



planning advisory service

Local Plans and the National Planning Policy Framework

Compatibility Self Assessment Checklist

(April 2012)

Introduction

We have produced a checklist to help you assess the content of your local plan¹ against requirements in the National Planning Policy Framework (NPPF) that are new or significantly different from national policy previously set out in PPGs and PPSs.

These elements are highlighted in red and in italics.

Although not part of the NPPF it also includes the 'Planning policy for traveller sites' published on 23 March 2012.

How will it help?

We want to help local authorities to get up-to-date plans in place. This tool will help you to:

- assess your local plan against national policy
- identify gaps
- understand risks
- start to plan how to manage those risks.

This will help you to:

- respond proactively and speedily to the NPPF
- prepare for an examination
- make robust planning decisions
- implement your policies.

PAS will continue to work with authorities through the NPPF transition period.

Why does it matter?

It matters because to have a plan-led system we need to have sound plans in place. The transition arrangements give authorities with an adopted plan a year to get their policies 'up to date' (in conformity with the NPPF). After that, the policies will be judged by their degree of conformity and the presumption in favour of sustainable development will apply. If you haven't got a plan in place, you need to do so as soon as possible; the further along the process you are, and the closer the conformity of your policies, the more weight they will have (for full details see Annex 1 'Implementation' paragraphs 208-219).

For PAS's interpretation of what you need to know about transition, see '[Things we think you should know about the NPPF](#)'.

¹ We use the term "local plan" throughout this document. However, adopted plans may comprise a number of development plan documents prepared under the Planning and Compulsory Purchase Act 2004, in which case it may be all of those documents that a local planning authority may wish to consider in the context of the NPPF using this document.

Who should use it?

The checklist was written with adopted plans in mind, but it should also be useful as a check for emerging local plans. It is for all planning authorities in England, including counties and National Parks.

What it doesn't do

It is not an interpretation of national planning policy or a prescribed solution. It excludes the implications of the Localism Act. It doesn't deal with the process of plan-making or aspects of the NPPF which relate specifically to decision making. Nor does it list the things that you *don't* have to do any more as requirements have been dropped.

What else are PAS doing?

There are more parts to this document to follow, including

- a comprehensive checklist of all requirements, new and retained,
- An understanding of what the 'gaps' or discrepancies might mean for you (your risks)
- Some actions you could take to address these risks

How should you use it?

We have structured the checklist in the order of the NPPF, but you might want to prioritise the areas that you think are most important to your area and your overall strategy, and concentrate on the policy areas where you have the most development pressure.

The checklist has used, wherever possible, the same wording as that set out in the NPPF. However, our focus has been to capture the main 'prompts' that you need to consider while keeping the checklist to a reasonable length. However you should cross-refer to the NPPF itself whilst going through the checklist. We have provided paragraph references to help you do this.

Note, however, that this document highlights the new/significantly different bits of the NPPF compared to PPGs and PPSs. You'll need to think about whether, if you've quite an old adopted plan, it was fully compliant with more recent bits of government guidance (eg PPS3 revised June 2011).

The checklist concentrates on identifying where the gaps (or incompatibilities) are; you might want to also keep your own audit trail of the evidence you have identified to demonstrate compatibility, or otherwise, with the NPPF.

How we made it

- We looked at the NPPF and the Impact Assessment published alongside the draft NPPF.
- We identified the main things that it asks or requires local plans to include, and highlighted those that are significantly different from previous national policy and guidance as set out in PPGs and PPSs.
- We turned this into a checklist, and set out some ideas about how local planning authorities could identify parts of their local plan that may be most at odds with this, what may happen as a result, and things they could do to manage this (*to follow*).
- We developed these ideas in consultation with a selection of local planning authorities.

We've worked with the Planning Inspectorate on this and it builds on pilot work done by the Inspectorate. The checklist is intended to provide a constructive starting point for any assessment of how the Framework impacts on plan preparation and is an important element of the support service referred to in paragraph 217 of Annex 1 to the National Planning Policy Framework

What will happen to this document in the future?

It will be reviewed in the light of feedback from local planning authorities that have used it and other stakeholders and updated again as necessary later in 2012.

