



Schedule of relevant guidance for National Parks contained within national planning policy statements and guidance¹

National planning policy statements and guidance notes (PPSs and PPGs) set out the Government's policies on different aspects of land use planning. These policies can be material to decisions on individual planning applications. National planning policy does not need to be repeated in local planning policy documents and therefore the planning policies in the Authority's adopted *Core Strategy and Development Management DPD* (December 2010) should be read in conjunction with the following sections of national planning policy which are particularly applicable to development in the New Forest National Park.

The table below **summarises** the main references in national planning policy relevant to National Parks. Please click on the hyperlinks within the table to view the full wording of the relevant sections.

It should also be noted that the Coalition Government is currently reviewing all national planning policy and intends to consolidate the existing statements into a single concise National Planning Policy Framework. Consultation on the draft National Planning Policy Framework is expected in 2011 and until the Framework is formally in place the existing Planning Policy Statements and guidance notes will remain in effect.

Policy Statement or Guidance	Reference	Policies / Guidance containing specific reference to planning in the New Forest National Park
PPS 1 <i>Delivering Sustainable Development</i>	Paragraph 17	The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources. Those with national and international designations should receive the highest level of protection.
	Paragraph 33 – 39	Good design is indivisible from good planning. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.

¹ Covering current PPSs and PPGs listed on the www.communities.gov.uk website and MPS 1 and MPS2 as at March 2011

<u>PPS3</u> <i>Housing</i>	Paragraph 13	Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
	Paragraph 30	In providing for affordable housing in rural communities, where opportunities for delivering affordable housing tend to be more limited, the aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.
	Paragraph 40	A key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed.
	Paragraph 50	The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.
<u>PPS 4</u> <i>Planning for sustainable economic growth</i>	Policy EC6	Local planning authorities should ensure that the countryside is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.
	Paragraph EC6.1 and EC6.2	In rural areas local planning authorities should (a) strictly control economic development in open countryside away from existing settlements; (b) identify local service centres (which might be a country town, a single large village or a group of villages) and locate most development in or on the edge of existing settlements where employment, housing (including affordable housing), services and other facilities can be provided close together;(c) support the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside for economic development; (d) set out permissible scale of replacement buildings and circumstances where replacement of buildings would not be acceptable; (e) seek to remedy any identified deficiencies in local shopping and other facilities to serve people's day-to-day needs; set out the criteria for farm diversification schemes and support schemes that are consistent with scale and environmental impact with their rural location; and where appropriate support equine enterprises.

	Policy EC7 Paragraph EC7.1	Local planning authorities should recognise that in areas statutorily designated for their natural or cultural heritage qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.
PPS 5 <i>Planning for the Historic Environment</i>	Policy HE9	Loss affecting any designated heritage asset (e.g. Conservation Areas, Listed Buildings) requires clear and convincing justification. Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that: i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or (ii) (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 that will enable its conservation; and (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.
	Policy HE11	Planning authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan.
PPS 7 <i>Sustainable Development in Rural Areas</i>	Paragraph 15	Planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location. Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced. They should have particular regard to any areas that have been statutorily designated for their landscape, wildlife or historic qualities where greater priority should be given to restraint of potentially damaging development.
	Paragraph 21	Nationally designated areas comprising National Parks and AONBs have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. They are a specific purpose for National Parks, where they should also be given great weight in planning policies and development control decisions. As well as reflecting these priorities, planning policies should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.

	Paragraph 22	Major developments should not take place in these designated areas, except in exceptional circumstances. This policy includes major development proposals that raise issues of national significance. Because of the serious impact that major developments may have on these areas of natural beauty, and taking account of the recreational opportunities that they provide, applications for all such developments should be subject to the most rigorous examination. Major development proposals should be demonstrated to be in the public interest before being allowed to proceed. Consideration of such applications should include an assessment of: <ul style="list-style-type: none"> i. 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; ii. the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and iii. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
	Paragraph 23	Planning authorities should ensure that any planning permission granted for major developments in these designated areas should be carried out to high environmental standards through the application of appropriate conditions where necessary.
	Paragraph 34 (ii)	LPAs should recognise through their development plans that tourism and leisure are vital to many rural economies. Need to recognise that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.
PPG 8 <i>Telecommunications</i>	Paragraph 3	The Government places great emphasis on its well established national policies for the protection of the countryside and urban areas – in particular the National Parks, AONBs, SSSI, the Green Belts, the Heritage Coast and areas and buildings of architectural or historic importance.
	Paragraph 16	High priority should be given to the need to safeguard areas of particular environmental importance. In National Parks proposals should be sensitively designed and sited and the developer must demonstrate that there are no suitable alternative locations.
	Paragraph 24	In seeking to arrive at the best solution for an individual site, authorities and operators should use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas, the aim should be for apparatus to blend into the landscape.

