

Assessment of Planning Practice Guidance and the Implications on the Site Allocations DPD

Chapter	Sub Headings	Council's Comments
Advertisements	<ul style="list-style-type: none"> Definition of an advertisement Requirements for consent Applications for express consent – procedure Applications for express consent – determination, appeals, modification and revocation Additional restrictions on the display of advertisements Enforcement against specific unauthorised advertisements Considerations affecting public safety Considerations affecting amenity 	<p>Applications for Advertisements would be considered under the NPPF guidance, rather than having a specific local policy. It is not considered necessary to amend the DPD in light of this guidance.</p>
Air Quality	<ul style="list-style-type: none"> Why should planning be concerned about air quality? What is the role of Local Plans with regard to air quality? Are air quality concerns relevant to neighbourhood planning? What information is available about air quality? When could air quality be relevant to a planning decision? Where to start if bringing forward a proposal where air quality could be a concern? How detailed does an air quality assessment need to be? How can an impact on air quality be mitigated? How do considerations about air quality fit into the development management 	<p>The Council considered that the requirements in relation to this topic have been fully satisfied in the DPD, and through both the procedures that have been undertaken to produce it and any supporting documents. No changes are therefore considered necessary to the DPD.</p>

	process?	
Appeals	<p>Planning appeals – general</p> <p>Appeals against refusal of planning permission</p> <p>Appeals against other planning decisions</p> <p>The award of costs – general</p> <p>How to make an application for an award of costs</p> <p>Behaviour that may lead to an award of costs against appeal parties</p> <p>The award of costs and compulsory purchase and analogous orders</p>	The planning appeals process is set out in national regulations. It is not considered necessary or appropriate to repeat the regulations in the Site Allocations DPD.
Before Submitting an Application	<p>The value of pre-application engagement</p> <p>Parties involved at the pre-application stage</p> <p>The local planning authority at the pre-application stage</p> <p>Statutory and non-statutory consultees at the pre-application stage</p> <p>Local people at the pre-application stage</p> <p>The prospective applicant at the pre-application stage</p> <p>The importance of considering design and environmental issues at the pre-application stage</p> <p>Planning performance agreements</p>	The planning application process is set by national regulations. It is not considered necessary or appropriate to repeat this process in the Site Allocations DPD.
Climate Change	<p>Why is it important for planning to consider climate change?</p> <p>What climate change legislation should planners be aware of?</p> <p>How can the challenges of climate change be addressed through the Local Plan?</p>	The DPD does not include any policies on this topic, although it is covered in the adopted Central Lancashire Core Strategy. The Core Strategy is considered to be in accordance with the NPPF and Planning Practice Guidance,

	<p>How can adaptation and mitigation approaches be integrated?</p> <p>How can planning deal with the uncertainty of climate risks when promoting adaptation in particular developments?</p> <p>What evidence of risks arising from climate change is available to support local plan-making?</p> <p>How can local planning authorities identify appropriate mitigation measures in plan-making?</p> <p>How can local planning authorities support energy efficiency improvements to existing buildings?</p> <p>What are Government's national standards for a building's sustainability and for zero carbon buildings?</p> <p>What is passive solar design?</p> <p>Where can I find out more about climate change mitigation and adaptation?</p>	<p>and as such, no changes are considered necessary to the DPD.</p>
<p>Conserving and Enhancing the Historic Environment</p>	<p>Overview: historic environment</p> <p>Plan making: historic environment</p> <p>Decision-taking: historic environment</p> <p>Designated heritage assets</p> <p>Further guidance on World Heritage Sites</p> <p>Non-designated heritage assets</p> <p>Heritage consent processes</p> <p>Consultation and notification requirements for heritage related applications</p> <p>Further information on heritage and planning issues</p>	<p>The DPD does not include Chapter or any policies in relation to the Historic Environment. This issue is dealt with fully in the adopted Central Lancashire Core Strategy. The Core Strategy is NPPF compliant and as such no changes to the DPD are needed.</p>

