

Appendix I:

National Planning Policy Framework (July 2018): Key Points and Implications for Swale Local Plans

NPPF (2018) Section No.	Key Points	Impact and implications for the adopted local plan and the emerging local plan
General	<p>The NPPF was published on 24 July 2018 following consultation on the draft back in March. It became a material consideration from the date of publication but only applies to local plans submitted for examination after 24 January 2019. Therefore, the emerging plan will be measured against this version of the NPPF at examination when the time comes.</p> <p>The NPPF is to be read as a whole (including footnotes and annexes). It should also be read in conjunction with the Government’s planning policy for travellers sites, and its planning policy for waste.</p> <p>The revised NPPF is relatively similar to the consultation draft published in March 2018. The main changes from the NPPF of 2012 is to incorporate policies set out in the Housing White Paper, supporting the government’s objective of increased housing delivery.</p>	<p>The new NPPF is a key consideration in progressing the emerging Local Plan Review, particularly in respect of identifying new housing targets and delivering them.</p> <p>A high level assessment of the performance of the adopted Local Plan, ‘Bearing Fruits’ policies (particularly the development management policies) concludes that the policies and proposals are generally compliant with the revised NPPF that was published on 24 July 2018. There are however, some changes to government policy that raise the profile of certain topic areas such as design, air quality, climate change and viability, which will need to be taken into account as the evidence base for the new plan emerges and consideration can be given as to whether new policy is required; rewording is needed; or the policy is compliant with NPPF and reflects the local evidence base and consequently does not require review.</p>
2. Achieving sustainable development	<p>Achieving sustainable development remains at the forefront of the NPPF with the inclusion of three overarching objectives (economic, social and environmental) to achieve this. The NPPF’s main focus continues to be a presumption in favour of sustainable development, sustainability being the</p>	<p>‘Bearing Fruits’ sets out the Council’s strategy for delivering sustainable development. It positively seeks opportunities to meet the Borough’s development needs through various policies that allocate land for development and regeneration. The Local Plan Review will need to demonstrate this too in</p>

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	<p>golden thread that runs through each and every policy. Of note is paragraph 11. For plan-making, this means that local plans should positively seek opportunities to meet the development needs of their area, planning to provide for their full OAN for housing and other uses.</p> <p>The footnote to para 11 continues to support national and international designations for natural and built heritage as strong considerations in the overall scale type or distribution of development in the plan are.</p> <p>For decision-taking, paragraph 11 requires planning permission to be approved where proposals accord with an up-to date development plan. This is also referred to as the ‘tilted’ balance.</p> <p>Where local planning authorities substantially fail the Housing Delivery Test (where the Housing Land Supply figure for the previous 3 years is less than 75% of the Borough’s housing target), the policies of the adopted local plan are rendered out-of-date and proposals are assessed against the NPPF only, the presumption being in favour of sustainable development.</p>	<p>the context of an updated evidence base.</p> <p>The Housing Delivery Test comes into effect on 1 November 2018 and will assess each local planning authority’s housing delivery against their housing targets. Figures will be issued by MHCLG based on data submitted by local planning authorities. If the amount of housing delivery is less than 75% of the total target, the local plan becomes ‘out of date’ and cannot be used when considering planning applications for housing.</p> <p>In blunt terms, this means the council may not be able to defend local designation policies at Appeal if it has been unable to deliver 85% or more of its housing target over a 3 year period.</p> <p>The Council’s housing land supply and housing delivery test will be a matter of public record and will be reported to this Panel in due course.</p>
3. Plan-making	<p>The planning system continues to be plan-led. Development plans should provide a positive vision for the future of the area and address housing needs and other economic, social and environmental priorities. Policies should be positively prepared (aspirational but deliverable), shaped by early engagement.</p>	<p>The Bearing Fruits Local Plan had a clear set of strategic policies and development strategy which was separate to the more detailed local policies and allocation policies.</p> <p>The level of detail in non strategic and allocation policies will need to be supported by evidence, but is likely to be valuable in ensuring good quality</p>