	Appendix Supporting Guidance Paragraph 7	The Government places great emphasis on its well established national policies for the protection of the countryside and urban areas – in particular the National Parks, AONBs, SSSI, the Green Belts, the Heritage Coast and areas and buildings of architectural or historic importance. Whilst LPAs are encouraged to respond positively to telecommunications proposals, they should take account of the advice on the protection of urban and rural areas in other planning policy guidance notes and the advice in paragraphs 66-79 below on mast-sharing and siting and design.
	Paragraph 60	Where telecommunications development is likely to affect National Parks, AONBs and Heritage Coasts discussions should involve the Countryside Agency. Such discussions can identify possible conflicts of interest at an early stage.
	Paragraph 64	Protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications. High priority should be given to protecting such areas and the need to safeguard areas of particular environmental importance. In National Parks proposals should be sensitively designed and sited and the developer must demonstrate that there are no suitable alternative locations.
	Paragraph 74	Siting and design concerns may centre particularly on the type of mast and its impact – particularly if located in a designated area (such as a National Park, an AONB, a conservation area or SSSI. Its height, ancillary development and the scope for landscaping and screening will also be important considerations. Many antennas have special siting needs, authorities should take account of these needs.
PPS9 <i>Biodiversity and Geological Conservation</i>	Paragraph 1	Planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. Local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment. Where granting planning permission would result in significant harm to those interests, planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, planning authorities should ensure that, before permission is granted, adequate mitigation measures are put in place. Where a planning decision would result in significant harm to biodiversity and geological interests which cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.

	Paragraph 10	Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. Local planning authorities should identify any areas of ancient woodland in their areas that do not have statutory protection (e.g. as a SSSI). They should not grant planning permission for any development that would result in its loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.
PPS 10 <i>Planning for Sustainable Waste Management</i>	Locational Criteria Annex E	In testing the suitability of sites and areas against the criteria set out in paragraph 20, waste planning authorities should consider the factors listed below..... <i>c. visual intrusion</i> Considerations will include (i) the setting of the proposed location and the potential for design-led solutions to produce acceptable development; (ii) the need to protect landscapes of national importance (National Parks, AONBs and Heritage Coasts). <i>d. nature conservation</i> Considerations will include any adverse effect on a site of international importance for nature conservation (Special Protection Areas, Special Areas of Conservation and RAMSAR Sites) or a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves).
PPG 17 <i>Planning for open space, sport and recreation</i>	Paragraph 27	Designation of areas as National Parks or AONBs does not preclude the use of land for sporting and recreational activities, but noisy or other intrusive activities should be restricted to locations where they will have minimal or no impact on residents or other recreational users. National Park Authorities should work with other local authorities and with sports and recreational bodies with a view to securing new sports and recreational facilities in appropriate locations within National Parks.
PPG 19 <i>Outdoor Advertisement Control</i>	Paragraph 25	In the National Parks stricter controls usually apply to the display of advertisements which do not require the LPA's express consent. For example, the normal short-term exemption from control for balloon advertising does not apply, nor does the "deemed consent" for certain internally illuminated advertisements; and hoardings around temporary construction sites may not display an advertisement without the LPA's express consent. Because of the necessity of preserving or enhancing the appearance of these areas, applications for express consent will also be closely scrutinised to ensure that the proposals do not compromise the aims of the area's special designation.

<p>PPS 22 <i>Renewable Energy</i></p>	<p>Paragraph 11, 12 and 14</p>	<p>In sites with nationally recognised designations (SSSIs, National Nature Reserves, National Parks, AONBs, Heritage Coasts, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits.</p> <p>Care should be taken to identify the scale of renewable energy developments that may be acceptable in particular areas. Small-scale developments should be permitted within areas such as National Parks provided that there is no significant environmental detriment to the area concerned.</p> <p>Local planning authorities should not create “buffer zones” around international or nationally designated areas and apply policies to these zones that prevent the development of renewable energy projects. However, the potential impact on designated areas of renewable energy projects close to their boundaries will be a material consideration in determining planning applications.</p>
<p>PPS 23 <i>Planning and Pollution Control</i></p>	<p>Appendix A</p>	<p>The matters that may be material in the consideration of individual planning applications where pollution considerations arise include the potential sensitivity of the area to adverse effects from pollution, in particular reflected in landscape, the quality of soil, air, and ground and surface waters, nature conservation (including SSSIs, National Parks, AONBs, Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Wetland of International Importance (RAMSAR sites), agricultural land quality, water supply (Source Protection Zones), archaeological designations and the need to protect natural resources.</p>
<p>PPG 24 <i>Planning and Noise</i></p>	<p>Paragraph 20</p>	<p>Special consideration is required where noisy development is proposed in or near SSSIs. Proposals likely to affect SSSIs designated as internationally important under the EC Habitats or Birds Directives or the Ramsar Convention require extra scrutiny. Special consideration should also be given to development which would affect the quiet enjoyment of the National Parks, the Broads, AONBs or Heritage Coasts. The effect of noise on the enjoyment of other areas of landscape, wildlife and historic value should also be taken into account.</p>
<p>Good practice guide on Planning for Tourism</p>	<p>Annex A, Paragraph 7</p>	<p>National Parks attract visitors who wish to enjoy the special qualities of the landscapes and the countryside of these areas. It is important that sufficient accommodation of a suitable range of types is provided for these visitors. However, particular care needs to be taken over the number, scale and location of accommodation facilities in these designated areas to ensure that the particular qualities that justified the designation are conserved. These considerations are best addressed through the plan process wherever possible.</p>