<p>Consultation and Pre Decision Matters</p>	<p>What local planning authority consultation takes place before a planning application is decided, and with who?</p> <p>Public consultation</p> <p>Statutory consultees</p> <p>Consultation and safeguarding directions</p> <p>Other organisations (non-statutory consultees)</p> <p>Re-consultation after an application has been amended</p> <p>Is it possible for a statutory or non-statutory consultee to direct refusal of an application?</p> <p>Table 1 – statutory publicity requirements for planning and heritage applications</p> <p>Table 2 – Statutory consultees on applications for planning permission and heritage applications.</p> <p>Table 3 – Non-statutory consultees – identified in national planning policy or guidance</p>	<p>The determining of Planning Applications are set by national regulations. It is not considered necessary or appropriate to repeat the process in the Site Allocations DPD.</p>
<p>Crown Development</p>	<p>Definitions of Crown land</p> <p>Application to the Crown</p> <p>Crown permitted development rights</p> <p>National security – permitted development rights</p> <p>National security – applications</p> <p>National security – procedure</p>	<p>As there is no crown land in the Borough, it is not considered necessary to cover this topic in the Site Allocations DPD.</p>

	<p>Urgent applications</p> <p>Sensitive information in planning applications</p>	
Design	<p>The importance of good design</p> <p>What planning objectives can good design help achieve?</p> <p>What is a well-designed place?</p> <p>How should buildings and the spaces between them be considered?</p> <p>Which planning processes and tools can we use to help achieve good design?</p> <p>Are there design issues that relate to particular types of development?</p>	<p>The issue of design is covered in the DPD, alongside the Central Lancashire Core Strategy. It is considered that this is fully in accordance with the NPPF and the Planning Practice Guidance, and as such, no changes are considered to be needed to the DPD.</p>
Determining a Planning Application	<p>What are the time periods for determining a planning application?</p> <p>How must decisions on applications for planning permission be made?</p> <p>Who in a local planning authority makes a planning decision?</p> <p>Who must the local planning authority notify once it has made a decision on a planning application?</p>	<p>The determining of Planning Applications are set by national regulations. It is not considered necessary or appropriate to repeat the process in the Site Allocations DPD.</p>
Duty to Co-operate	<p>What is the duty to cooperate and what does it require?</p>	<p>The Council has prepared a separate Duty to Co-operate which is in accordance with the regulations. It is therefore not considered necessary to amend the DPD.</p>
Ensuring Effective Enforcement	<p>Planning enforcement – overview</p> <p>No formal action</p> <p>Retrospective planning applications</p> <p>Obtaining information about alleged breaches of planning control</p>	<p>Planning Enforcement regulations are set out nationally and the Council follows this process. It is not considered necessary or appropriate to repeat these regulations in the Site Allocations DPD.</p>

	<p>Planning contravention notice</p> <p>Enforcement notice</p> <p>Planning enforcement order</p> <p>Stop notice</p> <p>Temporary stop notice</p> <p>Breach of condition notice</p> <p>Injunction</p> <p>Rights of entry</p> <p>Enforcement on Crown land</p> <p>Listed building enforcement</p> <p>Enforcement of hazardous substances control</p> <p>Unauthorised advertisements</p> <p>Enforcement and protected trees</p> <p>Model Notices</p>	
Ensuring the Vitality of Town Centres	Ensuring the vitality of town centres	The Council accepts that an additional modification is required to change policies E3, E4, E5 to ensure they are compliant with the NPPF and Planning Practice Guidance. This modification is currently being consulted on.
Environmental Impact Assessments	<p>Legislation covering Environmental Impact Assessment</p> <p>The purpose of Environmental Impact Assessment</p> <p>The stages of Environmental Impact Assessment</p>	Environmental Impact Assessments are part of the planning application process and will be dealt with during that stage. It is therefore not necessary to amend the DPD in light of this issue.