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	<p>The development plan should contain strategic policies that set out the overall strategy for the patterns, scale and quality of development and make sufficient provision for the Borough's development needs identified through a proportionate evidence base. This includes the need for housing (and affordable housing), employment, retail, leisure and infrastructure needs as well as policies to conserve and enhance the natural, built and historic environment including landscape and green infrastructure and planning measure to address climate change mitigation and adaptation.</p> <p>Non-strategic policies in the development plan should be used to set out more detailed policies for specific areas and can include local-level detail on site allocations, establishing design principles, infrastructure requirements and other development management policies.</p> <p>For neighbourhood plans, NP policies, if more recent, will take precedent over non-strategic policies in an adopted local plan covering that neighbourhood area where they are in conflict but if the adopted local plan is more recent, the local plan policies will take precedent. Local plan policies should be reviewed to assess whether they need updating at least once every five years (and then updated as necessary). Relevant strategic policies will need to be updated at least once every five years if there is a significant change to the local housing need figure or if it is expected to change significantly in the near future.</p> <p>Local plans should also now set out the contributions</p>	<p>development and setting key themes and considerations for strategic scale sites for incorporation into master planning; and important design and layout considerations for smaller sites.</p> <p>The emerging local plan review will need to continue this general document structure, but the development strategy and settlement strategy may of course be subject to review.</p> <p>Local plans are no longer required to demonstrate the proposed strategy is the 'most' appropriate but 'an' appropriate strategy. Evidence that informs this will need to be collected and analysed as before; and choices will be evaluated through the Sustainability Appraisal at each key stage in plan making.</p> <p>The soundness tests for local plans remain the same.</p> <p>The Swale local plan review was commenced on the recommendation of the Bearing Fruits Inspector, but the imperative for five yearly reviews has been confirmed and implies a tight timescale reflected in the Swale Local Development Scheme (Sept 2018)</p> <p>Swale Borough Council has a strong history of collaborative working with neighbouring authorities and other stakeholders. At this stage ongoing 'Duty to Co-operate' with neighbouring authorities, has not indicated any approaches for development needs</p>

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	<p>expected from development. This includes setting out the level and type of affordable housing provision required along with other infrastructure requirements. The test of soundness for Local Plans continue to be:</p> <ul style="list-style-type: none"> • Positively prepared • Justified • Effective • Consistent with national policy <p>The local plan is now required to have <i>an</i> appropriate strategy (rather than <i>the most appropriate</i> as with the old NPPF) and that it must provide for the identified needs as a minimum.</p> <p>Plan proposals will need to deliverable during the plan period.</p> <p>Duty to Co-operate remains a key feature for the preparation of sound local plans with the additional requirement to prepare and maintain ‘Statements of Common Ground’ setting out the cross-boundary matters which may need a joint approach with neighbouring authorities and how they are likely to be resolved.</p>	<p>from those areas to be met in Swale. Until the evidence base is more complete, it may not be possible to identify any new issues may need an ongoing collaborative approach. The format and process for establishing any necessary Statements of Common Ground has yet to be established.</p> <p>Part of the work for the new local plan will continue to include an viability audit of policies that relate to local standards will need to be assessed to establish that they will policies should not undermine the delivery of the plan and as such there may be a need to identify the priority requirements.</p>
4. Decision-making	<p>The focus continues to be on making decision in accordance with the development plan unless material considerations indicate otherwise.</p> <p>Decisions on applications should be made as quickly as possible. Early engagement and front-loading continues to be encouraged as a practice to speed up the application process. There is plenty of onus placed on the applicants to engage with the various stakeholders and the public, taking an early, pro-active</p>	<p>The practical requirements for pre application and efficient and timely consideration of planning applications has already largely been embedded in local practice.</p> <p>From a policy perspective, all ‘Bearing Fruit’ policies, particularly the development management policies will be audited as part of the local plan review, not only for their compliance with NPPF, but for how they have</p>

