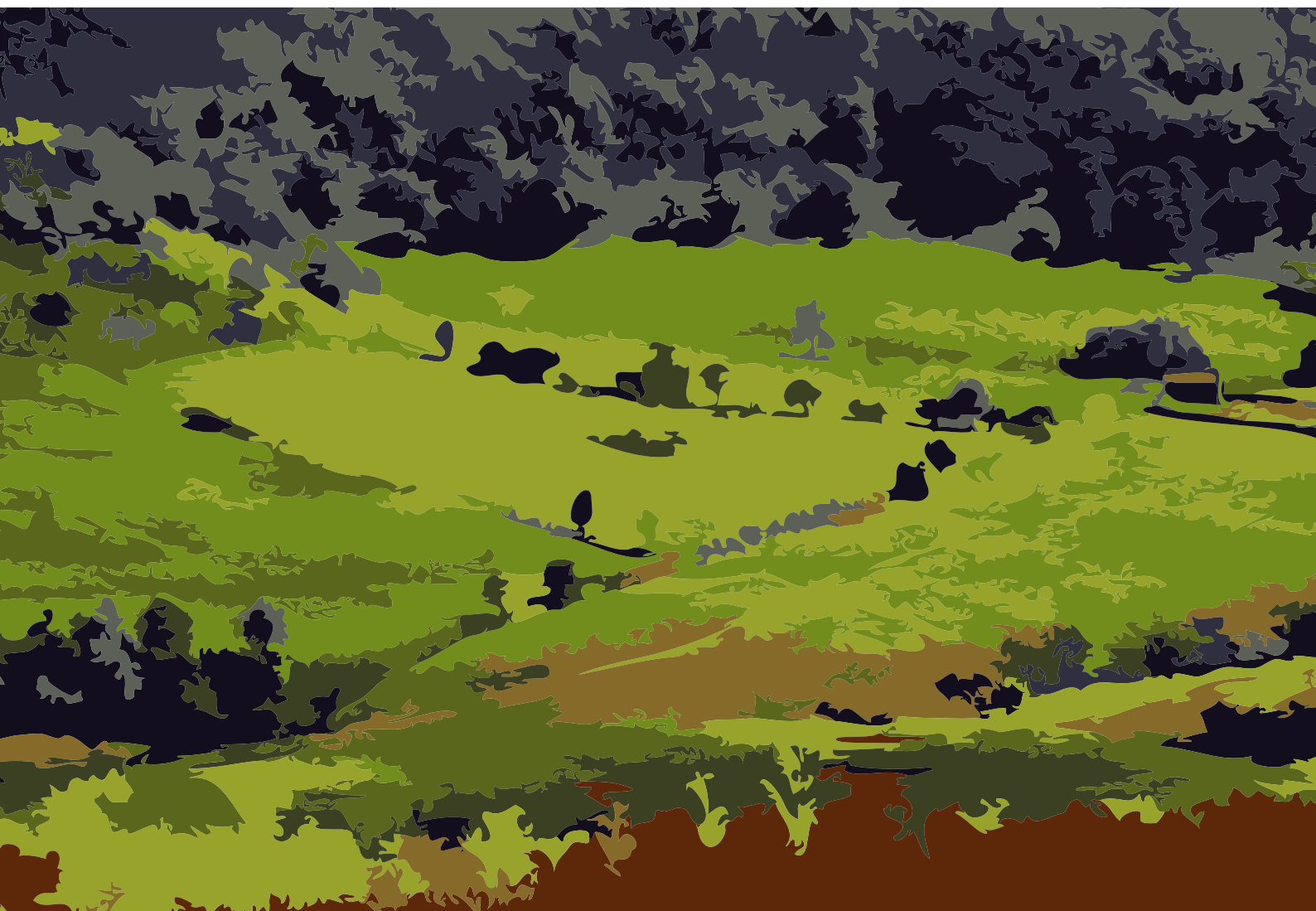




Campaign to Protect
Rural England
Standing up for your countryside

Protecting the wider countryside

Mapping the potential impact of the National
Planning Policy Framework



Prepared for the Campaign to Protect Rural England by Andrew Lainton of



February 2012

Executive Summary

The draft National Planning Policy Framework (NPPF) proposes removing a critical policy which recognises the national importance of the countryside as a whole. This policy has been formally in place for more than 25 years, and has enabled the wider countryside to be protected from inappropriate development.

The proposed removal of the policy is at odds with statements from senior members of Government, including the Prime Minister. It is clear that Ministers want the wider countryside to be valued and protected from unnecessary development, and the Campaign to Protect Rural England (CPRE) welcomes their stated commitment to this. If the NPPF is unamended, however, only a limited area of countryside which is covered by nationally recognised designations would receive some level of protection from inappropriate development.

This research maps these areas and shows that unless the Government revises the NPPF, more than half of the English countryside could be under greater threat from inappropriate development than before.

The research finds that the area of England ‘unprotected’ by nationally recognised designations is 6,773,576 ha or 51% of England. Once urban land cover is accounted for, this means that 55% of English countryside is ‘unprotected’ by a nationally recognised designation.

CPRE is not recommending that the final NPPF should protect all countryside from development of any kind. Rather, we are calling for a national policy which recognises the intrinsic value of the countryside as a whole. This policy should ensure that decisions about whether to allow development in countryside not protected by national designations take account of the importance of the character of England’s wider countryside.

Without such a policy, CPRE has serious concerns that the wider countryside will be vulnerable to scattered, unplanned development, as well as urban sprawl, instead of investment in development which focuses on urban renewal and, where necessary, well planned urban extensions.