	<p>Development covered by the regulations</p> <p>List of relevant development consent mechanisms and controls</p> <p>Screening Schedule 2 projects</p> <p>Establishing whether a proposed development requires an environmental impact assessment</p> <p>Interpretation of project categories</p> <p>Preparing an Environmental Statement</p> <p>Consultation bodies</p> <p>The procedures for submitting an Environmental Statement</p> <p>Considering and determining planning applications that have been subject to an Environmental Impact Assessment</p> <p>Procedures for submitting and evaluating environmental impact assessment applications</p> <p>Procedure for announcing a decision involving environmental impact assessment</p> <p>Multi-stage consents</p> <p>Annex: Indicative screening thresholds</p>	
<p>Flexible Options for Planning Permission</p>	<p>How can a proposal that has planning permission be amended?</p> <p>Making a non-material amendment to a planning permission</p> <p>Amending the conditions attached to a permission including seeking minor material amendments (application under Section 73 TCPA 1990)</p> <p>Annex A: summary comparison table</p>	<p>The determining of Planning Applications are set by national regulations. It is not considered necessary or appropriate to repeat the process in the Site Allocations DPD.</p>

<p>Flood Risk and Coastal Change</p>	<p>Planning and Flood Risk</p> <p>What is “flood risk”?</p> <p>What are the ‘areas at risk of flooding’ mentioned in paragraph 100 of the National Planning Policy Framework?</p> <p>Taking flood risk into account in the preparation of Local Plans</p> <p>Which flood risk management bodies should local planning authorities seek advice from when preparing Local Plans?</p> <p>Is flood risk relevant to Local Plan policies that change the use of land or buildings?</p> <p>Is flood risk relevant to waste and minerals plans?</p> <p>Strategic Flood Risk Assessment</p> <p>How should a Strategic Flood Risk Assessment be prepared (in general)?</p> <p>How should a Strategic Flood Risk Assessment be prepared in terms of scope and detail?</p> <p>How should Strategic Flood Risk Assessment address surface water flooding issues?</p> <p>How should the assessment address the risk from reservoirs?</p> <p>How should a Strategic Flood Risk Assessment be used to identify the functional floodplain?</p> <p>Should a Level 2 Strategic Flood Risk Assessment take account of existing flood defences?</p> <p>How should the assessment cover flood defence breaching and overtopping, and risk to people behind flood defences?</p>	<p>The issue of Flood Risk is covered in the Core Strategy, and the NPPF would also be used in relation to any applications. It is considered that these address flood risk issues satisfactorily and that there is no need to make any changes to the DPD.</p>
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	<p>The sequential, risk-based approach to the location of development</p> <p>The aim of the Sequential Test</p> <p>Applying the Sequential Test in the preparation of a Local Plan</p> <p>What is the role of sustainability appraisal in the sequential test?</p> <p>The Exception Test</p> <p>How can wider sustainability benefits to the community that outweigh flood risk be demonstrated?</p> <p>What needs to be considered to demonstrate that development will be safe for its lifetime?</p> <p>What is considered to be the lifetime of development in terms of flood risk and coastal change?</p> <p>Applying the Exception Test in the preparation of a Local Plan</p> <p>Addressing flood risk in individual planning applications</p> <p>Site-specific flood risk assessment</p> <p>What level of detail is needed in a flood risk assessment?</p> <p>What further advice is available on the preparation of a site-specific flood risk assessment?</p> <p>Applying the Sequential Test to individual planning applications</p> <p>Who is responsible for deciding whether an application passes the Sequential Test?</p> <p>Applying the Exception Test to planning applications</p> <p>Does the Exception Test need to be applied in areas requiring redevelopment or regeneration?</p>	