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	approach.`	work in practice from the development management perspective.
5. Delivering a sufficient supply of homes	<p>Strategic policies that determine the minimum number of homes needed should be informed by an assessment of local housing need using the standardised methodology set out in NPPG.</p> <p>Paragraph 65 further reiterates the need for a housing requirement figure to be established and for the Council to identify the land required for that need which reflects the overall strategy for the pattern and scale of development across the Borough.</p> <p>Paras 73-76 deal with the need to set and expected housing trajectory for the plan period and the need for an annually updated Five Year Housing Land Supply. The interaction of this with the new Housing Delivery Test determines the land supply buffer to be applied and hence the Five Year Supply.</p> <p>The NPPF also allows for the possibility of a stepped housing trajectory where there are large strategic sites with long lead in delivery times and or are dependent upon the delivery of key enabling infrastructure</p> <p>Specific, deliverable sites for the first 5 years of the local plan are to be identified. Specific, developable sites or broad locations for growth are also to be identified for years 6 to 10 and, where possible for years 11 to 15 of</p>	<p>The NPPF has been revised in light of the Housing White Paper to incorporate the changes to government policy that seek to significantly boost the delivery of homes. The implications of this are the key areas upon which the revised NPPF bites.</p> <p>The revised NPPF confirms that the housing need methodology set out in national planning guidance is to be used for calculating housing need across different forms and tenures based on a wide range of factors, including affordability. The government has promised further consultation on the details of the standardised methodology in due course. For Swale this is not expected to change the target figure significantly from the 1050 dwellings per annum estimate.</p> <p>The means for identification of potential sites for their development needs is set out in detail in the National Planning Policy Guidance (NPPG) and there should be a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Work is currently under way on a new Strategic Housing Land Supply Availability Assessment for Swale; and four potential new settlements are being promoted.</p>

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	<p>the plan period. It is essential that this includes a range of sizes of sites; which could include large urban extensions or new settlements . However, there is a requirement for at least 10% of the housing requirement to be provided on sites no larger than 1 ha. The allocation of small and medium sites is essential for maintaining a healthy housing land supply position, particularly during the early years of the plan. If the Council cannot demonstrate a 5 year housing land supply there may be significant consequences. As previously mentioned, this includes the status of the adopted local plan being 'out-of-date' that would result in a loss of control in planning and development decisions.</p> <p>Planning policies should specify the type of affordable housing required if a need for affordable housing has been identified. Affordable housing need should be met on site unless off site provision or an appropriate financial contribution can be robustly justified and this would contribute to the objectives of creating mixed and balanced communities.</p> <p>Affordable housing should be sought on major developments only (10 or more homes) in urban areas and in designated rural areas where the policies may set out a lower threshold of 5 units or fewer.</p> <p>Reductions in affordable housing can be sought on brownfield land where vacant buildings are being reused or redeveloped. New and broader definitions of affordable housing are included at Annex 2 to the</p>	<p>The new Housing Delivery Test becomes operative from 1 November 2018 in respect of the Bearing Fruits Local Plan and Members have already received a briefing on how this will operate.</p> <p>In determining its new development strategy, the Council will also need to be mindful of the requirement that 10% of the dwellings required should be provided on sites no bigger than 1 ha, which are considered easier to bring forward in the short to medium term.</p> <p>A Housing Market Assessment will also be needed to inform the house types and affordability needed as part of the overall need requirement.</p>

