

Annex A: Implementation

For the purposes of decision-making

1. The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.
2. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted⁶⁶ or made against this Framework. Other development plan policies⁶⁷ should not be given reduced weight simply because they were adopted prior to the publication of this Framework.
3. Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, for the purposes of policy S5(1)(j), if the most up-to-date local housing need figure (calculated using the standard method set out in Annex D) is greater than the housing requirement set out in adopted development plan policies, this should not be considered as evidence of unmet need, for a period of five years from the date of the plan's adoption.

For the purposes of plan-making

4. Any local plans minerals and waste plans and supplementary plans being prepared under Part 2 of the Planning and Compulsory Purchase Act 2004 (as amended by the Levelling-up and Regeneration Act 2023) and the Town and Country Planning (Local Planning) (England) Regulations 2026 should be produced in accordance with this Framework.
5. Spatial development strategies should be produced in accordance with this Framework.
6. Neighbourhood plans that have been submitted to the local planning authority under Regulation 15⁶⁸, on or before, the date of publication of this Framework should be prepared in accordance with the Framework published in December 2024. Any neighbourhood plans that have not been submitted must comply with this Framework. For neighbourhood plans that have already been submitted, the qualifying body may choose to withdraw the plan and update it to take account of this Framework.
7. For all plans that should be produced in accordance with this Framework this means the policies in this version of the Framework will apply from 17 August 2026.
8. Any other plans should be produced in accordance with the version of this Framework published in December 2024, unless any of the transitional arrangements in Annex 1 to that Framework apply (in which case those transitional arrangements continue to apply).

⁶⁶ Reference to the 'adoption' of a plan in annex A also applies to where a plan has been 'approved' by the Secretary of State.

⁶⁷ Including policies in made neighbourhood plans.

⁶⁸ Neighbourhood Planning (General) Regulations 2012.

Planning freedoms

9. The government will continue to explore with individual areas the potential for planning freedoms and flexibilities, for instance where this would facilitate an increase in the amount of housing that can be delivered.

Written Ministerial Statements and other planning policy documents which have been incorporated or superseded

10. The content of the following Written Ministerial Statements and other documents, where they relate to planning policies or decisions, has either been fully or partially incorporated within the National Planning Policy Framework or no longer represents up-to-date government policy:
 - Large-scale housing site delivery (13 February 2025)
 - Planning policy for traveller sites (12 December 2024)
 - Solar and protecting our Food Security and Best and Most Versatile (BMV) Land (15 May 2024)
 - The Next Stage in Our Long-Term Plan for Housing Update (19 December 2023)
 - Planning - Local Energy Efficiency Standards Update (13 December 2023)
 - Updated policy on planning for onshore wind development (5 September 2023)
 - An update on Levelling Up - Onshore Wind Development in England (6 December 2022)
 - Housing Update (15 December 2021)
 - Affordable Homes Update (24 May 2021)
 - Planning Update - Written Statement (1 October 2019)
 - Planning Independent Report on Build Out Rates and Permitted Development (13 March 2019)
 - Government's new planning rulebook to deliver more quality, well-designed homes (24 July 2018)
 - Extending Buildings Upwards to Create New Homes (5 February 2018)
 - Neighbourhood Plans - Written Statement (12 December 2016)
 - Green Belt Protection and Intentional Unauthorised Development (17 December 2015)
 - Shale gas and oil policy (16 September 2015)

- Giving local people the final say over onshore wind farms (18 June 2015)
- Planning Update (25 March 2015)
- Community Pubs (26 January 2015)
- Sustainable Drainage Systems (18 December 2014)
- Small-Scale Developers (1 December 2014)
- Business, Innovation and Skills (10 October 2013)
- Improving planning (3 September 2013)
- Local Planning and Onshore Wind (1 June 2013)
- Garden Development (9 June 2010)
- Planning - Development on Garden Land (19 January 2010)
- Draft National Policy Statements (9 November 2009)
- Eco-towns and zero-carbon homes (16 July 2009)

11. The transitional arrangements set out in this Annex apply to the use of policy within these statements, for both decision-making and plan-making.