The report recommends that the final NPPF should:

1. retain explicit recognition of the intrinsic value of the wider countryside. This does not mean preventing all development on greenfield sites. It means that development should only take place in the countryside when there is a clear case made for this first through the planning process;
2. ensure that where debate needs to take place about whether and which areas of countryside should be developed, such as when preparing a local plan or at an inquiry into a speculative development proposal, consideration is given to the impact on the character of the countryside so that the most sustainable option is chosen; and,
3. include policies which favour ‘smart growth’ rather than urban sprawl. These policies should minimise loss of countryside, ensure the efficient use of land, reduce the need to travel and seek to enhance the surrounding rural areas affected by urbanisation.

Scope of Study

The Campaign to Protect Rural England (CPRE) believes that the planning system currently plays a crucial role in protecting the countryside from unnecessary development by recognising its intrinsic value. The draft National Planning Policy Framework (NPPF) proposes removing this recognition of the intrinsic value of the countryside, which has existed for more than 25 years. In response to concerns raised about the proposed removal of the policy to protect the countryside for its intrinsic value, and for 'its own sake', the Government has argued that the NPPF will continue to protect the countryside by retaining existing protections for nationally recognised designations, such as National Parks and Areas of Outstanding Natural Beauty (AONBs).

The purpose of this study is to map and quantify the extent of both designated and undesignated countryside in England, and therefore to illustrate the extent of countryside potentially unprotected if the NPPF is not amended. It has produced GIS layers which enable the analysis of the extent of these designations at five levels of aggregation; the whole of England, the former English regions, English counties, Westminster constituencies and local planning authorities. This report includes the larger scale maps. More detailed maps illustrating the findings at constituency and local planning authority level can be obtained on request from CPRE.

The Government has also argued that local authorities will be able to choose to protect countryside in their areas by using specially tailored local policies. As assessment of adopted local plan coverage, and how this might impact on the implementation of the final NPPF is therefore also included in this analysis.

This report begins with a short summary of the policy context for this work, followed by some guidance on how the results should be interpreted. The results are then presented, first showing the extent of countryside in England not protected by the draft NPPF, followed by an explanation of how this figure was calculated. The second part of the report then considers the possible impact that local plans could have on the level of protection given to countryside not covered either by Green Belt policy, or by a nationally recognised landscape, biodiversity or heritage designation.

Appendices included at the end of the report include tables illustrating the Westminster constituencies and local planning authorities with large proportions of undesignated countryside, as well as maps illustrating how the extent of unprotected land breaks down by region and county.

Policy Context

The draft NPPF was published for consultation in July 2011 and is expected to be published in its final form before the end of March 2012. The widely supported aim of the NPPF is to simplify all national planning policy, currently contained in a number of Planning Policy Statements and Planning Policy Guidance Notes. On the publication of the draft NPPF however, concerns about the robustness and adequacy of the policy were widespread. The concerns were threefold. First, there were concerns that in attempting to reduce vastly the length of planning policy, much clarity has been lost. This point was expressed in a House of Commons Communities and Local Government Select Committee Report, published in December 2011, which termed the draft document 'vague' and 'unclear'.

The second area of concern is that the draft proposes deleting many key aspects of policy. One of these policy shifts is the ending of the longstanding policy which recognises the value of wider countryside outside nationally designated areas. The Government has argued that there is no need for a national policy protecting the wider countryside, as local authorities will be able to introduce their own locally tailored policies in local plans. Finally, however, concern has also been raised that the final NPPF could override locally determined development plans where they are considered 'out of date'. Without appropriate transitional arrangements to ensure that local authorities have enough time to update their plans in line with the new national policies, the NPPF could render almost all plans immediately out of date. In these cases a 'presumption in favour of sustainable development' would apply unless there was a clear conflict with national policy. No acceptable definition of sustainable development has however been provided. The potential effect of this is that without a policy in the NPPF which advocates protecting the wider countryside against unnecessary development, and therefore deems the loss of such countryside to be harmful, the NPPF could be interpreted as

supporting a presumption in favour of development in the wider countryside.

In addition to such concerns about the robustness of local policies in the absence of a national direction, we believe the Government should recognise that protecting the beauty, openness and tranquillity of the wider countryside wherever possible is a national imperative, and not an issue to be left to local discretion. In an interview on the BBC's Countryfile on 10 January 2012 David Cameron stated that, 'I would no more put [his Witney Constituency] at risk than I would put at risk my own family'. Such a statement clearly expresses the Prime Minister's strength of feeling regarding the importance of protecting the wider countryside. At the time of writing, however, there remains a disconnect between this sentiment, and the potential impacts of the NPPF if the final document is not amended to include recognition of the importance of the undesignated wider countryside.

Interpretation of Results

The research is intended to be a starting point for the analysis of the possible geographical impact of the draft NPPF. A simple map does not however determine planning consent. The English planning system is discretionary and operates on a case by case basis, unlike most countries which operate a zoning and subdivision based system where it is possible from zoning maps to determine with some precision which uses are likely to be given planning consent in which areas. In England a relevant designation will generally be used as the starting point for assessment of whether consent is granted but this is always a matter of considering a range of 'material planning considerations'. One of the key changes the NPPF could produce, however, is a shift towards decisions being based more heavily on the designations applying. This is for two reasons:

1. the draft NPPF is intended to produce greater certainty over where planning consent would be granted to ensure sufficient land for development; and,
2. while local plans will remain the legal starting point for decisions, where these are 'absent, silent, indeterminate or out of date', the weighing of material considerations will be based on the 'presumption in favour of sustainable development'.

