



By Email Only

2nd September 2022

Message from Chief Planner

This newsletter includes information on issues relating to planning policy and practice, including two important updates to PPGs (Planning Practice Guidance) on Flood Risk and Coastal Change and Health and Safe Communities.

It's a good time to thank and celebrate all the work being done to digitise planning application services led by Southwark, Lambeth and Buckinghamshire with support from DLUHC and partners. The launch of this technology into the public sphere marks an important moment in our investment to modernise planning services and improve the user experience. It forms part of our digital planning programme and there are details about how keep in touch with the latest innovations and lessons learnt through our collaborations with local authorities and the prop-tech sector.

It's been a summer of challenges for many and there is no doubt more to come. As we start to look forward to the new term, I hope you had the opportunity to replenish your batteries and enjoy some time off.

I had the pleasure this week of visiting the Lake District National Park hosted by the National Park Authority. What is striking about all the great work they do is the lessons we can all learn from the coalescence of thinking about how we manage the natural environments, agricultural environments, cultural and built heritage and the places where people live, work and visit. The National Park have their management plan and local plan working together and aiming to deliver through a strong collaboration of the many interests who should be part of the delivery of both. It's a timely reminder, as we seek to address climate change, adaptation (including flooding risk), nature recovery, housing need and affordability, economic growth and infrastructure delivery, that we are town and country planners.

Kind regards

Joanna Averley
Chief Planner



Planning Practice Guidance update: Flood risk and coastal change

Climate change will increase the risk of flooding from all sources including rivers, surface water, and coastal flooding. That is why it is more important than ever that we fulfil our commitment made in the '[Review of Policy for Development in Areas at Flood Risk](#)' to publish updated Planning Practice Guidance on Flood Risk and Coastal Change. This update provides a significant refresh to the guidance and brings it up to date and in line with the latest policy position on flood risk introduced in the updates to the National Planning Policy Framework in 2018 and 2021.

Key themes of the updated guidance include:

- Elaboration of the hierarchical approach to flood risk of assess, avoid, control, mitigate and manage, that we want to see Local Planning Authorities following when allocating land for development through their Local Plans and when determining planning applications.
- Emphasis that the application of flood risk policy should be based on an up-to-date strategic flood risk assessment and/or site-specific flood risk assessment.
- Greater detail on the purpose and application of both the Sequential Test and the Exception Test. Including detail on key terms such as "reasonably available" and "wider sustainable development objectives".
- Encouragement of the use of Sustainable Drainage Systems (SuDS), advocating their multi-functional benefits including for water quantity, water quality, biodiversity, and amenity.
- Further information on safeguarding approaches, the role of planning in relocation in coastal settings, and unsustainable locations.
- Additionally, there is further detail on flood risk in relation to Neighbourhood Plans, Design Codes, article 4 direction, permitted development/change of use, and the call-in process.

The updated Planning Practice Guidance on Flood Risk and Coastal Change is available [here](#).

Planning Practice Guidance update: Healthy and safe communities

As part of the High Streets Strategy, DLUHC have published a new question in the Healthy and Safe Communities Planning Practice Guidance to help councils put controls on litter when considering applications for takeaway food businesses.

The update provides advice on what actions Local Planning Authorities can take when considering applications for new hot food takeaways. This can include seeking