

Note from the Inspector

A new suite of emerging guidance on Development Management and on a range of other topics, including Local Plans, was published by the Government on 28 August 2013. This emerging **National Planning Practice Guidance** is available only on the web at:

<http://planningguidance.planningportal.gov.uk/>

I do not consider that the draft Guidance flags up any important future likely change to an area of existing guidance which would significantly affect the identified issues for the forthcoming hearings. Furthermore the web site says that the Government considers that whilst the draft guidance is a material consideration, it is likely to have limited weight. It also says that when the draft Guidance is finalised later this year that it *“expects the Secretary of State to specify that the new guidance applies only to Local or neighbourhood Plans which have not yet been submitted for examination. Any Local or neighbourhood Plans submitted before the new guidance is issued may rely on the previous guidance.”*

Nevertheless participants should be aware of the draft Guidance which draws together in an accessible form practice guidance to support the NPPF.