

New Model Policy

The Inspector has requested that the Council drafts a policy setting out the presumption in favour of sustainable development which permeates the National Planning Policy Framework. The Council has now done this and the Inspector has asked that the policy be made available should any party wish to comment. The intention is that this policy would be located on page 54 of the December 2011 Core Strategy (before Policy CS5) and be published as a proposed main modification to this Plan.

Sustainable Development

POLICY CS4A - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

There is a presumption in favour of sustainable development. When considering proposals for sustainable development the Council will take a positive approach. It will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.

Planning applications that accord with the policies in this Core Strategy 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Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise. Account will be taken of 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 and other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant;
- Specific policies in the National Planning Policy Framework, other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant, indicate that development should be restricted.

6.4a The purpose of the planning system is to contribute to the achievement of sustainable development, of which there are three dimensions - economic, social and environmental. The role of the planning system in respect of these 3 dimensions is:

- economic role – contributing to building a strong, responsive and competitive economy;
- social role – supporting strong, vibrant and healthy communities; an
- environmental role – contributing to protecting and enhancing the natural, built and historic environment.

6.4b These roles are mutually dependent and, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should, therefore, play an active role in guiding development to sustainable solutions. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

6.4c Under the NPPF, proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. In this way development which is sustainable can be approved without delay.

Delivery

6.4d This policy will be delivered through the development management process.

Glossary

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act and neighbourhood development plans.