If you have any feedback please send it to PAS at:

Email: alice.lester@local.gov.uk

Disclaimer

This is a PAS document and has not been endorsed by the Department for Communities and Local Government. We are positive that if you go through this exercise you will be able to make a judgment, with confidence, about how your plan relates to the requirements of the NPPF. It will also give you some indication of the sort of actions you may wish to pursue if you need to move towards alignment with the NPPF in any of the policy areas.

1A: Achieving sustainable development

The presumption in favour of sustainable development and core planning principles (para 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p>	<p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i></p> <p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p>	<p>The Core Strategy meets the development needs of the area as identified by the relevant evidence, including the Strategic Housing Market Assessment, the Employment Land Review (as updated by the Employment Land Study in 2010), and the Retail and Leisure Assessment. The Draft Allocations Plan also meets the needs of the area by identifying development sites and locations to implement the Core Strategy.</p> <p>Core Strategy Chapter 3 considers risks to its strategic approach and contingencies. The Draft Allocations Plan reflects this approach.</p> <p>Proposed changes to the Draft Allocations Plan specifically refer to the presumption in favour of sustainable development.</p>	<p>There are no significant differences that affect the overall strategy.</p>

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<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p>			
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1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).	<i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)?</i>	The Employment Land Review did consider the deliverability of employment sites and non-deliverable sites have been omitted from the Allocations Plan. In the case of sites that are already employment use, Core Strategy policy P1 provides a flexible approach to considering alternative uses	There are no significant differences.

2. Ensuring the vitality of town centres (paras 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?

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<p>Set out policies for the management and growth of centres over the plan period (23).</p>	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i> <i>Have you identified primary and secondary shopping frontages?</i></p>	<p>The Retail and Leisure Assessment addresses the need, or otherwise, to expand Bolton town centre and other centres in the Borough.</p> <p>The Draft Allocations Plan identifies the Civic and Retail Core as the primary shopping area in Bolton town centre. The rest of the town centre consists of the secondary shopping area. There are clear policies about what uses will be permitted in each part of the town centre.</p> <p>The town, district and local centres do not have areas of predominantly leisure, business and other main town centre uses adjacent to the primary shopping area. For this reason the whole town centre areas are identified as the primary shopping area. There are clear policies about what uses will be permitted in each centre.</p>	<p>There are no significant differences.</p>
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3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).	<i>Do your policies align with the objectives of para 28?</i>	Bolton does not contain any rural areas within the meaning of NPPF paragraph 28. Locations outside the defined urban area are covered by either Green Belt or Protected Open Land policies.	No

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p>	<p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39) (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p>Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (34).</p> <p><i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i></p>	<p>The Core Strategy contains maximum car parking standards for a variety of different uses, and minimum standards for disabled, cycle and motorcycle parking. They have been justified through the Core Strategy process.</p> <p>The Core Strategy and Draft Allocations Plan reflect the GM Local Transport Plan, which is jointly prepared with the other GM districts and Transport for Greater Manchester.</p>	<p>There are no significant differences.</p>

5.Supporting high quality communications infrastructure (paras 42-46)

There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.			
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6. Delivering a wide choice of high quality homes (paras 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47)</i> .	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p>a) five years or more supply of specific deliverable sites; <i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i> <i>c) If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>The Core Strategy sets a target that meets the full, objectively assessed needs for housing in line with para 47</p> <p>The Draft Allocations Plan shows potential housing sites, and deliverable sites within this are used to form the five year supply, together with an allowance for small sites.</p> <p>Housing completions in the last three years have been below the target in the Core Strategy, but not to the extent that there is consistent under delivery.</p> <p>Annual monitoring identifies the 5 year housing supply. As at March 2012, there is an identifiable 5 year supply, including a 5% additional buffer.</p>	There are no significant differences
Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47).	<i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i>	<p>The Core Strategy sets out a locally evidenced brownfield housing target. It contains a housing trajectory and this is updated annually through monitoring.</p> <p>The annual monitoring of the</p>	There are no significant differences