The criticism could be made that the maps in this report do not show the whole story. For example, the precise definition of when plans become 'out of date' will be critical; even if there is not a modern (post-Planning and Compulsory Purchase Act 2004) plan adopted there might still be policies 'saved' from older plans which protect a site or area in question. Conversely, even where such a plan is adopted it might not be 'up to date' and not all of the areas deemed to have 'up to date' plans for the purposes of this report will necessarily be vulnerable, because of particular local circumstances considered by the decision maker. We feel confident in publishing these maps, however, because they are the logical conclusion of the draft NPPF which we believe gives much less scope to the decision maker to consider the full range of planning issues, including the intrinsic value of the countryside, especially where plans are 'out of date'. The policies in the draft NPPF could bind decision makers to approve schemes that could be damaging to the wider countryside even if there are alternative less 'landscape-sensitive' sites, or urban brownfield sites, available. This is because of three key policy changes in the draft NPPF:

1. it removes the longstanding policy of protecting the wider countryside for its intrinsic value;
2. it makes limited references to the impact of development on the character of the countryside and the quality of the landscape outside designated areas; and,
3. it does not explicitly prioritise the use of previously developed sites, 'brownfield first', where these are more sustainable. Indeed, the vague policy included in the draft NPPF, combined with the associated Impact Assessment, actually implies that the purpose of removing the 'brownfield first' policy is to enable more greenfield development.

The Results

Part one - The wider countryside

To obtain a figure for the extent of undesignated countryside in England, the overlap between three spatial datasets had to be determined. This was done by mapping that portion of England which is countryside and then deleting the countryside which is protected by designations recognised by the draft NPPF, these being nationally recognised designations of land of biodiversity, landscape or heritage value. Finally, Green Belts, also upheld by the draft NPPF (albeit with some changes to the detail of the policy), were also deleted.

Based on this calculation the amount of open countryside which could be described as 'unprotected' by the draft NPPF is:

6,773,576 ha

This equates to 51% of England's land mass or 55% of the English countryside

This countryside, not protected by the draft NPPF, is illustrated by the map on the facing page.

The areas not protected are predominantly in lowland Britain away from the main conurbations.

For example, the vast majority of the East of England would not be protected. From London north to the Howardian Hills, and from the Nottingham Green Belt east to the Brecklands there is a vast area with very few designations recognised by the draft NPPF.

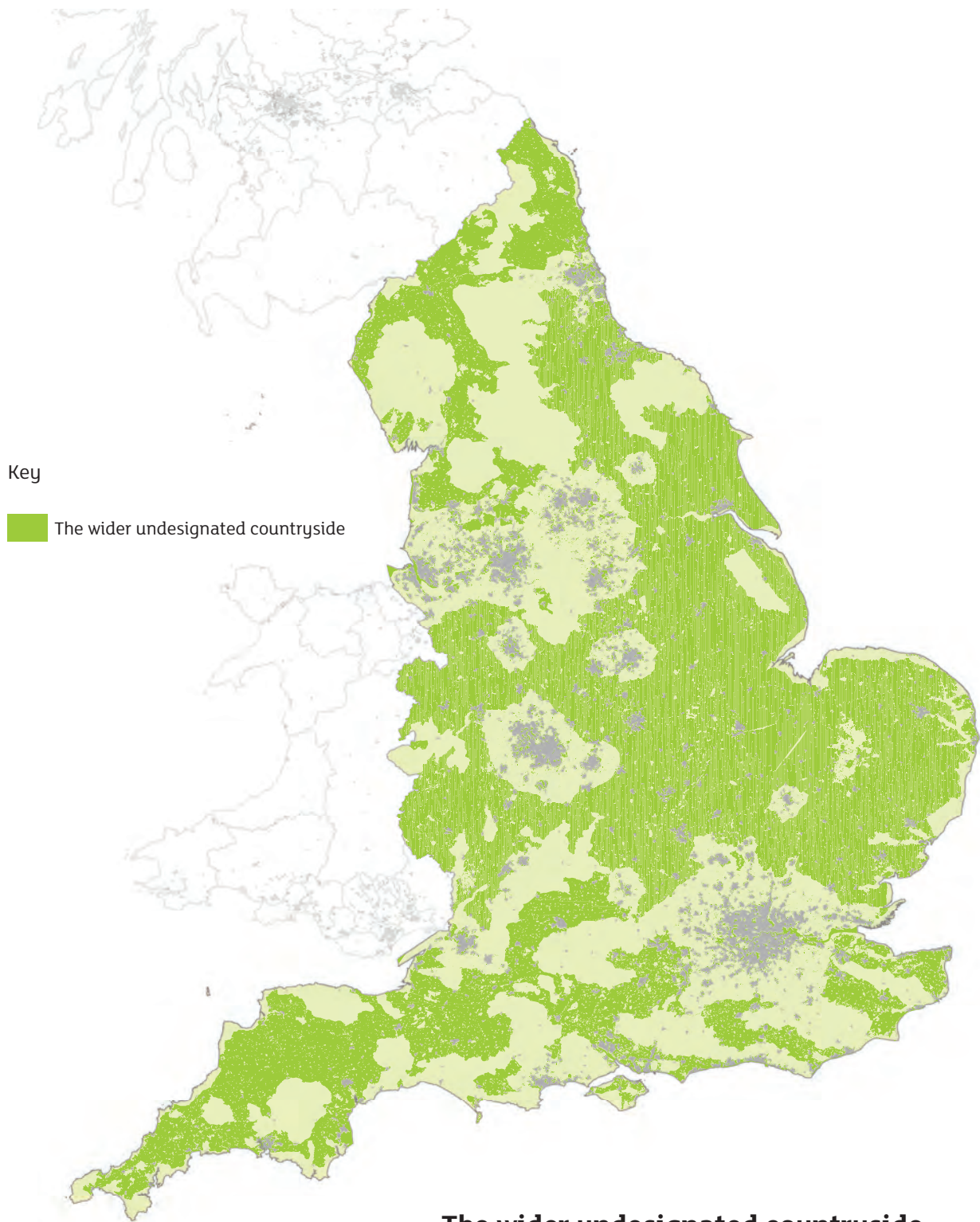
Large parts of a number of counties are also potentially vulnerable, including most of Cornwall, Devon, Gloucestershire, Somerset, Herefordshire, almost all of County Durham and the East Riding of Yorkshire and large swathes of Wiltshire and Kent. The vast majority of Suffolk, Norfolk, Northamptonshire and Lincolnshire would be unprotected as would large parts of Hampshire, Worcestershire and Cheshire.