Annex B: Glossary

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers or national military housing needs); and which complies with one or more of the following definitions:

- a. **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b. **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c. **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.
- e. **Military affordable housing:** meets all of the following conditions: (a) the rent is sub-market military rent as determined by the Ministry of Defence; and (b) it includes provisions to remain as affordable housing for future eligible households, service personnel and veteran households (including widowed partners and spouses of service personnel), or for the subsidy to be recycled for alternative affordable housing provision.

Air Quality Management Areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It

includes ancient semi-natural woodland (ASNW), plantations on ancient woodland sites (PAWS), ancient wood pasture and parkland (AWPP) and infilled ancient wood pasture and parkland (IAWPP).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Article 4 direction: A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

Aviation airfields: Licensed or unlicensed aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification (ALC). ALC is graded from 1 to 5 and based on yield, range and versatility of use, and need for input.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal Change Management Area: An area identified in plans as likely to be affected by physical changes to the coast, estuaries or tidal rivers, over the next century, through erosion, coastal landslip, permanent inundation or coastal accretion.

Community facilities: Meeting places, public houses, places of worship, cultural venues, youth centres, allotments, cemeteries and burial grounds, and facilities for play, sport and informal recreation.

Community-led development: A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that

organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a registered provider of social housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Connectivity: The degree to which a location provides access to jobs, services, and facilities by sustainable transport modes. The Connectivity Tool ([Connectivity Tool - GOV.UK](#)) provides a means of assessing this.

Conservation/conserve (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.

Contamination: Where the actual or suspected presence of substances in, on or under the land may cause risks to people, property, human activities or the environment, regardless of whether or not the land meets the statutory definition of contaminated land in Part IIA of the Environmental Protection Act 1990.

Critical and growth minerals: Critical minerals are materials with the greatest economic importance and highest risk of supply disruption. This includes bismuth, borates, indium, iron, magnesite, magnesium, niobium, phosphorous, sodium compounds, tellurium, vanadium and zinc. Growth minerals are those which are of greatest importance to the Industrial Strategy's growth sectors. This includes beryllium, chromium, copper, uranium and graphite (natural and synthetic). The following minerals are identified as both critical and growth minerals in the Critical Minerals Strategy⁶⁹: aluminium, antimony, cobalt, gallium, germanium graphite (natural), hafnium, helium, manganese, nickel, Platinum Group Metals (PGMs) (which include iridium, platinum, rhodium and ruthenium), Rare Earth Elements (REEs), rhenium, silicon, tantalum, tin, titanium, tungsten and lithium.

Deliverable: To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).

⁶⁹ Critical Minerals Strategy published in: [Vision 2035: Critical Minerals Strategy - GOV.UK](#).

- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site, or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.

Designated rural areas: National Parks, National Landscapes, areas designated as rural under Section 157 of the Housing Act 1985, and other parishes or unparished areas with a population of 3,000 or less and a population density of two persons or less per hectare.

Developable: To be considered developable, sites should be in a suitable location for housing development (or for traveller sites) with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted spatial development strategies, adopted local plans, adopted minerals and waste plans, adopted supplementary plans, neighbourhood plans that have been made and published and the policies maps for the area. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Disabled people: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Early years: The provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns five.

Ecosystem services: Functions of the natural environment, that directly or indirectly provide benefits for people.

Edge of centre: For retail purposes, a location that is well-connected to, and up to 300 metres from, a primary shopping area (if no primary shopping area has been defined in the development plan, it should be regarded as a location that is well-connected to, and up to 300 metres from, that part of the town centre within which retail uses predominate – measured from its outer edge). For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a

site falls within the definition of edge of centre, account should be taken of local circumstances.

Electricity network infrastructure: Infrastructure that facilitates the transmission of electricity from generation sources to end users, including transmission, distribution, and interconnection. This infrastructure is essential for the operation and expansion of the electricity network and includes components such as substations, converter stations, interconnectors, and cables.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

Freight and logistics: Uses directly associated with the processing, storage, distribution and transportation of goods, alongside supporting infrastructure. This includes (but is not limited to) storage and distribution operations, rail freight terminals, intermodal facilities, HGV operating centres, lorry parking facilities, ports and inland border facilities.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms, together with the natural processes which form and alter them.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. It includes parks and gardens, green spaces, green corridors such as rivers and canals, sustainable drainage systems, features for species, street trees and community orchards.

Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.

Gypsies and travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 and also including candidate Special Areas of Conservation or Special Protection Areas, listed or proposed Ramsar sites, relevant Marine Sites, and compensatory habitats which relate to these sites⁷⁰.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).

⁷⁰ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which the Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar Site.

Heritage coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

Integrated Coastal Zone Management: A holistic approach towards the planning and management of coastal areas (both land and marine), bringing together key interests to identify suitable approaches to long-term change and adaptation.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Irreplaceable habitats are habitats with characteristic ecological features and processes which cannot successfully be created, or would take a very long time to establish and function normally. Irreplaceable habitats are difficult to recreate due to their rarity (being endangered or vulnerable to ecosystem collapse), environmental context, or because they have been established for a very long time (time thresholds may vary). They generally support important and/or rare species populations or assemblages. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Large-scale shared living accommodation: Accommodation which provides private rooms alongside shared communal spaces and facilities. This type of accommodation does not constitute self-contained dwellings (use class C3), HMOs, student accommodation, hotels, or other residential institutions.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in Annex D.

Local Nature Recovery Strategies: A system of spatial strategies for nature and environmental improvement required by law under s.104 of the Environment Act 2021.

Local Nature Reserves: A site managed as a nature reserve under s.21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local Wildlife Sites: A term used to describe non-statutory areas identified by local authorities in the development plan for their biodiversity value. There are a number of different terms in use locally to describe these sites, including Sites of Importance for Nature Conservation (SINCs) and Sites of Nature Conservation Importance (SNCIs) and County Wildlife Sites (CWS).

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); banks; professional services; offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development⁷¹: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Mansard roof: A type of roof that is characterised by two slopes, the lower steep and the upper shallow. It is generally regarded as a suitable type of roof extension for buildings which are part of a terrace of at least three buildings and at least two storeys tall, with a parapet running the entire length of the front façade.

Masterplan: A masterplan is a flexible, placemaking tool, providing a three-dimensional spatial framework and long-term vision for the development or regeneration of area-specific or site-specific locations.

Mayoral Development Orders: An Order made by a mayor (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal.

Medium development: A sub-set of major development, comprising housing development where 10-49 homes (inclusive) will be provided, and the site has an area of up to 2.5 hectares. Policies in this Framework which relate to major development involving the provision of housing also apply to medium development, whereas policies which apply exclusively to medium development do not apply to larger scales of development.

⁷¹ Other than for the specific purposes of policies N4 and N5.

Mineral Consultation Area: A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the mineral planning authority for any proposals for non-minerals development.

Minerals and waste plans: A plan containing policies on mineral and waste development, drawn up by the minerals and waste planning authority in consultation with the community. Minerals and waste matters can be dealt with in separate plans or combined with local plans where an authority is responsible for all these matters.

Minerals of national and local importance: Critical and growth minerals (as defined in this glossary) and other minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, oil and gas (including conventional and unconventional hydrocarbons), kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Model Design Codes: Standard design requirements published by the Ministry of Housing, Communities and Local Government for common development types that can be used and adopted locally.

National Landscapes: Areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

Natural capital: Stock of natural assets which provide benefits to people in the form of tangible things which are typically marketed (such as timber, fish stocks, minerals) and less tangible services (such as air purification, recreational settings and flood prevention).

Natural Flood Management: Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature based solutions: Actions which use natural processes to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges, benefiting both people and nature, such as the creation of woodlands or wetlands.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Net developable area: For the purposes of policy L3, net developable area is the part of a site that can be developed for housing and directly associated uses, including access roads, hard landscaping (including footways, paved areas and servicing areas), private gardens, ground floor private and communal amenity space, ground level parking and incidental open spaces (including verges and threshold planting). It excludes land that is not suitable for built development, such as land required for strategic infrastructure, parks and public squares, and open spaces that deliver benefits as part of the wider green infrastructure network (including significant onsite biodiversity net gain enhancements and significant sustainable drainage features).

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the settlement.

