

The National Planning Policy Framework, or NPPF (July 2018)

This is a set of high level national planning rules. You may see an application that references various paragraphs of the NPPF to justify it. Invariably the same application may contravene other paragraphs, but may keep quiet about that. To fully assess an application against the NPPF you'll need to read and become familiar with it. If you don't have time or inclination to do that we recommend at least reviewing whether an application complies with the following parts of the NPPF:

Paragraph 8: Is the development economically, socially and environmentally sustainable?

Paragraph 43: Has all the necessary information been submitted with the application?

Paragraphs 63 & 64: Have affordable homes been included in line with regulatory requirements?

Paragraphs 109 & 110: Does the application arise highway safety concerns?

Paragraphs 127 & 130: Is the proposed design acceptable?

Paragraphs 155-165: Is there a flood risk on, or because of the proposed site?

Paragraph 175: What impact would the development have on wildlife?

Paragraph 179: Are there any land contamination issues at the proposed site?

Paragraphs 189-192: Would the development have an undesirable impact on a listed building, site of archaeological interest or other heritage asset?