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		housing land supply, together with the adopted Core Strategy and the Draft Allocations Plan, is a strategy to ensure that a five year supply will be maintained. In addition the Core Strategy contains contingency to address possible risks.	
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (para 159)	<i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs</i>	Core Strategy policy SC1.3 addresses affordable housing. It is based on a local viability assessment and SHMA	There are no significant differences
In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).	<i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i>	There are no rural areas in the Borough within the meaning of para 54.	There are no significant differences
	<i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i>	There is no specific policy on resisting development on gardens. The Core Strategy has more generalised design polices for each area of the Borough, and these can be used to restrict inappropriate development in gardens	There are no significant differences

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<p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<p><i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i></p>	<p>There are no rural areas in the Borough within the meaning of para 55</p>	<p>There are no significant differences</p>
<p>7. Requiring good design (paras 56-68)</p>			
<p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>			

8. Promoting healthy communities (paras 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i>	<i>Does the plan include a policy or policies addressing community facilities and local services? To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i>	Core strategy policy SC2 ensures that local cultural activities and community facilities are located in the neighbourhoods that they serve; this would also allow such facilities to develop and modernise. Some open recreational facilities are protected from development (Core Strategy Policy CG1 and associated land on the Draft Allocations Plan Proposals Map.) The concentration of new housing within the existing urban area effectively means that occupants of new housing generally have access to key services and infrastructure.	There are no significant differences

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<p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).</i></p>	<p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p>	<p>Core Strategy Policy CG1 protects many open spaces in the urban area from built development. It is not as restrictive as Green Belt policy. The open spaces are shown on the Draft Allocations Plan Proposals Map (if they are larger than 0.4ha), but they are not identified as Local Green Spaces as defined in the NPPF.</p>	<p>There are no significant differences</p>
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9. Protecting Green Belt land (paras 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p>	<p>The Core Strategy has established that the Green Belt boundary should be changed at Cutacre to cater for the objectively assessed development needs of Bolton. The Draft Allocations Plan Proposal Map defines a boundary. Proposed changes to the Draft Allocations Plan reflect the NPPF approach on the Green Belt.</p>	<p>There are no significant differences</p>

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	<p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p> <p>Does it allow for the replacement of a <i>building</i>, provided the new building is in the same use and not materially larger than the one it replaces? (89) <i>PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</i> (PPG2 referred to 'major existing developed sites')</p>		
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	<p>Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of '<i>development brought forward under a Community Right to Build Order</i>' in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>		
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10. Meeting the challenge of climate change flooding and coastal change (paras 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i></p>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>The Core Strategy concentrates new development in the existing urban area which minimizes the need to travel by car, and this in turn has the potential to reduce greenhouse gas emissions. Core Strategy policy CG3.6 encourages the incorporation of design measures into new developments that allow adaptation and resilience to the impacts of climate change. Core Strategy policy CG2 ensures that all development proposals contribute to the delivery of sustainable development through their construction and design principles. This includes BREEAM and CSH standards, which in turn include energy efficiency improvements. Core Strategy policies CG2.2 and CG2.3 set out the requirements for a building's sustainability in a way that is compatible with the zero carbon buildings policy.</p>	<p>There are no significant differences</p>

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<p>Help increase the use and supply of renewable and low carbon energy (97).</p>	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p>	<p>Core Strategy Policy CG1.7 maximises the potential for renewable energy development and encourages the proposals that contribute towards the renewable energy targets in the Regional Spatial Strategy. Core Strategy Policy CG2.3 identifies suitable areas for renewable and low carbon energy sources that can be achieved in association with built development.</p>	<p>There are no significant differences</p>
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11. Conserving and enhancing the natural environment (paras 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Planning policies should minimise impacts on biodiversity and geodiversity (para 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p>	<p>Core Strategy policy CG1 and CG1.2 address the protection of biodiversity and geodiversity. There are no Nature Improvement Areas in Bolton. Core Strategy policy LO1 addresses cross boundary biodiversity issues.</p>	<p>There are no significant differences</p>

12. Conserving and enhancing the historic environment (paras 126 – 141)			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.			