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	<p>Demonstrating that the wider sustainability benefits to the community outweigh flood risk to satisfy the first part of the Exception Test</p> <p>Developers to demonstrate that development will be safe to satisfy the second part of the Exception Test</p> <p>How can you ensure safe access and egress to and from the development?</p> <p>What is needed to ensure safe evacuation and flood response procedures are in place?</p> <p>What is “residual risk”?</p> <p>How should residual risk be addressed?</p> <p>How local planning authorities should involve the Environment Agency when determining planning applications where there is a risk of flooding</p> <p>What should happen if a local planning authority wants to grant consent for a major development against Environment Agency advice?</p> <p>How the local planning authority should involve the lead local flood authority when determining planning applications, and what advice should be given about local flood risks</p> <p>What is meant by “minor development” in relation to flood risk</p> <p>The flood risk issues raised by minor developments</p> <p>The flood risk issues raised by changes of use</p> <p>Permitted development rights and flood risk</p> <p>Reducing the causes and impacts of flooding</p> <p>Why should priority be given to the use of sustainable drainage systems?</p> <p>What about the maintenance of a sustainable drainage system?</p>	
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	<p>How can you demonstrate that the most vulnerable development is located in areas of lowest flood risk within the site?</p> <p>Making development safe from flood risk</p> <p>What is meant by a “design flood”?</p> <p>Are flood warning and evacuation plans needed?</p> <p>What are the important considerations for flood warning and evacuation plans?</p> <p>Who should be consulted on emergency planning issues and in relation to reservoirs?</p> <p>Flood resilience and flood resistance</p> <p>What needs to be considered in the use of appropriate flood resilience and resistance measures?</p> <p>Neighbourhood Planning</p> <p>What advice and information on flood risk is available for neighbourhood planning?</p> <p>What should be considered if there is a risk of flooding in the neighbourhood plan area?</p> <p>What should be considered if bringing forward a Neighbourhood Development Order/Community Right to Build Order in an area at risk of flooding?</p> <p>Flood Zone and Flood Risk Tables</p> <p>Table 1: Flood Zones</p> <p>Table 2: Flood Risk Vulnerability Classification</p>	
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	<p>Table 3: Flood risk vulnerability and flood zone 'compatibility'</p> <p>Site-Specific Flood Risk Assessment: CHECKLIST</p> <p>Planning and Coastal Change</p> <p>Why it is important to apply Integrated Coastal Zone Management</p> <p>Coastal Change Management Areas</p> <p>What are the considerations in defining Coastal Change Management Areas?</p> <p>What development will be appropriate in a Coastal Change Management Area?</p> <p>Can a vulnerability assessment be used to demonstrate whether development is appropriate in a coastal change management area?</p> <p>How can planning limit the planned lifetime of development?</p> <p>What approach should be taken to making provision for the relocation of development away from Coastal Change Management Areas?</p> <p>Permitted development rights in areas at risk from coastal change</p> <p>How neighbourhood plans and neighbourhood development/community right to build orders should take account of coastal change</p>	
<p>Hazardous Substances</p>	<p>Planning for Hazardous Substances</p> <p>The purpose of hazardous substances consent</p> <p>Deciding whether a hazardous substances consent is needed</p> <p>List of hazardous substances and controlled quantities</p> <p>Part A: Named substances</p> <p>Notes to Part A</p>	<p>It is considered that the requirements of the NPPF and Planning Practice Guidance have been fully met in the DPD, and therefore no changes are proposed.</p>

