Dear Mr Phillips

**National Planning Policy Framework – Presumption in favour of sustainable development**

The Inspector has asked me to write to you in respect of one particular aspect of the National Planning Policy Framework ('the Framework'). Following its publication, planning authorities with adopted plans or plans in preparation will need to consider which, if any, parts of those plans need updating.

Paragraph 15 of the Framework indicates that policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All 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. In this context a model policy has been included on the Planning Inspectorate's Local Plans pages on the Planning Portal website at http://www.planningportal.gov.uk/wps/portal/lut/p/c4/04_SB8K8xLLM9MSSzPy8xBz9CP0os3qjtxBnJydDRwP3IA8LA0_ngJAALwt_YwMjI_2CbEdFACgDI6kJ/?PC_7_2FTCBB1A004810IHTVMO10C5000000_WCM_CONTEXT=/wps/wcm/connect/portal2liveenvironment/portal2site/planning/planninginspectorate/presumption.

The Planning Inspectorate considers that this model policy, if incorporated into a draft Local Plan submitted for examination, will be an appropriate way of meeting this expectation. For convenience the text of the policy 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Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: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.

The Council will need to satisfy itself and the Inspector that the Core Strategy reflects the presumption policy in the Framework and the model wording is one way of doing this. The Inspector would be grateful for the comments of the Council and the National Park Authority on this. You will of course also need to consider whether there are other aspects of the Core Strategy that may need to be revised in order to reflect the approach of the presumption, to meet the development needs of the area. You may wish to come back to the Inspector directly on this or alternatively incorporate your views in your more general response to his consultation on the implications of the Framework for the Core Strategy.

Yours faithfully

Lynette Benton

Lynette Benton,  
Programme Officer