

Landscape and Visual NPPF (2026) Update

Patshull Road, Albrighton, Shropshire.

On behalf of Boningale Developments Ltd.

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1. Updated NPPF

- 1.1. The August 2026 Framework replaces the December 2024 Framework and its national decision-making policies are material considerations from publication.
- 1.2. The principal changes relevant to this appeal form a character and appearance perspective covering landscape and visual matters, are summarised below.

Landscape Design and Assessment

- 1.3. NPPF 2026 introduces separate national decision-making policies, including DM2, DM3 and DM6 including conditions as a means of resolving detailed matters.
- 1.4. In terms of Green Infrastructure and Design, DP3, N2 and N3 in NPPF 2026 state specific decision-making requirements for connected GI, recreation, climate resilience, SuDS, tree-lined streets and long-term management. The existing landscape-led framework accords in principle. Council GI comments identify detailed refinements that can be secured at reserved matters stage. N2 requires consideration of landscape character and opportunities for conservation or enhancement, together with appropriate landscaping to integrate development. The Appellant's LVIA and landscape strategy directly address that test (NPPF 2026, N2(1)(a), (d)-(g); Appellant PoE, section 2).
- 1.5. In terms of the approach to determining development proposals DM3 requires positive, proportionate decision-making and DM6 governs conditions. The detailed path network, planting, play and SuDS matters raised by the Council (CDxx) can be precisely secured at reserved matters stage.

Green Belt

- 1.6. In terms of Green Belt matters that I cover, the openness assessment remains relevant. If development is not inappropriate under GB7, VSC are unnecessary; if inappropriate, GB6 requires the planning balance to include openness harm.
- 1.7. In terms of accessible green space, under the Golden Rules of GB8, this retains and formalises the NPPF 2024 requirements i.e., it requires positive landscape setting, nature recovery and local or national green-space standards. In terms of the appeal proposals, the extensive public open space, woodland, habitat creation and access network directly respond to



GB8(1)(c), with details capable of condition with details to be submitted at reserved matters stage.

Town & Country Planning Act 1990 (as amended)
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