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	<p>NPPF.</p> <p>There is an expectation that major housing development should expect at least 10% of the homes to be available for affordable home ownership as part of the overall affordable housing contribution from the site although there are some caveats to this.</p>	
<p>6. Building a strong, competitive economy</p>	<p>The NPPF emphasises the continued need to support economic growth and productivity with planning policies helping to enable this via a clear economic vision and strategy that ensures closer ties with Local Industrial Strategies and other local policies for economic development and regeneration including supporting a prosperous rural economy.</p> <p>Planning policies should set criteria or identify strategic sites for employment uses to meet the anticipated employment land needs over the plan period.</p> <p>Planning policies will need to be flexible to accommodate needs not anticipated in the plan and allow for new and flexible working practices and respond rapidly to changes in economic circumstances. The specific locational requirements of different sectors should also be recognised.</p>	<p>Planning for the full economic needs of the Borough is also of paramount importance and earlier paragraphs in the NPPF reinforce the need to make sufficient provision for employment.</p> <p>Paragraph 120 in 'chapter 11: Making effective use of land' does make specific reference to the need for planning policies and decisions to reflect changes in demand for land and to be informed by regular reviews, amplifying the need to promote the most effective use of land. This approach enables the release of employment land to meet housing needs where there is no reasonable prospect of the site coming forward for its intended use. (This approach is rolled forward from paragraph 22 in the original NPPF).</p> <p>There is however, no direct correlation between numbers of homes and jobs as per the old NPPF.</p> <p>The Swale Employment Land Review (September 2018) identified a handful of sites that are no longer suitable for employment use and concluded the</p>

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		<p>Borough's needs for B2/B8 for the new local plan period is approximately 40ha and 15ha for B1 uses.</p> <p>The 'Bearing Fruits' identified specific sites suitable for employment use whist Policy CP1 supports employment development, particularly manufacturing, and safeguards strategic employment sites from loss to other uses. Policy DM3 is a criteria based policy that supports the sustainable development of the rural economy. This approach appears NPPF compliant and will be taken forward to the Local Plan review.</p>
7. Ensuring the vitality of town centres	<p>The 'town centre first' approach remains little changed with local plans being required to define a network and hierarchy of centres. The default threshold for Retail Impact assessment continues to be 2500 sq metres. Policies should promote vitality and viability, allow for growth and diversification and promote a mix of uses reflective of that centre's characteristics. Centres will need to be able to respond to rapid changes in the retail and leisure sectors and this should be facilitated through local plan policy.</p> <p>As previously, planning policies should define the extent of the town centre and the primary shopping areas and allocate a range of suitable sites to meet identified need, looking at least 10 years ahead.</p>	<p>There is little new in the NPPF on this topic , and surprisingly nothing on the impact of internet shopping, so local evidence will be key to informing policy choices.</p> <p>Specialist consultants have recently been commissioned and work is underway to assess the retail and leisure needs of the Borough for the new local plan period. This evidence, will inform the need for any new site provision and review the policy approach for the development proposals within the core and secondary shopping frontages and other retail locations.</p> <p>Should the Council follow a strategy that includes 'new settlements', the retail and leisure needs of the new communities will also need to be considered and will form part of the master planning of those settlements.</p>

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8. Promoting healthy and safe communities	<p>Broad objectives that promote healthy and safe communities are set out in Section 8 of the NPPF and include the need to ensure the provision of the social, recreational and cultural facilities needed to ensure this. Education provision continues to be given importance in the revised Framework. Paragraph 95 states that local planning authorities should give “great weight” to the need to create, expand or alter schools through the preparation of plans and decisions on planning applications. The role and value of good design in creating healthy and safe communities is also outlined. Existing open space, sports and recreational buildings and land should not be built on unless there is evidence that it is surplus to requirements, it will be replaced with equivalent or better provision; or the benefits of the proposed development outweigh the loss of the current or former use. Public rights of way should be protected and enhanced. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Space should only be designated through the local plan process. Such designations are justified where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance and is local in character and is not an extensive track of land.</p>	<p>These objectives remain little changed in the revised NPPF and as pertinent as ever for planning policy and decision making. The Local Plan review will be supported by a new Implementation and Delivery Schedule for social and physical infrastructure which will be compiled in collaboration with the service providers. Early stakeholder involvement has already commenced, as reported elsewhere on this agenda. The Council is well aware of the health inequalities of its communities and Bearing Fruits Policy CP5 has sought to promote, protect and work to improve the health of Swale’s population and reduce health inequalities and this strategic policy should be taken forward in the review. Through the local plan review, the Council will also need to continue to provide, protect and enhance public open space and other important green spaces. Evidence from (amongst other sources an Open Space Study) is expected to inform a Green Infrastructure policy and strategy; as well as land allocation requirements arising from new developments.</p>