As well as potential threats to particularly beautiful and characterful areas of countryside, the removal of the policy which recognises the intrinsic value of the wider countryside could seriously undermine attempts to restrain urban sprawl. The Government has argued that the draft NPPF does enough to protect the countryside because it protects that with a nationally recognised designation. However, this would have almost no effect for non-Green Belt areas, as no specific policies were included in the draft NPPF with the intention of restricting urban sprawl, and promoting 'smart growth'.

While protections for nationally recognised areas seek to protect the landscape, biodiversity or heritage qualities of those areas, they are not in themselves policies about restricting sprawl. Indeed, analysis shows only 9% of urbanised (towns and villages) England lies within areas of biodiversity or landscape designations protected by the draft NPPF. What this shows is that these safeguards could have very little practical effect. By definition upland areas, and areas of marsh, heath and woodland protected by these designations will tend to be away from urbanised areas. It is unprotected England that will be most under pressure for further expansion of urban areas, and places outside the relatively small proportion of England protected by Green Belt will be most under threat.

The next section of this report explains how this extent of undesignated countryside was calculated.

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The wider undesignated countryside

England

The basis of the analysis is the area of English local government jurisdictions, which equals:

13,293,494 ha

This in most cases extends to the high water mark but in some cases extends beyond it to islets and across estuaries. This area therefore is slightly larger than 'land' area. However, the area above the high water mark is not available as polygons under an opendata licence from the Ordnance Survey. At the large aggregate scale of the analysis it makes little difference and for the majority of local authorities, which are non-coastal, no difference at all.

Urbanised and countryside

England has been categorised into those parts comprising defined settlements (urbanised) and those parts which are open countryside (countryside).

There is a census definition of enumeration districts by their differing degrees of urbanity. This presents a number of difficulties, however, not least of which is that the data is 10 years old. A new delineation is being developed for the 2010 census but this will not be available for some months.

There is no national mapping of land use for the whole of England, so consideration was given to use of land cover data. Again there are issues with the currency of data and definitions of 'urban' land cover, which defines uses such as airbases and industry in the countryside as urban land cover. The purpose of this analysis was to describe changes in the character of the countryside, for example by the development of settlement land uses.

Finally, the decision was made to use the Ordnance Survey (OS) Strategi 'urban regions' data. This represents an approximate coverage of settlements, including towns, villages and hamlets. Though approximate at the scale of analysis being considered it was felt to be adequate for purpose. It will slightly underestimate the coverage of urban land uses, however, as it will exclude scattered dwellings and industries in the countryside.

The data finds that the area of English countryside is:

12,136,967 ha

And urban areas:

1,156,527 ha

So by this measure 8.7% of England is urbanised.

It should be noted this is very slightly different than land cover based estimates of urbanisation (which show figures of just over 9%) for the reason that this figure is calculated for a different purpose, to estimate urbanised character rather than urbanised land cover or land use. However, the national figures could be recalculated on the basis of any of these three baseline figures with very little difference to the overall percentage.

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Land with nationally recognised designations

This is land covered by statutory, international or other nationally recognised designations, which recognise the special value of biodiversity, landscape or heritage, as opposed to designations which protect land for purely spatial policy reasons (e.g. Green Belt), where the qualities of the land are not relevant to designation.

The designations are:

Sites of Special Scientific Interest

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

National Nature Reserves

Local Nature Reserves

Ancient Woodland

National Parks

Areas of Outstanding Natural Beauty

Heritage Coasts

World Heritage Sites

Registered Battlefields

Scheduled Ancient Monuments

Spatial data for these nationally recognised designations has been supplied by Natural England (through the Magic website) and English Heritage.

Many of these designations will overlap. For example, European nature conservation designations give extra protection to some Sites of Special Scientific Interest. Secondly not all of these designations will act as absolute blocks to urbanisation. For example, designation as an Area of Outstanding Natural Beauty only provides protection from major development. In addition, the draft NPPF only affords weak protection to some designations; for example Heritage Coasts are mentioned only in passing.