	<p>Part B: Categories of substances and preparations not specifically named in Part A</p> <p>Notes to Part B</p> <p>Notes to Part A and B</p> <p>Part C: Substances used in an industrial chemical process</p> <p>Notes to Part C</p> <p>Examples of the addition rule</p> <p>Exceptions from hazardous substances consent</p> <p>Examples of the 2% rule</p> <p>Applying for hazardous substances consent</p> <p>Information needed in an application</p> <p>Deciding applications for hazardous substances consent</p> <p>After consent has been granted</p> <p>Breaches of hazardous substances control</p> <p>Dealing with hazardous substances in plan-making</p> <p>Handling development proposals around hazardous installations</p>	
Health and Wellbeing	What is the role of health and wellbeing in planning?	The DPD includes a chapter on this topic, and it is considered that all issues raised in the Guidance have been addressed either in the DPD or in the adopted Central Lancashire Core Strategy.
Housing and economic development needs assessments	<p>The approach to assessing need</p> <p>Scope of assessments</p>	The Council has carried out detailed and robust Housing and Employment needs assessments and reviews. They will be updated at regular periods. There is

	<p>Methodology: assessing housing need</p> <p>Methodology: assessing economic development and main town centre uses</p> <p>Core outputs and monitoring</p>	therefore no need to amend the DPD in relation to this topic.
Housing and Economic Land Availability Assessments	<p>What is the purpose of the assessment of land availability?</p> <p>About the assessment</p> <p>Methodology – flow chart</p> <p>Methodology – Stage 1: Identification of sites and broad locations</p> <p>Methodology – Stage 2: Site/broad location assessment</p> <p>Methodology – Stage 3: Windfall assessment (where justified)</p> <p>Methodology – Stage 4: Assessment review</p> <p>Methodology – Stage 5: Final evidence base</p>	The Council carries out robust assessments of land availability and has detailed monitoring procedures in place. This fully satisfies all of the guidance and therefore no changes are considered to be necessary.
Land Affected by Contamination	Land affected by contamination	It is considered that the requirements of the NPPF and Planning Practice Guidance have been fully met in the DPD, and therefore no changes are proposed.
Land Stability	Land Stability	It is considered that the requirements of the NPPF and Planning Practice Guidance have been fully met in the DPD, and therefore no changes are proposed.
Lawful Development Certificates	<p>Establishing whether a proposed or existing development is lawful</p> <p>Definition of lawfulness and its limits</p> <p>Application and determination procedure</p>	The determining of Planning Applications/Lawful development certificates are set by national regulations. It is not considered necessary or appropriate to repeat the process in the Site Allocations DPD.

	<p>Content of a certificate</p> <p>Conditions, appeals, revocation and status of pre-1992 certificates</p>	
Light Pollution	<p>When is light pollution relevant to planning?</p> <p>What factors should be considered when assessing whether a development proposal might have implications for light pollution?</p> <p>What factors are relevant when considering where light shines?</p> <p>What factors are relevant when considering when light shines?</p> <p>What factors are relevant when considering how much the light shines?</p> <p>What factors are relevant when considering possible ecological impact?</p>	<p>The issue of Light Pollution would be dealt with at planning application stage. It is therefore not considered necessary to amend the DPD in light of this guidance.</p>
Local Plans	<p>Local Plans – Key Issues</p> <p>Preparing a Local Plan</p> <p>Publication and examination of a Local Plan</p> <p>Local plans – Adoption, monitoring and supplementary planning documents</p>	<p>The Council is satisfied that it has fully satisfied all of the guidance in relation to the production of the DPD and as such, no changes are considered to be necessary.</p>
Making an Application	<p>Types of application</p> <p>Who should an application be submitted to?</p> <p>Validation requirements</p> <p>Application form</p> <p>National information requirements</p> <p>Local information requirements</p> <p>Receipt of an application</p>	<p>The planning application process is set out in national regulations. It is not considered necessary or appropriate for the Site Allocations DPD to repeat these regulations.</p>

	<p>Changes to the description of development</p> <p>Delay in the validation of an application</p> <p>Dealing with 'repeat applications' for development that has already been refused</p> <p>Changes after validation of an application</p> <p>The planning register</p>	
<p>Minerals</p>	<p>Minerals Overview</p> <p>Minerals Safeguarding</p> <p>Planning for minerals extraction</p> <p>Assessing environmental impacts from minerals extraction</p> <p>Noise emissions</p> <p>Dust emissions</p> <p>Quarry-slope stability</p> <p>Charging for site visits</p> <p>Restoration and aftercare of minerals sites</p> <p>Aftercare conditions</p> <p>Landscape strategy</p> <p>Planning for Aggregate Minerals</p> <p>The Managed Aggregate Supply System</p> <p>Local Aggregate Assessments</p> <p>Aggregate Working Parties</p>	<p>Minerals and Waste are issues that are the responsibility of Lancashire County Council. The County Council are therefore responsible for the production of planning documents and guidance related to these issues. The Borough Council would refer to these documents, not produce their own. It is not considered necessary to include anything on this topic in the DPD.</p>

