

INSPECTOR'S NOTE TO SELBY DC

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Following publication by the Government on 27 March 2012 of the National Planning Policy Framework, the Planning Inspectorate has issued the following advice on its 'Local Plans' page on the Planning Portal:

Presumption in favour of sustainable development and development plans

Following the publication of the National Planning Policy Framework ('the Framework') planning authorities with adopted plans or plans in preparation will need to consider which, if any, parts of those plans need updating.

The Framework states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15).

The Planning Inspectorate considers that this model wording will, if incorporated into a draft Local Plan submitted for examination, be an appropriate way of meeting this expectation.

Planning authorities will of course also need to consider what other aspects of their plans may need to be revised in order to reflect the approach of the presumption, to meet the development needs of the area.

The 'model wording' is as follows:

"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted."

My understanding is that all plans currently being examined should reflect the presumption in favour of sustainable development. Plans that do not reflect the presumption policy will not be consistent with national policy. The model wording is provided to help planning authorities to accurately reflect the Government's policy in their plans.

Selby District Core Strategy Examination

Selby DC will need to satisfy itself, and me as the Examining Inspector, that the Core Strategy reflects the presumption policy contained in the Framework. The published model wording is one way of doing this. The Council can, if it wishes, devise its own alternative wording provided it appropriately reflects the presumption policy. Where alternative wording is provided, I will need to be satisfied that the alternative wording accurately reflects the Government's intention.

Martin Pike

Inspector

23 April 2012