Outstanding Universal Value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Pitches and Plots: 'Pitch' means a pitch on a gypsy and traveller site and 'plot' means a pitch on a travelling showpeople site (often called a 'yard'). This terminology differentiates between residential pitches for gypsies and travellers and mixed-use plots for travelling showpeople, which may / will need to incorporate space or to be split to allow for the storage of equipment.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order, Mayoral Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Policies Map: A map prepared and maintained by a local planning authority, illustrating policies across all parts of the development plan.

Post-16: Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Priority or threatened species: Species which are particularly vulnerable to the impacts of development, including but not limited to species contained in the list of species and habitats of principal importance in England published by the Secretary of State pursuant to section 41 of the Natural Environment and Rural Communities Act 2006, protected species listed in Schedule 2 and Schedule 5 of the Conservation of Habitats and Species Regulations 2017, and species protected by the Wildlife and Countryside Act 1981.

Protected Landscapes: Refers to National Parks, the Norfolk and Suffolk Broads and National Landscapes in England.

Public service infrastructure: Education and healthcare facilities of all types, and facilities for blue light, social care, library and criminal justice uses.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Reasonable future scenarios: A range of realistic transport scenarios tested in agreement with the local planning authority and other relevant bodies (including statutory consultees where appropriate), to assess potential impacts and determine the optimum transport infrastructure required to mitigate any adverse impacts, promote sustainable modes of travel and realise the vision for the site.

Reasonable walking distance: For the purpose of policies S5, L3, GB7 (relating to land around well-connected stations), this should be considered to be around 800 metres, or around 10 minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking from up to 800 metres away. For the purpose of policy HC5 (hot food takeaways) it should be considered to be around 400 metres, or around five minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking up to 400 metres. Where a reasonable walking distance is required to be calculated when applying policies S5(1)(h), L3(2)(c) and GB7(1)(h), and only part of the site falls within the reasonable walking distance, those sub-paragraphs of policies S5, L3 and GB7 only apply to the area of the site within that reasonable walking distance.

Recycled aggregates: Aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – including from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce greenhouse gas emissions (compared to conventional use of fossil fuels). These technologies include, but are not limited to, nuclear power and supporting infrastructure, low carbon fuels such as biomethane and hydrogen, heat from recoverable sources (such as heat recovered from data centres), and the storage of renewable and low carbon energy, including long-duration and short-duration energy storage such as Battery Energy Storage Systems (BESS).

Repowering: the decommissioning and removal of existing renewable and low carbon energy infrastructure on-site, and its replacement with newer, larger or more efficient infrastructure. The repowered site may have a different overall capacity, layout and footprint from the original project. Repowering may require new associated infrastructure such as new network connection infrastructure and foundations.

Rural exception sites: Sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarding zone: An area defined in Circular 01/03: *Safeguarding aerodromes, technical sites and military explosives storage areas*, to which specific safeguarding provisions apply.

Secondary aggregates: Aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

Sectoral spatial plans: National or regional plans that focus on the spatial development of specific types of infrastructure.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement: Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the

development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan. For the purpose of this Framework they also exclude villages which lie within and are defined as part of the Green Belt in the development plan.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Significant observed adverse effect level: This is the level of noise exposure above which significant adverse effects on health and quality of life occur.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites notified for their flora, fauna or geological, physiographical or geomorphological features (in England, these sites are notified under s. 28 of the Wildlife and Countryside Act 1981).

Spatial development strategy: A plan containing policies on the development and use of land on matters of strategic importance to the area prepared by strategic planning authorities and the Mayor of London.

Special Areas of Conservation: Designated areas which have been given special protection as important conservation sites (in England, these sites are designated under the Conservation of Habitats and Species Regulations 2017).

Special Protection Areas: Areas classified for being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds (in England, these sites are classified under the Conservation of Habitats and Species Regulations 2017).

Specialist community-based accommodation: Includes, but is not limited to, accommodation for looked after children, supported accommodation for care leavers, and supervised, non-custodial housing for criminal justice purposes that provide structured support for individuals charged with or convicted of an offence, transitioning from custody, or serving community-based sentences.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic site: A site for residential, commercial or mixed-use development which would be implemented in multiple phases, have significant infrastructure requirements and require a

masterplan. Typically, for a residential-led development, strategic sites would have capacity for at least 1,500 dwellings (although the scale of residential development can vary depending on the mix of uses on the site).