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9. Promoting sustainable transport	<p>The revised NPPF is more explicit in terms of managing patterns of growth and development strategies so as to minimise the need to travel through focus on locations which are or can be made sustainable.</p> <p>Local planning authorities should consider transport issues at the earliest stages of plan making and identify additional development opportunities arising from strategic infrastructure investment.</p> <p>Opportunities to promote modes of transport other than the car should also be identified and explored.</p> <p>Paragraph 105 explicitly calls for the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p> <p>Maximum parking standards should only be set through local standards where there is a clear and compelling justification that they are necessary for managing the local road network or for optimising the density of development in central locations well served by public transport.</p> <p>The importance of providing adequate overnight lorry parking facilities is to be recognised in both planning policies and planning decisions.</p>	<p>As further information and evidence (particularly traffic modelling) becomes available, this information will be used to inform and shape the reasonable alternative development strategies for the local plan review and key infrastructure priorities.</p> <p>As the preferred development strategy is developed, the Council will continue to work closely with KCC in producing their Local Transport Plan; and a Local Transport Strategy for Swale specifically to support the Local Plan Review; and public funding bids.</p> <p>Ongoing collaboration with Highways England in respect of the Strategic Road Network priorities will also be key; as will collaboration with public transport providers.</p> <p>Ways of promoting real choices for alternatives to the car will be needed in both strategic policies in the local plan review; in land allocation policies in respect of design and layout; and in general development management policy.</p>
10. Supporting high quality communications	<p>Planning policies should support the expansion of electronic communications networks, including next generation technology (such as 5G) and full fibre broadband connections.</p> <p>Policies should set out how high quality digital</p>	<p>Much of the development of networks, masts and so on is permitted development.</p> <p>This type of development is not explicitly addressed in 'Bearing Fruits' although strategic Policy CP6 expects development proposals to provide for the installation</p>

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	<p>infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in most cases, provide the optimum solution).</p>	<p>of such.</p> <p>It is unclear at this moment in time whether or not a specific policy to support high quality communications would be needed in the emerging local plan, for example to cover issues such as siting 5G network installations and whether it would be design or allocation oriented.</p> <p>This section makes clear that any policies or blanket ban (such as use of Article 4 Directions over wide areas) should not be used impose a ban on new electronic communications development.</p>
<p>11. Making effective use of land</p>	<p>This chapter of the NPPF focusses on the need to ensure that policies make the most effective use of land for both built development and green space. This includes the need for a clear strategy that makes as much use as possible of previously developed land, but there is still no policy priority to develop this before greenfield.</p> <p>Other policy approaches that make effective use of land include the mixed use schemes and taking opportunities to achieve net environmental gains, for example developments that would enable new habitat creation or improve public access to the countryside.</p> <p>Where existing uses are not safeguarded, the Council should take a positive approach to applications for alternative uses.</p> <p>There is a new section on achieving appropriate densities are used, making the optimal use of the potential of each site. Where housing land is in short supply, the use of minimum density standards is</p>	<p>The council has an active ‘Brownfield Register’ to promote the development of previously developed land.</p> <p>A general density allowance has been used in the past to estimate the yield of potential site allocations, but a clear policy context now exists to work up and extend a amore nuanced approach into local plan policy.</p> <p>Across the Borough, typical densities vary according to locational type with higher density development taking place in more central locations as would be expected.</p> <p>It may be possible to use a general density policy expressing a range for different locations, but taking a site by site approach to identifying an appropriate density provides greater flexibility and the ability to fully consider the site’s physical characteristics and impacts on surrounding areas – and may be more appropriate for specific allocation policies.</p>