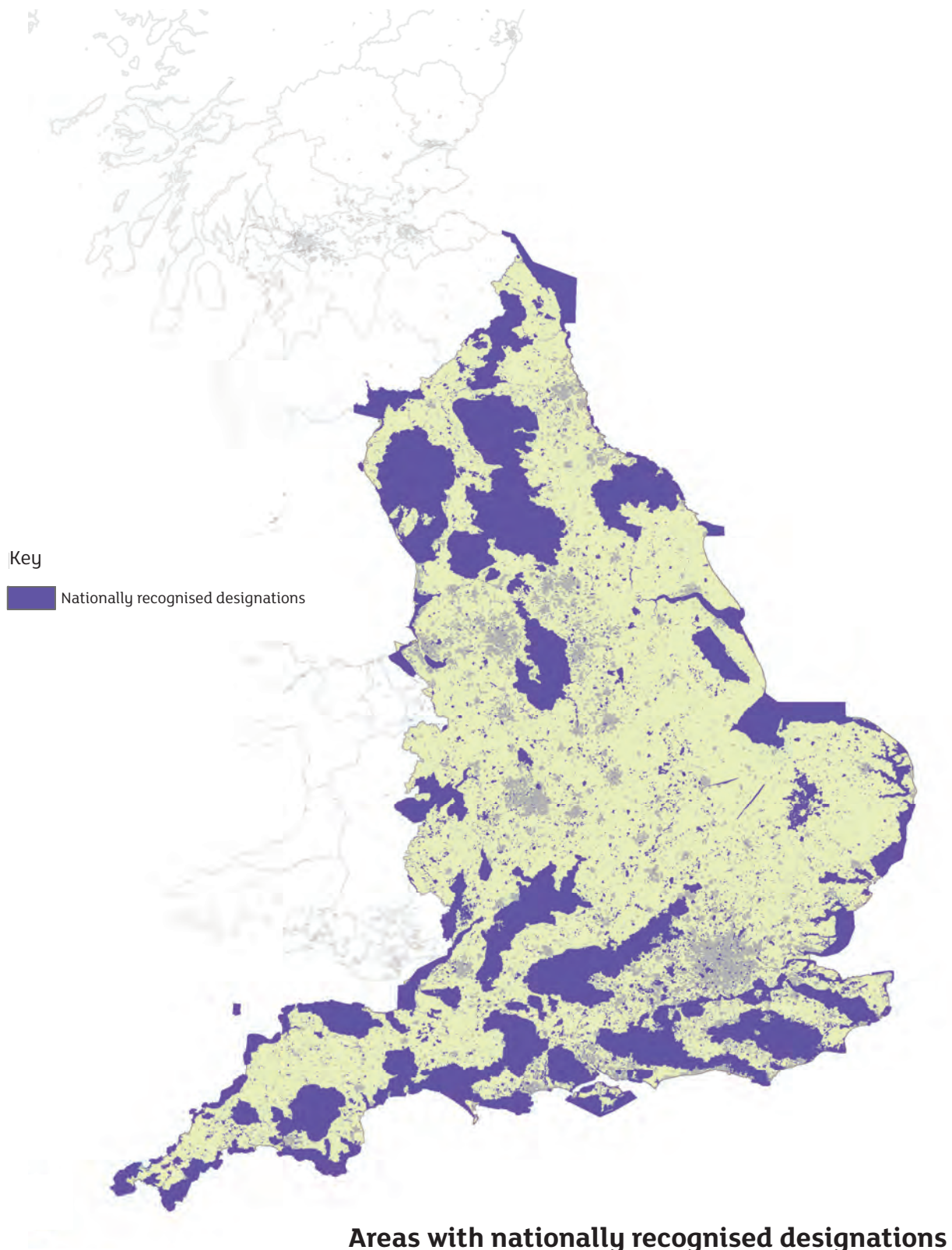
Ideally, we would also include data on flood risk. This is not available nationally, however, under a free open data licence. Also flood risk to land is not an absolute block on development as it may be permitted under the 'exceptions' test in urban flood risk areas and in many low lying areas of the East of England there may be no alternative sites. It would therefore be misleading to treat this as a constraint in the same way as the other designations listed above.

The area covered by these designations is:

4,403,237 ha

Or 33% of England's land mass

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Green Belt

Up to date data on Green Belt coverage has been supplied by Landmark Information Group. This distinguishes between Green Belts designated by adopted plans and where they have yet to be adopted.

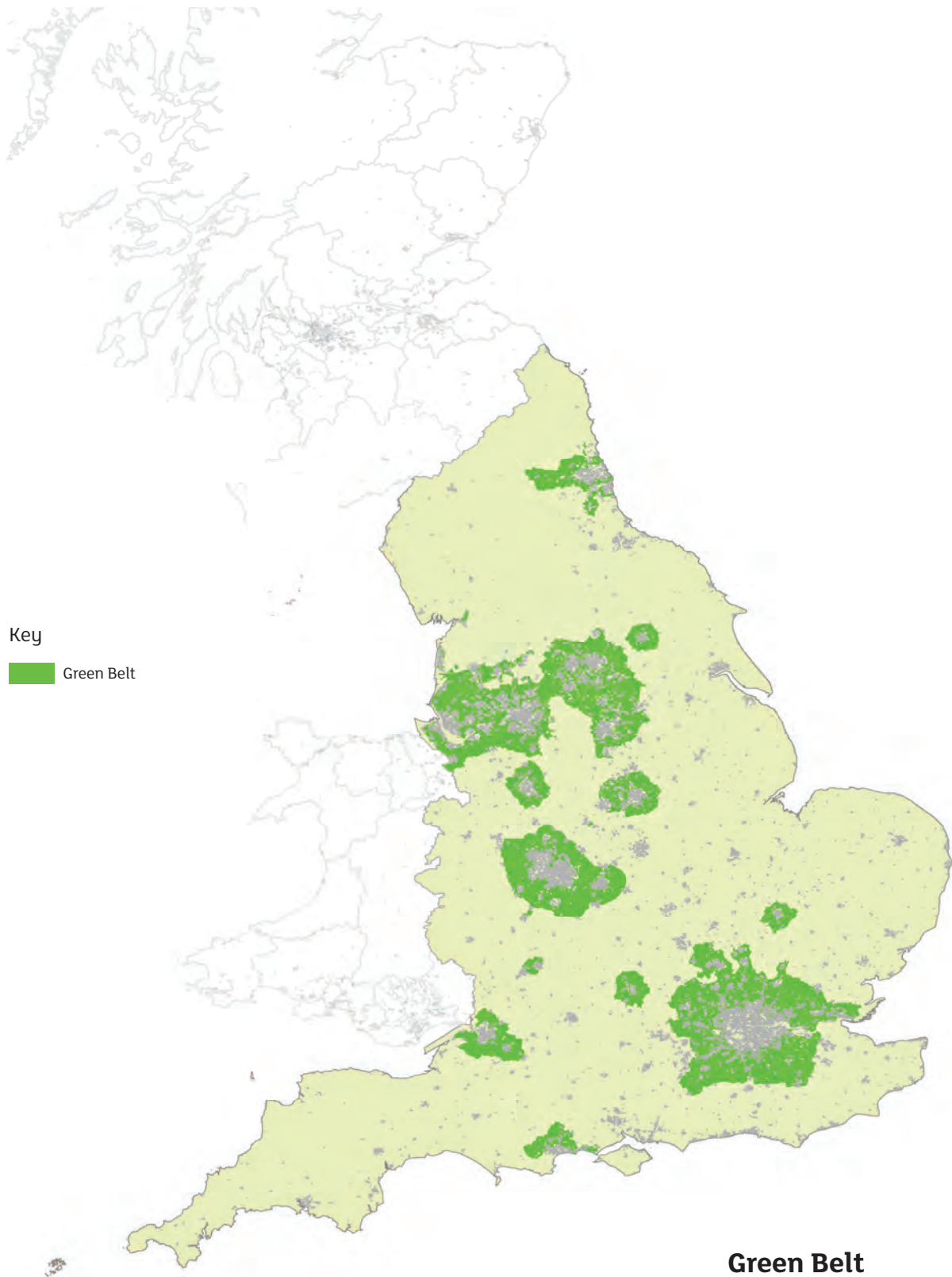
This categorisation had to be treated with some caution. In a number of cases plans were found to have been adopted, but the exact boundaries had yet to be determined through revisions to proposals maps by allocation development plan documents; however the broad area of Green Belt coverage was set. Also, in all cases the 'general extent' of Green Belts would have been set in saved structure plan policies or Regional Strategy (RS) policy, as distinct from the detailed boundary which has always been set in local plans. If the NPPF policy on Green Belts is unamended, both the overall extent and detailed boundary of Green Belts will be set in local plans. There may be some uncertainty in particular cases in the coming years, for example, the loss of Green Belt policies included in the Yorkshire and Humberside RS could lead to most of the York Green Belt inner boundary being undefined until an adopted local plan is in place. Where a strategic plan has set the 'general extent', in most cases Inspectors will treat this fully as designated Green Belt, with arguments about precise boundaries to be left to development plan inquiries. For this reason both categories of Green Belt have been treated as 'adopted' for the purposes of this study. It is understood that this may result in slightly too large an area being shown, as some small areas might not actually be defined as Green Belt within finally adopted local plans. A good example is Mid Bedfordshire where, at the Examination into the Core Strategy, the Inspector recognised that the precise boundaries of the outer edge of the Green Belt would need to take account of the finally agreed extent of the expansion of Milton Keynes and Luton (on which there has been no agreement to date).