	<p>The role of the National Aggregate Co-ordinating Group</p> <p>Aggregate Landbanks</p> <p>Planning for Industrial Minerals</p> <p>Planning for Hydrocarbon extraction</p> <p>The Phases of onshore hydrocarbon extraction</p> <p>How Mineral Planning Authorities plan for Hydrocarbon extraction</p> <p>The Planning Application Process</p> <p>Development Management procedures</p> <p>Environmental Impact Assessment</p> <p>Determining the planning application</p> <p>Aftercare and restoration</p> <p>Annex A: Shale Gas and coalbed methane / coal seam gas</p> <p>Annex B: Outline of process for drilling an exploratory well</p> <p>Annex C : Model planning conditions for surface area</p> <p>Planning for coal extraction</p> <p>Minerals planning orders</p> <p>Modification and Revocation Orders</p> <p>Discontinuance Orders</p> <p>Prohibition Orders</p> <p>Suspension Orders</p> <p>Compensation payable when a mineral planning order is used</p>	
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	<p>Review of minerals planning conditions</p> <p>Dormant sites</p> <p>Coverage and frequency of periodic reviews</p> <p>Automatic suspensions</p> <p>Flowchart and Forms relating to review of mineral planning conditions</p> <p>Overview of review of mineral planning conditions</p> <p>Appeals to the secretary of state mineral site/mining site environment act 1995</p> <p>Application for determination of conditions to which a mineral site/mining site is to be subject / Application for determination of conditions for mineral site/mining site</p> <p>Application for determination of conditions to which interim development order permission (old mining permission) is to be subject / Application for determination of conditions on an interim development order permission</p> <p>Definitions / terms used in the minerals guidance</p> <p>Technical noise terms</p>	
<p>Natural Environment</p>	<p>Landscape</p> <p>Biodiversity, ecosystems and green infrastructure</p> <p>Brownfield land, soils and agricultural land</p>	<p>It is considered that the requirements of the NPPF and Planning Practice Guidance have been fully met in the DPD, and therefore no changes are proposed.</p>
<p>Neighbourhood Planning</p>	<p>What is neighbourhood planning?</p> <p>What is a neighbourhood plan and what is its relationship to a Local Plan?</p> <p>What is a Neighbourhood Development Order?</p>	<p>There are nationally set planning regulations in place in relation to Neighbourhood Planning. Any Neighbourhood Plan that was produced in this area would have to be done in accordance</p>

	<p>Who leads neighbourhood planning in an area?</p> <p>The role of the local planning authority in neighbourhood planning</p> <p>Designating a neighbourhood area</p> <p>Preparing a neighbourhood plan or Order</p> <p>Consulting on, and publicising, a neighbourhood plan or Order</p> <p>Submitting a neighbourhood plan or Order to a local planning authority</p> <p>The Independent Examination</p> <p>The neighbourhood planning referendum</p> <p>A summary of the key stages in neighbourhood planning</p> <p>The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum</p> <p>National policy and advice</p> <p>Listed buildings and conservation areas</p> <p>Sustainable development</p> <p>General conformity with the strategic policies contained in the development plan</p> <p>EU obligations</p> <p>Other basic conditions</p>	<p>with these regulations. It is therefore not considered necessary to include this topic in the Site Allocations DPD, given that this document allocates land and sets out policies for development in the area..</p>
Noise	Noise	<p>The Council's Environmental Health team, who have the specialist knowledge in relation to noise issues, have been fully involved in the production of the DPD. They would also be involved during the planning application stage, and as</p>

		such it is not considered necessary to make any amendments to the DPD.
Open space, sports and recreation facilities, public rights of way and local green space	Open space, sports and recreation facilities Public rights of way and National Trails Local green space designation	It is considered that the Chapter in the DPD in relation to Open Space is fully in accordance with the NPPF and the Planning Practice Guidance. No changes to the DPD are considered necessary as a result of the recent publication of the Planning Practice Guidance.
Planning Obligations	Planning Obligations	The Council has a CIL charging schedule approved and in place, as well as using Section 106 agreements to ensure that the necessary planning obligations are met. This is done through the planning application process; therefore there is no need to amend the DPD in relation to this issue.
Renewable and Low Carbon Energy	Planning for renewable & low carbon energy – introduction Developing a strategy for renewable and low carbon energy Particular planning considerations for hydropower, active solar technology, solar farms and wind turbines	It is considered that this issue has been dealt with in the Adopted Joint Central Lancashire Core Strategy. The Council is also producing a Renewable and Low Carbon Energy SPD. There is therefore no need to address the issue further through the Site Allocations DPD.
Rural Housing	How should local authorities support sustainable rural communities?	The Council accepts that Policy B2 is contrary to the Planning Practice Guidance and the NPPF. A Main Modification has been proposed and is being consulted on.
Strategic Environmental Assessment and Sustainability Appraisal	Strategic environmental assessment and sustainability appraisal Sustainability appraisal requirements for Local Plans Sustainability appraisal requirements for neighbourhood plans	A full Sustainability Appraisal and Strategic Environmental Assessment of the DPD has been carried out at all the required stages. These are fully in accordance with the guidance and therefore no changes are considered