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	<p>expected for town centres and other locations well served by public transport. The use of minimum density standards or a range of densities for different part of the plan area is also recommended for consideration. The role of good design will be instrumental in achieving this.</p>	<p>A steer on pursuing a density policy is sought on this elsewhere in this agenda. The role of good design will continue to be paramount in the allocation and delivery of new developments regardless of their density.</p>
<p>12. Achieving well-designed places</p>	<p>The revised NPPF has an enhanced and much clarified section on good design with the need to have it embedded as a fundamental part of good place making.</p> <p>Refusal of planning permission for poor design remains a course of action for local planning authorities and setting out clear expectations for design in local plan policies is an avenue that could be explored further.</p>	<p>‘Bearing Fruit’ Policy CP4 Requiring Good Design sets out the Council’s criteria to be considered in development proposals. The land allocations policies in the plan provide some detailed design parameters where appropriate, and any master plans and design briefs are required to address the design requirements of the individual sites in more detail.</p> <p>The re-wording of this chapter of the NPPF enables greater use of supplementary design tools in relation to specific sites such as design codes. This will be explored further as the new local plan progresses and will be a critical element in delivering higher development requirements which are actually good places.</p>
<p>13. Protecting Green Belt land</p>	<p>Green Belt Policy is mostly unaltered in the revised NPPF and continues to be one of the most restrictive planning policies. Green Belt boundaries can only be altered where exceptional circumstances are fully evidenced and justified through local plan reviews. Authorities with Green Belt will be encouraged to be mindful of this where meeting their own development needs are challenging. They will need to be able to</p>	<p>Although Swale does not have any Green Belt land, unless Green Belt authorities on the edge of London and in Kent are prepared to undertake Green Belt Review, there is a possibility that unmet development need could be deflected to non Green Belt areas. So far Swale has not been directly approached for taking on any such need.</p>

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	<p>demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.</p>	
<p>14. Meeting the challenge of climate change, flooding and coastal change</p>	<p>The revised NPPF shows little change in respect of these topics, although clarity has been improved. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts. Plans should provide a positive strategy to help increase the use and supply of renewable and low carbon energy and heat. Green infrastructure is highlighted as a key tool in mitigating and adapting to climate change. Strategic Flood Risk Assessment (SFRA) should inform local plan policies. Inappropriate development in areas at risk of flooding should be avoided and plans should take a sequential approach to the location of development to avoid, where possible, flood risk to people and property. Any residual risks should be managed. Major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Planning policies should take account of the UK Marine</p>	<p>‘Bearing Fruits’ contains a number of policies related to meeting the challenge of climate change, flooding and coastal change. The Council’s approach to meeting these challenges has influenced the strategy for the Borough through the objectives in the Sustainability Appraisals that was used to assess the local plan and its policies. Development Management Policies DM19, DM20, DM21, DM22 and DM23 address these important issues and are still compliant with the revised NPPF.</p> <p>For the new local plan, the SA scoping report has already been agreed and provides a baseline for evaluating reasonable alternative development strategies and land allocations. These issues will be considered and addressed as the plan evolves, taking into account evidence as it emerges such as the SFRA and coastal change management plans. Technical standards for buildings and how the local plan can help mitigate and adapt to the risk of overheating from rising temperatures may also be considered for inclusion in policy to help address climate change issues.</p>