Supplementary plans: A type of plan that relevant plan-making authorities can choose to prepare to set locally-specific design standards or shape and direct site-specific development. They must undergo consultation and independent examination.

Sustainable drainage system: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking, wheeling, cycling and public transport.

Technical sites: Any area within which is sited or is proposed to be sited equipment for the provision of air traffic services, as specified in the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002.

Town centre: Area defined in the local authority's policies map in the development plan including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres as defined in the development plan but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or, including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, wheeling, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Travellers: Gypsies and travellers, and travelling showpeople.

Travelling showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of

trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers as defined separately in this glossary.

Vision-led approach: An approach to transport planning which sets outcomes for a development based on achieving well-designed, sustainable, inclusive and popular places, and provides the transport solutions to deliver those outcomes as opposed to predicting future demand to provide capacity (often referred to as 'predict and provide').

Well-connected station: Railway stations and underground, tram and light rail stops located within a top 80 Travel to Work Area located partially or fully within England by Gross Value Added (GVA)⁷² and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by at least four trains or trams per hour overall, or at least two trains or trams per hour in any one direction.

Wheeling: The use of wheelchairs, mobility scooters and similar mobility aids as a means of travel.

Windfall sites: Sites not specifically identified in the development plan.

⁷² For the purpose of assessing whether Travel to Work Areas fall within this definition, the 2023 GVA data should continue to be used up to the day after the publication of the 2028 GVA data. For subsequent years, the GVA data used for the purpose of this definition should continue to be regarded as fixed for each five year period. Published in:
<https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/ukgvaandproductivityestimatesforothergeographies>.

Annex C: Information requirements

Policy theme	National decision-making policy	Information requirement (where applicable under the policies listed)
General decision-making	DM1: Preparing development proposals	Planning statement setting out: • How the development proposal is consistent with the relevant development plan and national decision-making policies; • The outcome of any pre-application engagement and the extent to which the proposal has changed in response to it; and • The proposed use of any planning obligations to make the proposal acceptable in planning terms.
Development Viability	DM5: Development Viability	There may be circumstances in which the submission of a viability assessment as part of a development proposal may be justified, as set out in policy DM5. In such circumstances, the information required is a viability assessment reflecting policy DM5 and the recommended approach in planning practice guidance.
Town Centres	TC4: Assessing the Impact of development on town centres	Town centre impact assessment.
Telecommunications	CO2: Supporting information for telecommunications infrastructure proposals	Information on the outcome of pre-submission consultations (in particular with the relevant body).
Telecommunications	CO2: Supporting information for telecommunications infrastructure proposals	Evidence that the applicant has sought to keep the number of new sites to a minimum, where a new site is proposed .
Telecommunications	CO2: Supporting information for telecommunications infrastructure proposals	Statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection.
Renewable and low-carbon energy generation and electricity network infrastructure	W3: Renewable and low carbon energy development and electricity network infrastructure	Proposals for decommissioning and site restoration, including details of how these measures are expected to be implemented.

Policy theme	National decision-making policy	Information requirement (where applicable under the policies listed)
Transport	TR6: Assessing transport impacts	Transport statement or transport assessment (depending on the extent and significance of the transport issues involved).
Transport	TR6: Assessing transport impacts	Travel plan, indicating how sustainable transport objectives will be delivered, monitored and managed over time.
Sports, Open Space and Recreation Facilities	HC7: Development affecting existing recreational land and facilities	Sports, open space and recreation facilities assessment demonstrating that open space, buildings or land are surplus to requirements.
Ground Conditions	P2: Ground conditions	Site investigation information, prepared by a competent person.
Living conditions and pollution	P3: Living conditions and pollution	Such information as required to demonstrate compliance with relevant aspects of Policy P3.
Flood Risk	F4: Assessing flood risk for decision-making	Site-specific flood risk assessment appropriate to the scale, nature and location of development.
Sustainable Drainage Systems (SuDS)	F8: Sustainable drainage systems and watercourses	Statement outlining how the national SuDS standards have been achieved for development proposals which could affect drainage on or around the development site.
Coastal Change	F9: Development in Coastal Change Management Areas	Coastal change vulnerability assessment to demonstrate compliance with policy F9, where relevant.
Improving the natural environment	N2: Improving the natural environment	Such information as required to demonstrate compliance with relevant aspects of Policy N2.
Protected Landscapes	N4: Protected Landscapes	Assessment of the effect of major development proposals.
Heritage	HE5: Assessing effects on heritage assets	Heritage impact assessment. assessment of the significance of the asset(s) affected (including any contribution made by their setting) and of the potential effect(s) of the proposal(s) on their significance.