13. Facilitating the sustainable use of minerals (paras 142-149)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p>	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p>	<p>This is being addressed through the Greater Manchester Minerals Plan, which has been amended to reflect the NPPF's approach on peat extraction.</p>	

National Planning Policy Framework Core Planning Principles

This section considers each of the 12 core planning principles and how the Core Strategy and Draft Allocations Plan address them.

Core Planning Principle 1

Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

The Core Strategy sets out a positive vision for the Borough in Chapter 3, 'Spatial vision and objectives' and this was the result of input from local people. The Core Strategy and Draft Allocations Plan have been prepared in the light of the Regional Spatial Strategy, and the latter has been prepared in co-operation with adjoining local authorities and other partners, as set out in the Authority Monitoring Report.

Core Planning Principle 2

Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

The Core Strategy sets out a positive vision for the Borough in Chapter 3, 'Spatial vision and objectives'. The Draft Allocations Plan helps to implement this vision.

Core Planning Principle 3

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

The Core Strategy sets targets for housing, business and other development needs, based on national and local evidence. It also gives an indication in which areas of the Borough development should take place. The Draft Allocations Plan shows which sites are needed to meet those development targets.

Core Planning Principle 4

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

The Core Strategy's Cleaner Greener section addresses both high quality design (policy CG3) and compatible uses (policy CG4)

Core Planning Principle 5

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

Core Strategy chapter 5 contains area policies for each different part of Bolton, taking into account their different roles and characters, and retaining the vitality of urban areas. The Core Strategy's approach is to keep Green Belt boundaries unchanged, except at Cutacre, and the Draft Allocations Plan states what development might be acceptable in the Green Belt. Core Strategy policy CG3.7 recognises the intrinsic character and beauty of the countryside and how development should respect it.

Core Planning Principle 6

Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

Core Strategy policy CG1.6 and CG1.7 address minimising energy requirements and renewable energy development respectively. Draft Allocations Plan policies set out how the use of renewable energy can be maximised in developments in different parts of the Borough. Policy CG2 ensures that all new development mitigates and adapts to climate change. Policy CG3.6 ensures that the design of development takes into account climate change. Policy CG1.5 reduces the risk of flooding, reducing the risk of run-off from new developments and applying the sequential approach to development, concentrating new development in areas of lowest flood risk. Draft Allocations Plan policies show the extent of flood risk zones.

Core Planning Principle 7

Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;

Core Strategy policy CG1 addresses different aspects of the natural environment including biodiversity. Policy CG4.2 ensures that new development should not generate unacceptable

nuisance, odours, fumes, noise or light pollution; CG4.3 addresses land contamination. The identification of sites for development in the Draft Allocations Plan takes into account environmental value through the sustainability appraisal that is carried out for each site.

Core Planning Principle 8

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

Core Strategy policy SC1.2 states that 80% of housing development will be on previously developed land. The identification of sites for housing development in the Draft Allocations Plan adheres to this principle. The identification of sites for employment related development in the Draft Allocations Plan also favours previously developed land.

Core Planning Principle 9

Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

The Core Strategy and Draft Allocations Plan identify a number of mixed use development sites, including the former Horwich Loco Works. The Core Strategy encourages a wide range of uses in each part of Bolton town centre. Core Strategy policy CG1 recognises that the Borough's open land performs many functions, including biodiversity, agriculture, recreation and supplying a cooling effect for the adjoining urban areas.

Core Planning Principle 10

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Core Strategy policy CG3.4 addresses heritage. The Draft Allocations Plan shows the boundaries of conservation areas and listed parks and gardens.

Core Planning Principle 11

Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and

The Core Strategy's overall approach of concentrating development in the existing urban area focusses development in sustainable locations which can make the fullest use of public transport, walking and cycling. Policies P5.1 and P5.2 ensure that public transport, cycling and walking are taken into account in individual developments.

Core Planning Principle 12

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Core Strategy policies H1 and A1 address the provision of health and education facilities respectively. Policy SC2 addresses cultural and community provision. The Core Strategy area policies identify locations in Bolton town centre and elsewhere that are appropriate for health, education and cultural facilities.