

## Implications of the NPPF 2021 on the emerging Rossendale Local Plan 2019 to 2036:

On 27 July 2021 the Council received the following request from the Planning Inspectors examining the Local Plan:

### **ROSSENDALE LOCAL PLAN EXAMINATION – REVISED NATIONAL PLANNING POLICY FRAMEWORK**

- 1. Further to our Post Hearings Letter of 30 June 2021, you will be aware that the Government published a revised National Planning Policy Framework (the NPPF) on 20 July 2021.*
- 2. The Rossendale Local Plan does not benefit from the revised NPPF transitional arrangements and one of the tests of soundness in paragraph 35 of the NPPF is consistency with national policy.*
- 3. We would therefore be grateful, if the Council considered the revised NPPF in responding to our letter dated 30 June 2021. Could I also ask the Council to produce a short note which explains whether the new NPPF has any implications for the soundness of the Rossendale Local Plan and, if it does, how that might be resolved.*
- 4. Please can the Council respond to this letter providing this note by no later than 6 August 2021? A copy of this letter should be placed on the Council's website and made available on request. Examination library item: EL6.018a*

The individual changes of the NPPF and their implications are set out in the table below:

Paragraph (NPPF19 number)	NPPF19	NPPF21	Council commentary on implications for Emerging Local Plan (ELP)
7		<p>Added text: <i>“At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.”</i></p> <p>Footnote 5 added: <i>“Transforming our World: the 2030 Agenda for Sustainable Development.”</i></p>	<p>No implications for the ELP.</p> <p>The Council is committed to producing a Climate Change SPD, following adoption of the Local Plan that will take into consideration the ‘2030 Agenda for Sustainable Development.’ A main modification will be made to the Explanation to Policy ENV1</p>
8	<p>b) <i>“and by fostering a well-designed and safe built environment,...”</i></p> <p>c) <i>“to contribute to protecting and enhancing”</i></p> <p><i>“helping to improve biodiversity”</i></p>	<p>b) <i>“and by fostering well-designed, beautiful and safe places,”</i></p> <p>c) <i>“to protect and enhance”</i></p> <p><i>“improving biodiversity”</i></p>	<p>No implications for the ELP.</p>
11	<p>Plan making</p> <p>a) <i>“plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change”</i></p>	<p>Plan making</p> <p>a) <i>“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”</i></p>	<p>With the inclusion of a commitment in the ELP to produce a Climate Change SPD the ELP meet the new Framework text, especially in relation to mitigate climate change and adapt to its effects.</p>
20	<p><i>“and quality of development,”</i></p>	<p><i>“and design quality of places,”</i></p>	<p>No implications for the ELP – covered in policy ENV1</p>

22		Adds “Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery/16 Footnote 16 added: “Transitional arrangements are set out in Annex 1”	No implications for the ELP. The ELP is does not allocate for or propose new settlements or significant extensions to existing villages and towns that would come forward beyond the plan period. The largest housing allocation is proposed for up to 400 new dwellings and will come forward within the period covered by the Local Plan.
35		d) (Consistent with national policy): adds: “and other statements of national planning policy, where relevant”	The policies of the ELP are consistent with all relevant statements of national planning policy.
53	<p>“The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)”</p> <p>(Remaining text retained as new para 54)</p>	<p>The use of Article 4 directions to remove national permitted development rights should:</p> <ul style="list-style-type: none"> <li>• where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)</li> <li>• in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4</li> </ul>	This change does not affect the ELP
		<p>Article 4 directions to require planning permission for the demolition of local facilities)</p> <ul style="list-style-type: none"> <li>• in all cases, be based on robust evidence, and apply to the smallest geographical area possible”</li> </ul>	This change does not affect the ELP

64	<i>“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership”</i>	(now para 65) <i>“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership”</i>	This will be covered by a Main Modification to Policy HS6
69	<i>“Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites”</i>	(Now para 70) <i>“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites”</i>	No implications for the ELP.
72	<i>c) set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided-</i>	(Now para 73) Add text: <i>“(including a genuine choice of transport modes)”</i> after <i>“supported by the necessary infrastructure and facilities”</i>  (73) c) <i>“set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and</i>	Policy HS2 states “... will be expected to prepare Masterplans for sites of 50 dwellings or over in order to provide a comprehensive approach to the development of the site.”  Policy ENV1 (o) covers this. The explanation to Policy ENV1 will be amended in the Main Modifications to add a new last sentence to say <u>The Council will prepare a Design Guide SPD to provide specific advice to developers.</u>
		<i>beautiful homes to meet the needs of different groups in the community-“</i>	The Plan seeks to achieve beauty through the design approach in ENV1 and meet different housing needs through a number of policies including ENV1, HS2, HS6 and HS8. No changes are therefore necessary.