Bearing in mind these caveats, nationally the coverage of Green Belt is:

1,642,284 ha

Or 12.4% of England's land mass.

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Part two - Areas with adopted local plans

Adopted plans

As discussed above the Government has argued that a national policy which recognises the intrinsic value of the countryside is unnecessary because such policies could be included in local plans, tailored to specific local circumstances. Assuming that these policies will stand up to challenge in the absence of national support, some would say this was an unreasonable assumption, there is still a question about what the status of existing plans will be once the final NPPF is published.

This section of the report therefore maps the areas covered by adopted plans under the Planning and Compulsory Purchase Act 2004 (2004 Act). We have used plans adopted under the 2004 Act as an approximation of those plans which are more likely to be deemed 'up to date' under the final NPPF. We recognise that this is to some extent an arbitrary definition of 'up to date'. However, in the absence of guidance about when plans will be in and out of date, we believe this is the best assumption to make. According to the draft NPPF, the presumption in favour of sustainable development will only apply to decisions on planning applications where a plan is 'absent, silent, indeterminate or out of date'.

By mapping those areas with a broadly up to date plan in place, we hope to show those areas of countryside which could be protected by relevant local policies. A few provisos: a number of the plans mapped are now a few years old and are being reviewed. Those adopted or prepared before the revision to Planning Policy Statement 12 (national planning guidance on writing local plans) in 2008 did not include strategic allocations and so cannot demonstrate in all cases enough land to meet housing need and demand for the next five years. Without clarity from the Government on transitional arrangements there is also uncertainty about the extent to which changed policies in the final NPPF will render even recently adopted local plans out of date.

The maps show England broken up by local planning authority for plan making purposes. This comprises lower tier or unitary authorities except where these are pursuing joint plans or where these areas exclude National Parks, which draw up their own plans.

