Writing effective planning policies

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What is Planning Policy?

✓ Provides basis for determining planning applications

✓ Gives confidence to residents and investors in how the area will change

✓ Ensures that development is **positive**, i.e. providing sufficient infrastructure and protection for the environment

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What is Planning Policy?

Planning policies must:

- Relate to development and use of land

- Be based on relevant robust evidence (not just public opinion!)

- Be locally distinctive and add value

- Not be unduly onerous (i.e. stifling development)

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Why it's important to get it right!

"Surely I don't need planning permission for an extension to my little old caravan?"

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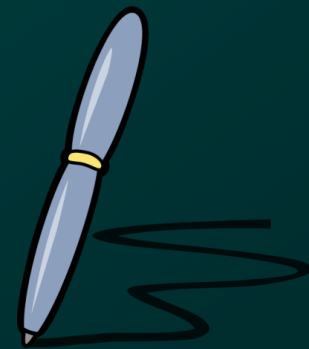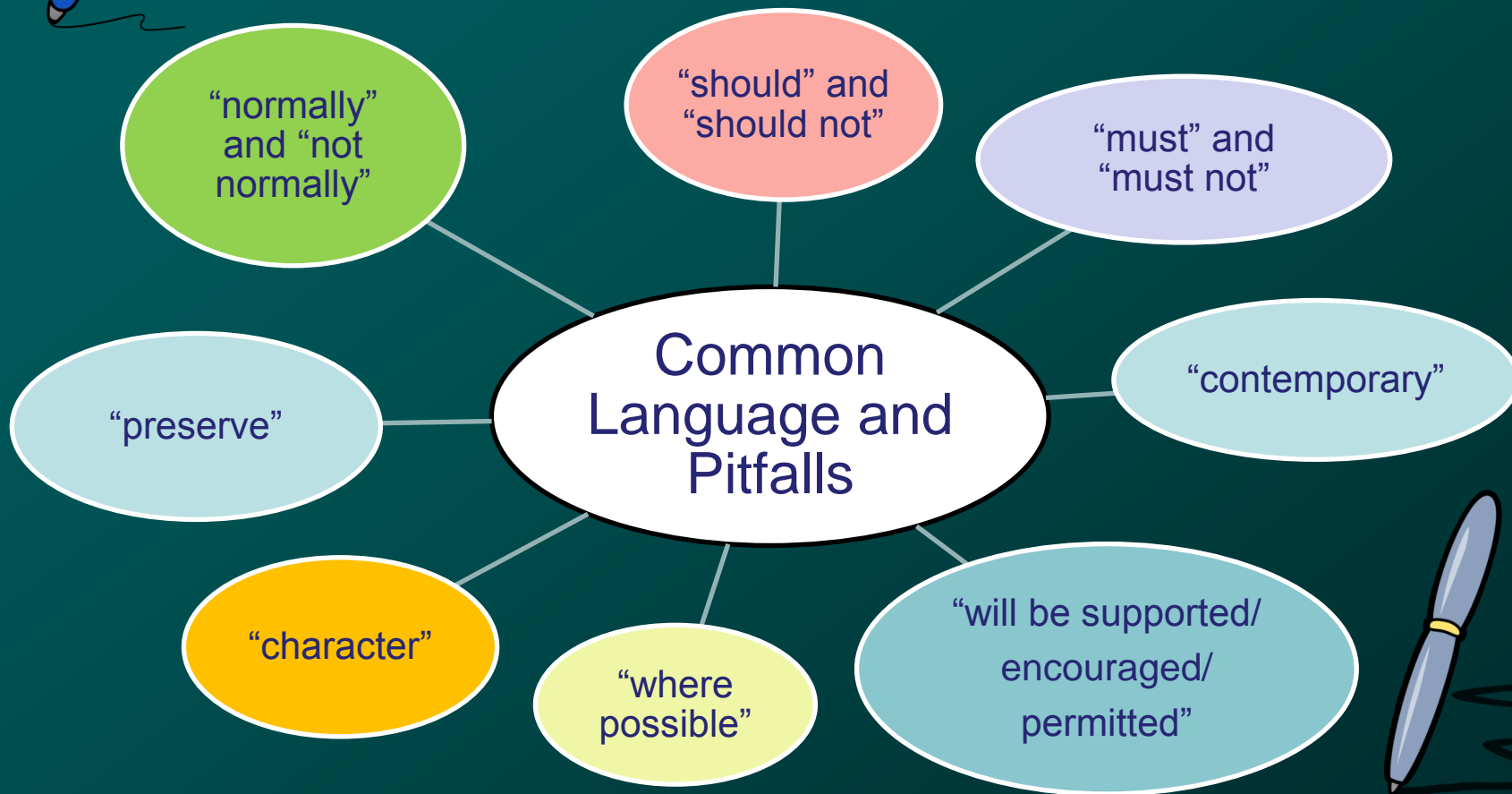# Writing the Plan – the importance of Language

Policies must be "clear and unambiguous" and "drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications" (National Planning Planning Guidance, Paragraph 42).

Policies have been deleted at examination for not being clear enough so it is important to get this right!

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Writing the Plan – the importance of Language

"normally" and "not normally"

"should" and "should not"

"must" and "must not"

"preserve"

Common Language and Pitfalls

"contemporary"

"character"

"where possible"

"will be supported/ encouraged/ permitted"

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