MPS 1 <i>Planning and Minerals</i>	Paragraph 9	The Government's objectives for minerals planning reflect the requirement to contribute to the achievement of sustainable development. These include protecting internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in the exceptional circumstances detailed in paragraph 14 of this statement.
	Paragraph 14	<p>National policies for minerals planning and the protection of heritage and countryside include not permitting major mineral developments in National Parks except in exceptional circumstances. Because of the serious impact that major mineral developments may have on these areas of natural beauty, and taking account of the recreational opportunities that they provide, applications for these developments should be subject to the most rigorous examination. Major mineral development proposals should be demonstrated to be in the public interest before being allowed to proceed. Consideration of such applications should therefore include an assessment of:</p> <ul style="list-style-type: none"> i. the need for the development, including in terms of national considerations of mineral supply and the impact of permitting it, or refusing it, upon the local economy; ii. the cost of, and scope for making available an alternative supply from outside the designated area, or meeting the need for it in some other way; iii. any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated. <p>Planning authorities should ensure that for any planning permission granted for major mineral development in these designated areas, the development and all restoration should be carried out to high environmental standards, through the application of appropriate conditions, where necessary, and be in character with the local landscape and its natural features.</p> <p>Proposals in these areas which are not considered to be major mineral developments should be carefully assessed, with great weight being given in decisions to the conservation of the natural beauty of the landscape and countryside, the conservation of wildlife and the cultural heritage and the need to avoid adverse impacts on recreational opportunities.</p>
	Paragraph 15	In terms of supply, minerals planning policies should provide for the maintenance of landbanks, i.e. appropriate levels of permitted reserves, for non-energy minerals as far as is practicable from outside National Parks, the Broads, AONBs and World Heritage sites.

<p>MPS 2</p> <p><i>Controlling and Mitigating the Environmental Effects of Minerals Extraction in England</i></p>	Paragraph 2	Since minerals can only be worked where they are found, and as this may be in environmentally-sensitive or designated landscape areas and/or in close proximity to communities, the need to keep adverse impacts to an acceptable minimum in the planning and operating of extraction sites is a high priority. Where adverse environmental effects cannot be adequately controlled or mitigated through the design of proposals or the attachment of conditions, planning permission should be refused.
	Paragraph 4	MPAs should incorporate the objectives of sustainable development in minerals planning. These objectives recognise the potential conflict between the exploitation of resources and environmental aims. In order to reconcile such conflicts, MPAs should aim to protect areas of nationally-designated landscape or archaeological value, cultural heritage or nature conservation from mineral development, other than in exceptional circumstances where it has been demonstrated that the development is in the public interest.
	Paragraph 8	Mineral working applications and reviews of old mineral permissions in or affecting the following designations (National Parks, the Broads, AONBs, World Heritage Sites, Scheduled Monuments, Sites of Special Scientific Interest and land to which Nature Conservation Orders apply and international conservation sites (e.g. those designated under the EU Habitats Directive or the Ramsar Convention on Wetlands)) should be subject to the most rigorous examination, normally including an Environmental Statement (ES), regardless of the size of the site. Guidance is given in DETR Circular 02/99 <i>Environmental Impact Assessment</i> .
<p>MPG14</p> <p><i>Environment Act 1995: review of mineral planning permissions</i></p>	Paragraph 90	When preparing and considering schemes of conditions, it will be necessary to identify sensitive property and areas which are, or could be, adversely affected by the development and to seek ways in which the impact can be mitigated or avoided – for example through the provision of buffer zones and/or buffer mounds, or restrictions on working hours and/or appropriate noise limits. Particular attention should be given to areas of environmental or ecological importance such as National Parks, AONBs, National Nature Reserves, SSSIs, features of archaeological interest and the built heritage; and to the proximity of residential or other sensitive property such as schools and hospitals. Consideration should also be given to the need to avoid adverse effects on the quality or quantity of groundwater resources where these are particularly vulnerable or in short supply.