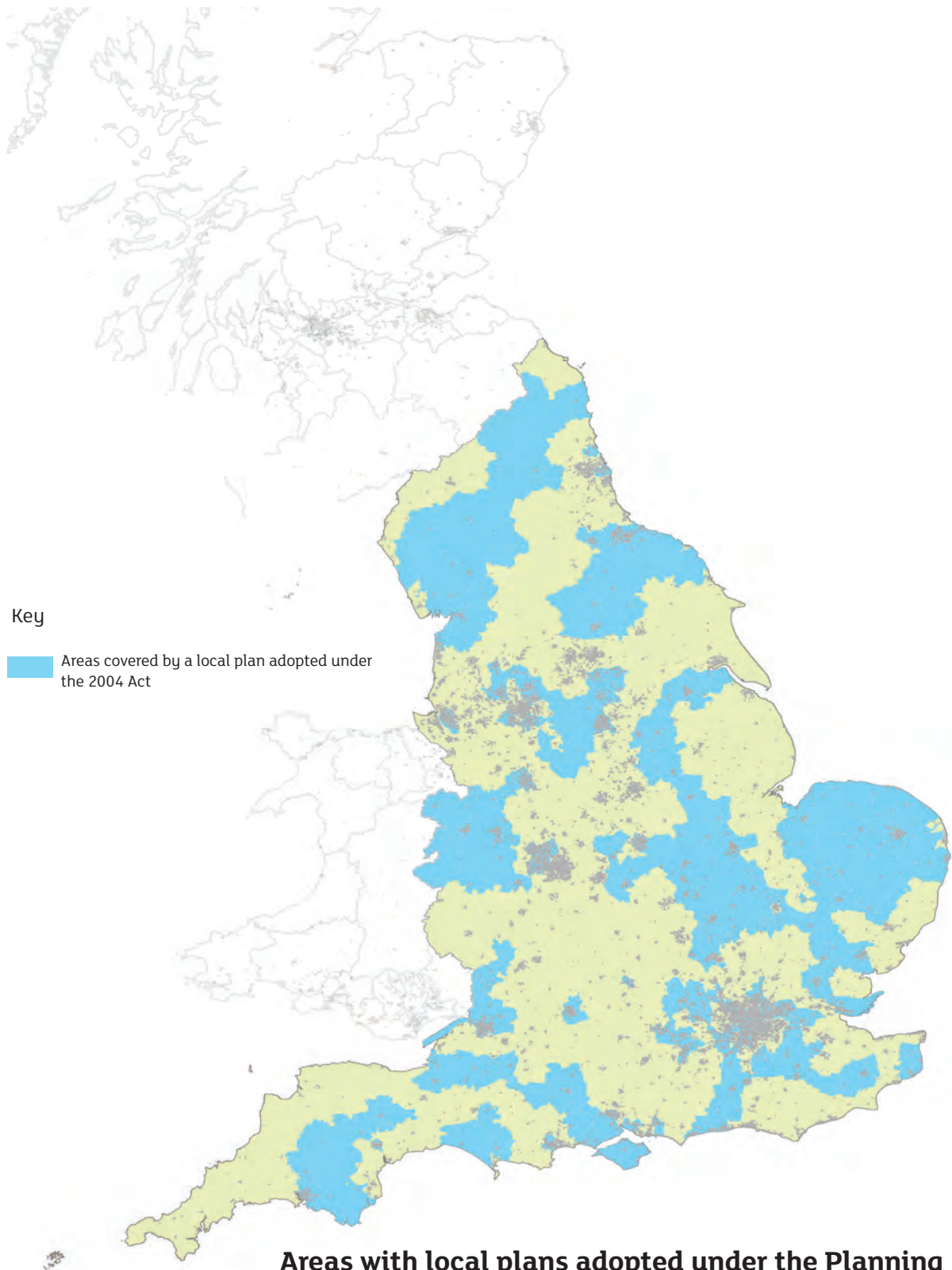
In a number of cases, local planning authorities are working together on joint plans, for example Central Lincolnshire and The Black Country. Greater Nottingham is particularly complicated as several local authorities are pursuing a coordinated, rather than joint, plan that will only cover half of one district, Ashfield. Because the Inspector has no power to write a report on part of a plan these have been treated as separate plan areas. Other complications arise where district authorities have merged into unitary authorities. For example, part of Wiltshire has adopted plan coverage in the former Salisbury District, as have four separate parts of Northumberland. These areas are shown as having partial plan coverage on the maps for each current local plan area. The picture is also quite complicated in the South Downs National Park, due to the different status of plans being prepared by local authorities, whose planning responsibilities have recently been absorbed by the National Park Authority.

Where plans have been examined and found to be sound they have been treated as 'adopted' for this analysis, as in those cases they are expected to be adopted before the April deadline for the publication of the final NPPF. This cannot be guaranteed as plans can be withdrawn post or mid examination, but we are not aware of any plans to do this.

In terms of geographic spread few areas have large adopted plan coverage, apart from Norfolk (98% coverage), Shropshire (100%), Cumbria (66%), Nottinghamshire (62%) and Cambridgeshire and Suffolk (both 59%). Coverage elsewhere is very patchy; 0% in Cornwall and East Sussex, 2% in Oxfordshire, 9% in Hertfordshire, 11% in Worcestershire, and 15% in Lincolnshire.

Nationally the coverage is (including those anticipated to be adopted by April 2012) 42% of England.

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Areas with no protection from an adopted plan or the draft NPPF

This analysis is of those areas which have no protection from the draft NPPF, or from a local plan adopted since the 2004 Act.

John Howell MP, Parliamentary Private Secretary to Greg Clark, in a speech about about the proposals contained in the Open Source Planning White Paper, which went on to inform the draft NPPF, stated that areas without adopted plans would be assumed to have a completely permissive planning system, 'A developer could then build what they like, where they like and when they like; provided they met new national planning guidance'¹.

Although the Government has since claimed that this statement is not representative of policy, there is a real danger that this could be the outcome in the absence of a national policy which recognises the intrinsic value of the countryside.

We have mapped those areas covered by neither adopted 'up to date' local plans nor draft NPPF protection to show just how large this area would be.

The area is:

4,028,208 ha

30.3% of England's land mass

33.2 % of the English countryside.