79	<p>d) <i>“the development would involve the subdivision of an existing residential dwelling”</i></p> <p>e) <i>“the design is of exceptional quality, in that it:”</i></p> <p><i>“is truly outstanding or innovative, reflecting the highest standards”</i></p>	<p>(Now para 80) d) <i>“the development would involve the subdivision of an existing residential building”</i></p> <p>e) <i>“the design is of exceptional quality, in that it:”</i></p> <p><i>“is truly outstanding, reflecting the highest standards”</i></p>	No implications for ELP
94	b) <i>“work with schools promoters,”</i>	(Now para 95) b) <i>“work with school promoters,”</i>	No implications for ELP
New para 96	N/A	<i>“To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.”</i>	NPPF21 will be taken into account alongside the Local Plan in determining any relevant proposals. The Council will work in this way to resolve issues. No change is necessary.
96	<i>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”</i>	(Now para 98) <i>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change”</i>	NPPF21 will be taken into account alongside the Local Plan in determining any relevant proposals. The Council will work in this way to resolve issues. No change is necessary.
104	d) <i>“provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)”</i>	d) <i>“provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)”</i>	Provide a Main Modification to amend TR2 <i>“including enhancements to surfacing, signage, <u>supporting facilities</u> and feeder routes”</i> . Add new sentence at end of para 253 <i>“cycle network <u>and improve supporting facilities such as secure cycle parking.”</u></i>

108		<p>(Now para 110) Additional criterion c) <i>“the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46;”</i></p> <p>New footnote 46: <i>“Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007”</i></p>	No implications for the ELP
123		<p>(Now para 125) Add sentence at beginning: <i>“Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places”</i></p>	Broadly covered by Policy ENV1. NPPF21 will be taken into account alongside the Local Plan in determining any relevant proposals. No change is necessary.
124	<i>“The creation of high quality buildings and places is fundamental to”</i>	<p>(Now para 126) <i>“The creation of high quality, beautiful and sustainable buildings and places is fundamental to...”</i></p>	No implications for ELP covered in ENV1
125	<i>“Neighbourhood plans can play an important role...”</i>	<p>(Now para 127) <i>“Neighbourhood planning groups can play an important role...”</i></p> <p>Added text at end: <i>“both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers”</i></p>	No implications for the ELP
126	<i>“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place,</i>	<p>(Now para 128) <i>“To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful</i></p>	The Council will prepare a Design SPD which takes into account the National Design Guide and Model Design Code.

	<i>and should allow a suitable degree of variety where this would be justified.”</i>	<i>and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety”</i>	
New para 129		<i>“Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into</i>	See above
		<i>account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes”</i>	See above
130	<i>“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations</i>	(Now para 134) <i>“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>52</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:</i>	No implications to ELP

	<p><i>in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”</i></p> <p><i>“Local planning authorities should also seek to ensure”</i></p>	<p><i>a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or</i></p> <p><i>b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”</i></p> <p>New footnote 52: <i>“Contained in the National Design Guide and National Model Design Code.”</i></p> <p>Now separate paragraph 135: <i>“Local planning authorities should seek to ensure”</i></p>	<p>No implications to ELP</p>
<p>New para 131</p>		<p><i>“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”</i></p>	<p>Main Modification to strengthen ENV10 to:</p> <ul style="list-style-type: none"> <li>• <u>Ensure trees are incorporated into the design of new streets, and elsewhere, to support the Rossendale Forest and community orchards being set up.</u></li> </ul>
		<p>New footnote 50: <i>“Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate”</i></p>	

157	<i>"All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change"</i>	(Now para 161) <i>"All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change..."</i>	No implications for the ELP
	<i>"c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and"</i>	<i>"c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and"</i>	This is covered in policies ENV5 and ENV9
158	<i>"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding"</i>	(Now para 162) <i>"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source."</i>	No implications for the ELP
159	<i>"Located in zones with a lower risk"</i>  <i>"the Flood Risk Vulnerability classification set out in national planning guidance"</i>	(Now para 163)  <i>"located in areas with a lower risk"</i>  <i>"the Flood Risk Vulnerability classification set out in Annex 3"</i>	No implications for the ELP
160	<i>"For the exception test to be passed"</i>	(Now para 164)  <i>"To pass the exception test..."</i>	No implications for the ELP
163	<i>"b) the development is appropriately flood resistant and resilient,"</i>	(Now para 167)  <i>"b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment,"</i>	No implications for the ELP
172	<i>"The scale and extent of development within these designated areas should be limited"</i>	(Now para 176)  <i>"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and</i>	. No implications for the ELP

	<i>"Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest"</i>	<i>designed to avoid or minimise adverse impacts on the designated areas"</i>  (Now new para 177): <i>"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>60</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest"</i>	No implications for the ELP
175	<i>"d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."</i>	(Now para 180) <i>"d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."</i>	This is covered in ENV4 and the relevant Main Modifications
New para 198		<i>"In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal."</i>	NPPF21 will be taken into account alongside the Local Plan in determining any relevant proposals. No change is necessary
204	<i>"c) safeguard mineral resources by defining Mineral Safeguarding areas"</i>	(Now para 210) <i>"c) safeguard mineral resources by defining Mineral Safeguarding areas and Mineral Consultation areas<sup>70</sup>,..."</i>	No implications for the ELP
		New footnote 70: <i>"Primarily in two tier areas as stated in Annex 2: Glossary"</i>	
205	<i>"f) consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites; and"</i>	(Now para 211) <i>"f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and"</i>	No implications for the ELP