Annex D: Housing calculations and supply

1. This Annex sets out how housing need should be calculated using the standard method, how land supply should be assessed, and the Housing Delivery Test applied. It also sets out how a five year supply of traveller sites should be established. It should be read alongside Chapter 4 (Achieving Sustainable Development) and Chapter 6 (Delivering A Sufficient Supply of Homes), and the Housing Delivery Test Rule Book.

The standard method

2. The standard method calculates a minimum annual local housing need figure as follows:

Step 1: Setting the baseline – 0.8% of existing housing stock for the area

3. Set the baseline using the value of existing housing stock for the area of the local authority as set out in the data on Dwelling Stock Estimates data⁷³, published annually. The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time of the calculation should be used.

Step 2: An adjustment to take account of affordability

4. The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area.
5. The affordability data used is the [median workplace-based affordability ratios](#), published annually by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.
6. No adjustment is applied where the ratio is five or below. For each 1% the ratio is above five, the housing stock baseline should be increased by 0.95%. An authority with a ratio of 10 will have a 95% increase on its annual housing stock baseline.
7. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment Factor} = ((\text{five year average affordability ratio} - 5) / 5) \times 0.95 + 1$$

Five year housing land supply

8. Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.

⁷³ Table 125: dwelling stock estimates by local authority district: [Live tables on dwelling stock \(including vacants\) - GOV.UK](#).

9. The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:
- a. 5% to ensure choice and competition in the market for land; or
 - b. 20% where there has been significant under delivery⁷⁴ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c. For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024⁷⁵, and whose annual average housing requirement⁷⁶ is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.

Five year supply of traveller sites

10. Local planning authorities should identify and update annually a supply of specific deliverable traveller sites. This should be sufficient to provide a minimum of five years' worth of pitches and plots, assessed against their pitch and plot requirement in the development plan.

The Housing Delivery Test

11. This measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will seek to publish the Housing Delivery Test results for each local authority in England annually.
12. Local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences apply:
- a. Where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in the future;
 - b. Where delivery falls below 85% of the requirement over the previous three years, a buffer of 20% should be added to the identified supply of specific deliverable sites. This is in addition to the requirement for an action plan;
 - c. Where delivery falls below 75% of the requirement over the previous three years, an evidenced unmet need for housing is deemed to exist for the purpose of applying

⁷⁴ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁷⁵ Or the housing requirement is more than five years old and the relevant development plan policies have been reviewed and found not to require updating.

⁷⁶ Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

policy S5(1)(j) in this Framework. This is in addition to the requirements for an action plan and 20% buffer.

13. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results. At this point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used.

Annex E: Green Belt assessments

1. Green Belt assessments should:
 - a. Identify the location and appropriate scale of the area or areas to be assessed, and in doing so:
 - i. Consider all Green Belt within the plan area in the first instance;
 - ii. Be broadly consistent with any Strategic Green Belt assessment in an adopted Spatial Development Strategy;
 - iii. Ensure assessment areas are small enough to enable variations in their contribution to the Green Belt purposes to be assessed;
 - iv. Facilitate identifying areas of grey belt by subdividing areas into smaller assessment units where this is necessary; and
 - v. Consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors.
 - b. Identify areas of grey belt land, as defined in the glossary at Annex B, by evaluating the contribution each assessment area makes to Green Belt purposes (a), (b) and (d) set out in policy GB2, using the criteria below.
 - c. Identify whether the release or development of the assessment area(s) would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.
2. When making judgements as to whether land is grey belt, authorities should consider the contribution that assessment areas make to Green Belt purposes (a), (b) and (d). Considerations for informing these judgements are set out below:

Purpose A – to check the unrestricted sprawl of large built-up areas

3. This purpose relates to the sprawl of large built-up areas. Villages should not be considered large built-up areas.

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: • Be adjacent or near to a large built-up area; and • If developed, result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt).

