



**Authority Monitoring Report (AMR)
2015/16**

ADDENDUM

Published 18th May 2017

Introduction

1. This addendum relates to Table 8 (page 18) and Appendix 3 of the AMR 2015-16 published on 11th January 2017. Table 8 and Appendix 3 of that document set out the degree to which the Council's saved local plan policies¹ are consistent with the NPPF² (high, medium or low). Specifically this addendum relates to two policies:
 - CON22 The Setting of settlements and recreation
 - RUR2 Development in the open countryside – general
2. Within Table 8, policies CON22 and RUR2 should be listed with those policies that have a 'high' level of consistency with the NPPF, not a 'medium' level of consistency.
3. Table 1 below replaces that part of Appendix 3 in the AMR that relates to these two policies.

¹ Saved policies from the Hart District Local Plan (Replacement) 1996-2006 and the First Alterations to that Plan available at <https://www.hart.gov.uk/local-plan>

² National Planning Policy Framework

Table 1 Revised assessment of saved policies CON22 and RUR2 for consistency with the NPPF

Policy	Relevant part of NPPF	Issues	Level of consistency
CON22 Setting of settlements and recreation	<p>Para 17, fifth bullet - “Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;”</p> <p>Para 113 – “Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected....landscape areas will be judged. Distinctions should be made...so that protection is commensurate with their status and gives appropriate weight to their importance...”</p>	<p>The aim of protecting areas that are important to the setting of settlements is consistent with the core planning principle in the NPPF to take account of the roles and character of different areas.</p> <p>Whilst the main thrust of the advice in para 113 concerns designated sites, it supports the use of criteria based policies to assess proposals in sensitive areas and the use of gradations between different levels of protection. CON22 is a criteria based policy (setting criteria to assess/identify the areas outside of settlements where it should apply and criteria for judging the acceptability of proposals in such areas). The protection it provides is less strict than that which applies in the designated Strategic and Local Gaps (CON19, 20, 21) and so reflects the relative importance of designated and undesignated areas. It therefore consistent with the approach to landscape protection in the NPPF.</p>	HIGH
RUR2 Development in the countryside - general	<p>Para 17 – recognise the intrinsic character and beauty of the countryside</p> <p>Para 28 – support economic growth in rural areas by taking a positive approach to sustainable new development</p>	<p>The main purpose of RUR2 is to establish the basic principle that the area outside defined settlement boundaries (i.e. the countryside) is subject to a greater degree of restraint than the areas within settlement boundaries. RUR2 does not rule out development in the countryside provided it complies with other policies in the Plan. There are other policies to promote economic development in rural areas (such as</p>	HIGH

Policy	Relevant part of NPPF	Issues	Level of consistency
	<p>Para 55 – avoiding isolated new homes in the countryside unless there are special circumstances.</p> <p>Para 109 – Planning system should protect and enhance valued landscapes.</p> <p>Para 154- Local Plans should set out clear policies on what will or will not be permitted and where.</p> <p>Para 157, 7th bullet point – Local Plans should identify land where development would be inappropriate for instance because of its environmental or historic significance</p>	<p>RUR4 and RUR13). This approach is consistent with the NPPF core principle that the intrinsic character and beauty of the countryside should be recognised (para 17). A new local plan prepared under the NPPF would take the same approach, i.e. define settlement boundaries and apply a greater degree of restraint outside the boundaries than within them. This is the case in numerous local plans adopted since the NPPF was introduced.</p> <p>RUR2 also seeks to ensure that development in the countryside avoids a significant detrimental effect on the character and setting of the countryside by virtue of its siting, size and prominence in the landscape. This is consistent with the NPPF core principle to recognise the intrinsic character and beauty of the countryside (para 17) and the aim to protect and enhance valued landscapes (para 109).</p> <p>Whilst RUR2 is firmly expressed as a policy of restraint, this is consistent with the NPPF’s recognition that it is the role of local plans to set out clearly where development will not be permitted (para 154) and where development would be inappropriate (para 157). That is what RUR2 does very clearly. The NPPF does not require a positive approach to be taken to development which conflicts with clear policy objectives (as is plain from para 64 in relation to poor design and para 74 in relation to open space).</p>	