212	<i>“Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan”</i>	(Now para 218) <i>“Plans may also need to be revised to reflect policy changes which this Framework has made”</i>	No implications to ELP – county matter
214	<i>“The policies in the previous Framework published in March 2012...”</i>	(Now para 220) <i>“The policies in the original National Planning Policy Framework published in March 2012...”</i>	No implications for the ELP
New para 221		<i>“For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (presubmission) stage at the point this version is published (for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater London Authority Act 1999).”</i>	No implications for the ELP
215		(Now para 222) <i>“The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:</i>  <i>a) for years 2016/17 to 2018/19 (Housing Delivery Test. 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;</i>  <i>b) for years 2017/18 to 2019/20 (Housing Delivery Test. 2020 Measurement, published 19 January 2021), and in subsequent years indicate</i>	No implications for the ELP

		<i>that delivery was below 75% of housing required over the previous three years”</i>	
Glossary Article 4 direction		New item in Glossary:  <i>“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.”</i>	No implications for the ELP
Glossary	<i>“See previously developed land”</i>	<i>“See Previously developed land”</i>	No implications for the ELP
Brownfield land:			No implications for the ELP
Glossary Design guide		New item in Glossary: <i>“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.”</i>	Add to Glossary
Glossary Green infrastructure	<i>“Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”</i>	<i>“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.”</i>	Add to Glossary
Glossary Housing Delivery Test	<i>“Measures net additional dwellings provided...”</i>	<i>“Measures net homes delivered...”</i>	Add to Glossary
Glossary Minerals resources of local and national importance	<i>“silica sand (including high grade silica sands), cement raw materials...”</i>	<i>“silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials...”</i>	No implications for the ELP
Glossary Mineral Consultation Area		New item in Glossary:  <i>“Mineral Consultation Area: a geographical area based on a Mineral Safeguarding Area, where the</i>	Add to Glossary

		<i>district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development”</i>	
Glossary Recycled aggregates		New item in Glossary:  <b>“Recycled aggregates:</b> <i>aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.”</i>	No implications for the ELP
Glossary Secondary aggregates		New item in Glossary:  <b>“Secondary aggregates:</b> <i>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”</i>	No implications for the ELP
Glossary Sustainable transport modes	<i>“...including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.”</i>	<i>“...including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.”</i>	Add to Glossary
Annex 3 Flood risk vulnerability classification		New annex added: <b>“ESSENTIAL INFRASTRUCTURE</b>  <ul style="list-style-type: none"> <li>• <i>Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</i></li> <li>• <i>Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works</i></li> </ul>	Transferred from PPG No implications for the ELP

	<p><i>that need to remain operational in times of flood.</i></p> <ul style="list-style-type: none"> <li>• <i>Wind turbines/</i></li> <li>• <i>Solar farms</i></li> </ul>	
	<p><i>HIGHLY VULNERABLE</i></p> <ul style="list-style-type: none"> <li>• <i>Police and ambulance stations- fire stations and command centres; telecommunications installations required to be operational during flooding.</i></li> <li>• <i>Emergency dispersal points/</i></li> <li>• <i>basement dwellings/</i></li> <li>• <i>Caravans, mobile homes and park homes intended for permanent residential use.</i></li> <li>• <i>Installations requiring hazardous substances consent/ (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as Essential Infrastructure/)</i> <i>MORE VULNERABLE</i></li> <li>• <i>Hospitals</i></li> <li>• <i>Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels/</i></li> <li>• <i>Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.</i></li> <li>• <i>Non-residential uses for health services, nurseries and educational establishments.</i></li> <li>• <i>Landfill* and sites used for waste management facilities for hazardous waste.</i></li> <li>• <i>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</i></li> </ul>	

		<p><i>LESS VULNERABLE</i></p> <ul style="list-style-type: none"> <li>• <i>Police, ambulance and fire stations which are not required to be operational during flooding.</i></li> <li>• <i>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.</i></li> <li>• <i>Land and buildings used for agriculture and forestry/</i></li> <li>• <i>Waste treatment (except landfill* and hazardous waste facilities).</i></li> <li>• <i>Minerals working and processing (except for sand and gravel working).</i></li> <li>• <i>Water treatment works which do not need to remain operational during times of flood.</i></li> <li>• <i>Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.</i></li> <li>• <i>car parks/ WATER-COMPATIBLE DEVELOPMENT</i></li> <li>• <i>Flood control infrastructure/</i></li> <li>• <i>Water transmission infrastructure and pumping stations/</i></li> <li>• <i>Sewage transmission infrastructure and pumping stations/</i></li> <li>• <i>Sand and gravel working.</i></li> <li>• <i>Docks, marinas and wharves/</i></li> <li>• <i>Navigation facilities/</i></li> <li>• <i>Ministry of Defence installations/</i></li> </ul>	
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		<ul style="list-style-type: none"><li>• <i>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.</i></li><li>• <i>Water-based recreation (excluding sleeping accommodation).</i></li><li>• <i>Lifeguard and coastguard stations/</i></li><li>• <i>Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.</i></li><li>• <i>Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan. * Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010"</i></li></ul>	
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