Contribution	Illustrative features
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built-up area, but include one or more features that weaken the land's contribution to purpose A, such as (but not limited to): • Having physical feature(s) in reasonable proximity that could restrict and contain development; • Be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development; • Contain existing development; and/or • Being subject to other urbanising influences.
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: • Are not adjacent to or near to a large built-up area; or • Are adjacent to or near to a large built-up area, but containing or being largely enclosed by significant existing development.

Purpose B – to prevent neighbouring towns merging into one another

4. This purpose relates to the merging of towns⁷⁷, not villages.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: • Forming a substantial part of a gap between towns; and • If developed, would be likely to result in the loss of visual separation of towns.
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): • Forming a small part of the gap between towns; and/or • Being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation.
Weak or None	Assessment areas that contribute weakly are likely to include those that: • Do not form part of a gap between towns; or • Form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation.

⁷⁷ For this purpose 'towns' includes cities.

Purpose D – to preserve the setting and special character of historic towns

5. This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

Contribution	Illustrative Features
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Strong	Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: • Form part of the setting of the historic town; and • Make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town.
Moderate	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): • Being separated to some extent from historic aspects of the town by existing development or topography; • Containing existing development; and/or • Not having an important visual, physical or experiential relationship to historic aspects of the town.
Weak or None	Assessment areas that make no or only a weak contribution are likely to include those that: • Do not form part of the setting of a historic town; or • Have no visual, physical, or experiential connection to the historic aspects of the town.

Annex F: Managing Flood Risk and Coastal Change

Table 1: Flood zones (risks from river and sea flooding)

Flood Zone	Definition
Zone 1 Low probability	Land having a less than 0.1% annual probability of river or sea flooding (all land outside Zones 2, 3a and 3b).
Zone 2 Medium probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding (land shown in light blue on the Flood Map for Planning).
Zone 3a High probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding (land shown in dark blue on the Flood Map for Planning).
Zone 3b Functional floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and their boundaries accordingly, in agreement with the Environment Agency (not separately distinguished from Zone 3a on the Flood Map).

Note: Flood Zones 2 and 3, shown on the Environment Agency's Flood Map for Planning, only account for river and sea flooding, and do not account for the benefits of flood defences or the possible effects of climate change. Reference should therefore also be made to the Environment Agency's other data on the Flood Map for Planning, and any current strategic flood risk assessment(s), when considering potential future flood risks to developments and land uses.

Table 2: Flood risk vulnerability classification

ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including for electricity generation and storage, electricity network infrastructure, telecommunications infrastructure, water supply reservoirs and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.
- Hydrogen production facilities.
- Carbon Capture, distribution and storage facilities.
- Heat networks.
- Data Centres.
- Electric vehicle charging stations.

HIGHLY VULNERABLE

- Police and ambulance stations, fire stations and command centres.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent or which fall under The Control of Major Accident Hazards Regulations 2015. Where there is a demonstrable need for such installations – including bulk storage associated with port or similar facilities, and energy infrastructure and carbon capture or storage – to be located at coastal, water-side, or other high flood risk areas, they should be classified as ‘Essential Infrastructure’.
- Installations requiring a radioactive substances regulations permit for disposal to landfill or dedicated near-surface disposal by burial.

MORE VULNERABLE

- Hospitals.
- Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses (including floating/rising designs), student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.

- Landfill⁷⁸ and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.
- Land-raising (unless part of or enabling a development with a higher vulnerability classification).

WATER-COMPATIBLE DEVELOPMENT

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.

⁷⁸ Landfill in this annex is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010: [The Environmental Permitting \(England and Wales\) Regulations 2010](#).

- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 3: Flood risk vulnerability and flood zone ‘incompatibility’

Flood zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a †	Exception test required †	X	Exception test required	✓	✓
Zone 3b *	Exception test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should be refused

Notes to table 3:

Some developments may contain different elements of vulnerability, and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In flood zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In flood zone 3b (functional floodplain) essential infrastructure that has passed the exception test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.