and landscape, and the risks of overheating from rising temperatures.

- The old text relating to actively supporting energy efficiency improvements to existing buildings is omitted; new text is added stating that local requirements for the sustainability of buildings should reflect national technical standards.
- The policy is updated to reflect the Written Ministerial Statement on wind energy.
- Reference is added to the cumulative impact of impacts in areas susceptible to flooding.
- The text on sustainable drainage systems has been updated to reflect the Written Ministerial Statement.

Conserving and Enhancing the Natural Environment (paras. 168-181)

- This section now reflects the 25 Year Environment Plan, with updated policy on networks of habitats, air quality, Heritage Coast, and planning for the enhancement of natural capital.
- Clarification is offered in respect of the development permitted in National Parks and Areas of Outstanding Natural Beauty, but the reference to these having the 'highest status of protection' has been lost. The reference to cultural heritage has been retained.
- The policy in respect of irreplaceable habitats such as ancient woodland has been altered: wholly exceptional reasons and a suitable mitigation strategy are required to justify their loss (these reasons may include infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat); the policy in respect of individual aged or veteran trees outside ancient woodland remains the same.
- The role of green infrastructure in improving air quality is recognised.
- New policy is added on the 'agent of change' principle.

Conserving and Enhancing the Historic Environment (paras. 182-198)

- This section is broadly unchanged, with some reordering (notably in relation to the old paragraphs 132 and 141), and the addition of subheadings.
- Greater reference is made to World Heritage Sites (in this section and in the Glossary).
- Reference is now made to determining 'applications' rather than 'planning applications' (old paragraph 131, new paragraph 188).
- 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, 'irrespective of the degree of potential harm to its significance'.
- Reference to Grade I and II* buildings, etc., being of 'the highest significance' has been lost, although 'highest significance' is still referred to in the new introductory paragraph, and the wider policy context remains the same.
- The old paragraph 139 on non-designated but nationally important heritage assets of archaeological interest is now a footnote.
- Reference to securing the 'optimum viable use' of designated heritage assets has been lost (but is retained in paragraph 81 in relation to heritage assets and the development of isolated homes in the countryside).
- In the Glossary:
 - The definition of archaeological interest has been shortened
 - The Article 4 Direction entry has been omitted
 - The definition of the historic environment has been deleted
 - The Historic Environment Record entry refers to resources rather than services, and includes text from the old paragraph 169

- World Heritage Site text has been added to the entry for ‘significance’, and an entry added for Outstanding Universal Value
- The entry for minerals of local and national importance has been deleted, including its references to heritage assets and local distinctiveness.
- References to heritage in the rest of the NPPF have been reduced. In addition to those mentioned above and below, losses include references in the old paragraphs 9 (positive improvements in the built, natural and historic environment), 157 (identifying land where development would be inappropriate because of its historic significance), 169 (local plan evidence), and 170 (landscape character assessment).

Facilitating the Sustainable Use of Minerals (paras. 199-206)

- This section has been shortened. Most references to the historic environment are retained, but the reference to the historic environment in relation to the aftercare of mineral sites has been lost.
- Minerals planning authorities are to recognise the benefits of on-shore oil and gas development, including unconventional hydrocarbons.

Annex 1: Implementation (paras. 207-213)

- For the purpose of examining plans, the old NPPF will apply to plans submitted in the six months before the publication of the new NPPF.
- The Housing Delivery Test will take effect from November 2018.
- ‘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

- There have been a number of amendments to the Glossary, including additions (e.g. Housing Delivery Test and permission in principle), deletions (e.g. ecosystem services and economic development), and wording changes (e.g. deliverable and older people).
- The definition of previously developed land now refers to ‘residential gardens’ instead of ‘private residential gardens’
- See also the heritage-specific entries referred to above.

*Government Advice Team
Historic England
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