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	<p>Policy Statement and marine plans in coastal areas. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbate the impacts of physical changes to the coast.</p>	
<p>15. Conserving and enhancing the natural environment</p>	<p>Planning policies should contribute to and enhance the natural local environment and seek to minimise impacts on and providing net gains for biodiversity. Local plans should distinguish between the hierarchy of international, national and locally designated sites and should allocate land for development with the least environmental or amenity value.</p> <p>As per the previous NPPF, this chapter sets out how local plans should address issues of biodiversity, land stability, noise and light pollution and provides additional guidance on air pollution.</p> <p>Air quality evidence will now need to be an integral part of plan-making to ensure that the information is available to identify opportunities to improve air quality or mitigate impacts and is a strengthened element of the revised NPPF.</p>	<p>The Bearing Fruits plan has a comprehensive suite of natural environment policies which continue to be NPPF compliant.</p> <p>Air Quality evidence will be prepared and will inform the local plan strategy and identify areas where mitigation opportunities can be explored to improve air quality; and potentially new development management policy and practice on this topic.</p>
<p>16. Conserving and enhancing the historic environment</p>	<p>The revised NPPF makes little change to the section on the historic environment.</p> <p>Local planning authorities are expected to maintain 'or have access to' a historic environment record (paragraph 187). One of its purposes is to be used to predict the likelihood that currently unidentified heritage assets will be discovered in the future. Kent County Council maintains this record on behalf of the district councils via the KCC website.</p>	<p>The Bearing Fruits Local Plan Policy CP8 sets out the Council's commitment to the preparation of a Heritage Strategy and broad development management principles, plus Policies DM32 to DM35.</p> <p>A Heritage Assets Review was also undertaken to support the plan preparation. The Bearing Fruits Plan (alongside the NPPF) therefore provides a good basis for development management decisions in respect of heritage, which is unlikely to need substantial</p>

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	<p>Changes to the way the impact of proposed development on the significance of a designated heritage assets is assessed are confirmed and clarified in paragraph 193 which states that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).</p>	<p>revision. The NPPF also looks to local plans to set out a positive strategy for the conservation and enjoyment of the historic environment. A Swale Heritage Strategy and Action Plan is under preparation and this, along with the Heritage Assets evidence base will inform choices on the local plan review as it progresses.</p>
<p>17. Facilitating the sustainable use of minerals</p>	<p>There is little change to this part of the revised NPPF. Minerals are a finite resource and it is essential that there is a sufficient supply to provide for the infrastructure, buildings, energy and goods that the country needs. Planning policies should provide for the extraction of mineral resources and identify and safeguard sites as appropriate. Local planning authorities should not normally permit other development proposals in minerals Safeguarding Areas if it might constrain potential future use for mineral working. This chapter also includes policy on oil, gas and coal exploration and extraction.</p>	<p>Kent County Council is the authority for minerals planning. They are responsible for producing the Minerals and Waste Local Plan for the county and for determining planning applications for mineral extraction. A Supplementary Planning Document has been produced by them on how to address the potential for mineral extraction prior to non minerals development proceeding in a Minerals Safeguarded Area. For Swale Minerals safeguarding areas are clearly identified on the Swale Local Plan Proposals Map – this is in respect of brick earth deposits. This will inform SHLAA appraisal and any land allocation for built development.</p>
<p>Annex 1: Implementation</p>	<p>This NPPF became a material consideration on the day of publication and the new local plan will be assessed against it at examination. It should be noted that the policies in ‘Bearing Fruit’ are not out of date as they are consistent and compliant with this NPPF. Annex 1: Implementation provides detail on the workings of the Housing Delivery Test that will commence in November 2018.</p>	<p>The Housing Delivery Test (HTD) is intended to highlight where the number of homes being built is below target and provide a mechanism for establishing the reasons why. MHCLG will publish the results of the HDT in November, based on data supplied by local planning authorities. Where delivery has fallen below 85% of</p>

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		target in the last three years, an Action Plan must be prepared and a 20% buffer applied to the 5 year housing supply calculations. Swale's 2017-18 Housing Land Supply Statement is therefore expected to be published mid – late November.
Annex 2: Glossary	The Glossary has been amended to exclude and include various definitions and refine others. Of note, the definition of 'affordable housing' has been amended to reinstate 'social rent' and include other products such as Discount Market Rate Housing, build-to-rent, self-build and starter homes.	This will be reflected where relevant as the new local plan progresses.