		necessary to the DPD.
Travel plans, transport assessments and statements in decision-taking	<p>Overarching principles on Travel Plans, Transport Assessments and Statements</p> <p>Travel Plans</p> <p>Transport Assessments and Statements</p>	<p>Travel Plans and transport assessments are the responsibility of Lancashire County Council. This would be done through the planning application process, and they would be responsible for the management and monitoring of it. It is therefore not considered necessary to make any changes to the DPD to address this issue.</p>
Tree Preservation Orders and trees in conservation areas	<p>Tree Preservation Orders – general</p> <p>Trees and Forestry Commission, Crown or local authority land, churchyards, aerodromes and scheduled monuments</p> <p>Making Tree Preservation Orders</p> <p>Informing people that a Tree Preservation Order has been made</p> <p>Commenting on newly made Tree Preservation Orders</p> <p>Confirming Tree Preservation Orders</p> <p>Varying and revoking Tree Preservation Orders</p> <p>Making applications to carry out work on trees protected by a Tree Preservation Order</p> <p>Exceptions relating to applications to carry out work on trees subject to a Tree Preservation Order</p> <p>Taking decisions on applications for consent under a Tree Preservation Order</p> <p>Appealing against local authority decisions on applications</p> <p>Compensating for loss or damage</p>	<p>Tree Preservation Orders are dealt with separately in the Council. Trees in Conservation Areas are included in the DPD in Policy G13. The Council considers all of the requirements of the Guidance are met, and therefore no changes to the DPD are needed.</p>

	<p>Protecting trees in conservation areas</p> <p>Section 211 notices</p> <p>Exceptions relating to section 211 notices</p> <p>Enforcing tree protection offences</p> <p>Investigations, injunctions and temporary stop notices</p> <p>Replacing protected trees</p> <p>Annex A: Flowcharts</p> <p>Flowchart 1: Making and confirming a Tree Preservation Order</p> <p>Flowchart 2: Varying or revoking a Tree Preservation Order</p> <p>Flowchart 3: Applications to carry out work on trees protected by a Tree Preservation Order</p> <p>Flowchart 4: Compensation</p> <p>Flowchart 5: Notices for work to trees in a conservation area</p> <p>Flowchart 6: Offences</p> <p>Flowchart 7: Tree replacement</p>	
<p>Use of Planning Conditions</p>	<p>Why and how are conditions imposed?</p> <p>Application of the six tests in NPPF policy</p> <p>What approach should be taken to imposing conditions?</p> <p>Conditions relating to time limits</p> <p>Discharging and modifying conditions once planning permission is granted</p>	<p>The planning application process is set out in national regulations. It is not considered necessary or appropriate for the Site Allocations DPD to repeat these regulations.</p>
<p>Viability</p>	<p>Viability – a general overview</p>	<p>The Council considers that the requirements in the NPPF and Planning</p>

	<p>Viability and plan making</p> <p>Viability and decision taking</p>	<p>Practice Guidance have been fully met, and therefore no changes are considered necessary to the DPD.</p>
<p>Water supply, wastewater and water quality</p>	<p>Water supply, wastewater and water quality – introduction</p> <p>Water supply, wastewater and water quality – considerations in plan making</p> <p>Infrastructure</p> <p>Water Quality</p> <p>Wastewater</p> <p>Cross-boundary concerns</p> <p>Using strategic environmental assessment and sustainability appraisal</p> <p>Information about the water environment</p> <p>Water and Neighbourhood Planning</p> <p>Water supply, wastewater and water quality – considerations for planning applications</p>	<p>It is considered that the requirements of the NPPF and Planning Practice Guidance have been fully met in the DPD, and therefore no changes are proposed.</p>
<p>When is Permission Required</p>	<p>What is development?</p> <p>What are permitted development rights?</p> <p>What types of area-wide local planning permission are there?</p>	<p>The planning application process is set out in national regulations. It is not considered necessary or appropriate for the Site Allocations DPD to repeat these regulations.</p>