

CONTROLLED
DOCUMENT

DEPARTMENT
OF THE
ENVIRONMENT

AJB

February 1997

PPG7 (revised)

Planning Policy Guidance:

THE COUNTRYSIDE— ENVIRONMENTAL QUALITY AND ECONOMIC AND SOCIAL DEVELOPMENT

Planning Policy Guidance notes (PPGs) set out the Government's policies on different aspects of planning. Local planning authorities must take their contents into account in preparing their development plans. The guidance may also be material to decisions on individual planning applications and appeals.

This PPG provides guidance on land use planning in rural areas of England. *Part 1* sets out the Government's general policy approach, and economic and environmental trends. *Part 2* presents the planning framework, and planning policies for the countryside. *Part 3* provides advice on different types of development. *Part 4* gives guidance on planning policies in areas with special designations. The *Annexes* give fuller advice on particular aspects.

This revision replaces the 1992 version of PPG7, which for England is hereby cancelled. The main changes are to:

- take account of the White Paper *Rural England*, and of PPGs published since 1992;
 - advise on achieving good quality development and respecting the character of the countryside;
 - re-state and clarify policy on protecting the best agricultural land;
 - clarify policy on the re-use of rural buildings, allow greater discrimination in favour of re-use for business rather than residential purposes, and advise on incorporating a residential element within a scheme for business re-use;
 - stress the importance of thoroughly checking the lawfulness of developments to be carried out under agricultural permitted development rights, and advise on the possible removal of new buildings erected under them but not used for agriculture;
 - strengthen the agricultural dwellings concession to counter abuse; and
 - advise on local countryside designations and on the planning implications of Rural Development Areas and European Union Objective 5(b) areas.
-

BT LIBRARY

Y No. 1