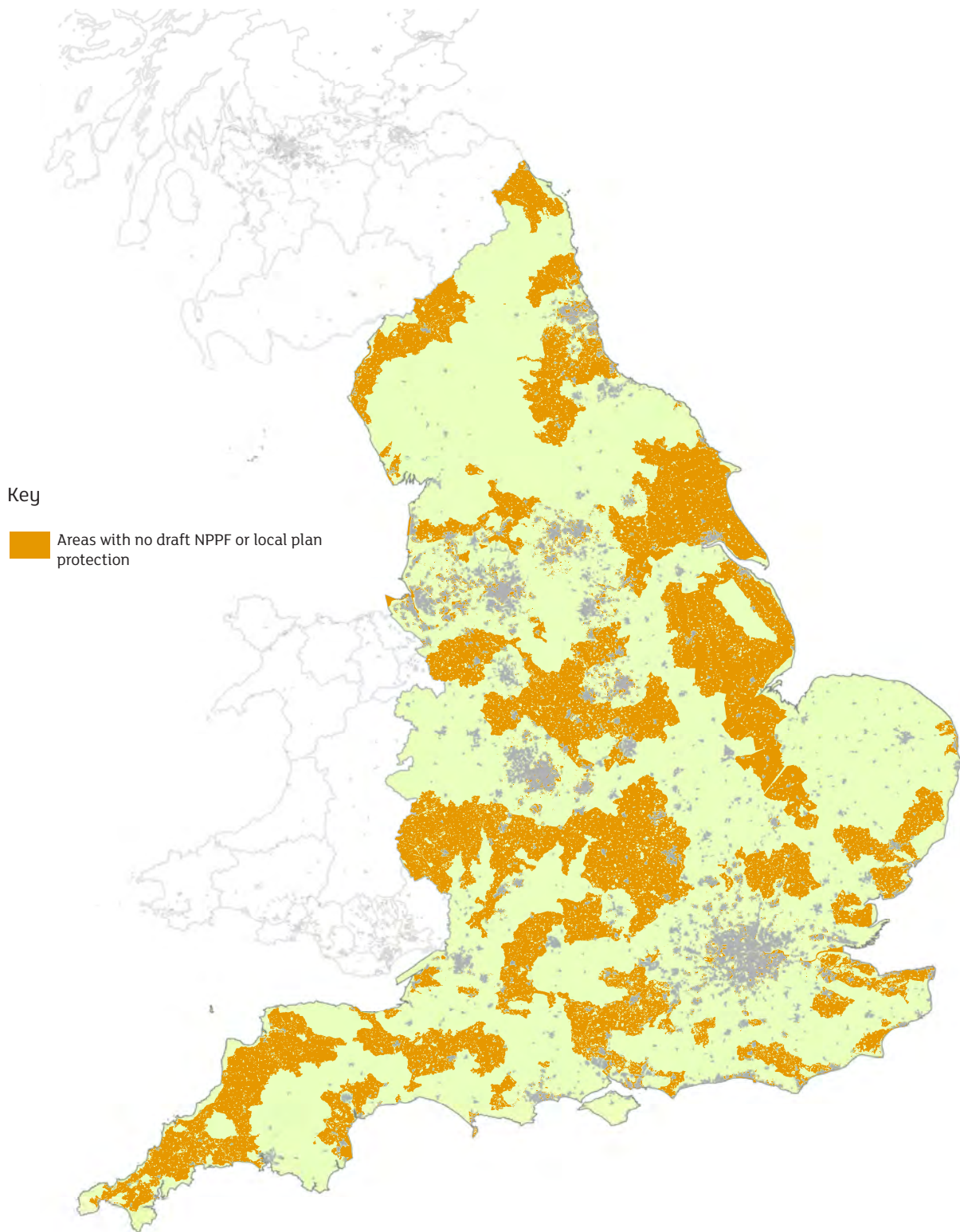
In reality, much more of England could be under threat as many of the areas with adopted plans may not be able to demonstrate the extra land supply for housing required by the draft NPPF. There is also a threat that protection for some of the nationally designated areas could be overridden by policies which give primacy to economic considerations.

The mapping of these areas shows that many of England's most attractive landscapes are not covered by nationally recognised designations or local plan recognition. Some areas of countryside dependent on local plan protection, which in the absence of a supportive national policy might not stand up to challenge, include a large majority of Cornwall, the parts of Worcestershire which inspired JRR Tolkien's 'The Shire', much of Durham, and the Golden Valley in Herefordshire.

Notably the constituency most vulnerable is East Yorkshire which, together with the neighbouring Beverley and Holderness in third place, has in recent months gained fame as 'Hockney Country' because of the artist's depiction of the beauty of the Yorkshire Wolds. This is not an AONB, so for example if the local authority could not show they have a supply of land to meet six years need and demand for new housing (if this requirement is carried through to the final NPPF), and an application was submitted for development on the edge of a major Wolds village, unless the draft NPPF is amended there could be an extremely strong argument in favour of approving it.

¹ John Howell, January 2011, speech to a British Property Federation seminar, http://www.bpf.org.uk/en/newsroom/press_release/PR110119_Property_industry_welcomes_pledge_to_put_growth_at_heart_of_planning_system.php

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Areas with no draft NPPF or local plan protection

Conclusions

The draft NPPF assumes that by protecting areas of countryside covered by a nationally recognised designation, significant environmental harm to the open countryside could be prevented. This report presents evidence for questioning this assumption.

The report shows that 51% of England's land mass is countryside that is not protected by the policies of the draft NPPF. This equates to 55% of England's countryside being unprotected by a nationally recognised designation and therefore potentially vulnerable to development where proposals meet the very weak sustainability test included in the draft NPPF.

The Government has argued that there is no need for a national policy which recognises the intrinsic value of the countryside, as local plans will be able to introduce locally specific policies to protect the countryside as appropriate. This is partly in line with the current system, where a simple national policy which protects the countryside from inappropriate development is supported by more detailed local policies. We therefore recognise that local policies can play a crucial role in protecting the countryside and preventing sprawl.

However, serious concerns about this approach remain. First, it is unclear, given the legal requirement for local plans to have regard to national policy, whether local policies will stand up to challenge if there is no support for them at all included in national policy. Second, there is still a great deal of uncertainty about which local plans will still be valid, or 'up to date', following the introduction of the final NPPF.

We would also argue that recognising the intrinsic value of the wider countryside, and protecting it 'for its own sake' is an issue of national significance. The Government should therefore recognise this in national policy, rather than leaving judgements about the value of the countryside as a whole solely to local discretion.

The maps included in this report illustrate that even if local plan policies which protect the wider countryside do stand up to challenge, under current circumstances, where 'up to date' local plan coverage is patchy, much of the English countryside would be vulnerable to inappropriate development in the absence of a national policy.

Our analysis shows that by March 2012 only 42% of England will have adopted plan coverage. Without 'up to date' plan coverage the 'presumption in favour of sustainable development' included in the draft NPPF will apply, meaning that scattered, unplanned development could be approved, even where it is not the most sustainable option for meeting development needs.

This report is not an argument against any development in rural areas or on greenfield sites. Rather it is an argument against the possible consequences of the draft NPPF, which could make it harder to resist sporadic, speculative development in the wider countryside, while encouraging urban sprawl rather than 'smart growth'. This could easily be rectified through a number of simple changes to the final NPPF. In particular CPRE has advocated the inclusion of the following text, which is based on the existing policy in Planning Policy Statement 4: *Planning for Sustainable Economic Growth*, in the final NPPF:

'Local planning authorities should ensure that the natural environment, including the countryside, is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources including soil and food production capacity, and to ensure it may be enjoyed by all.'

Recommendations

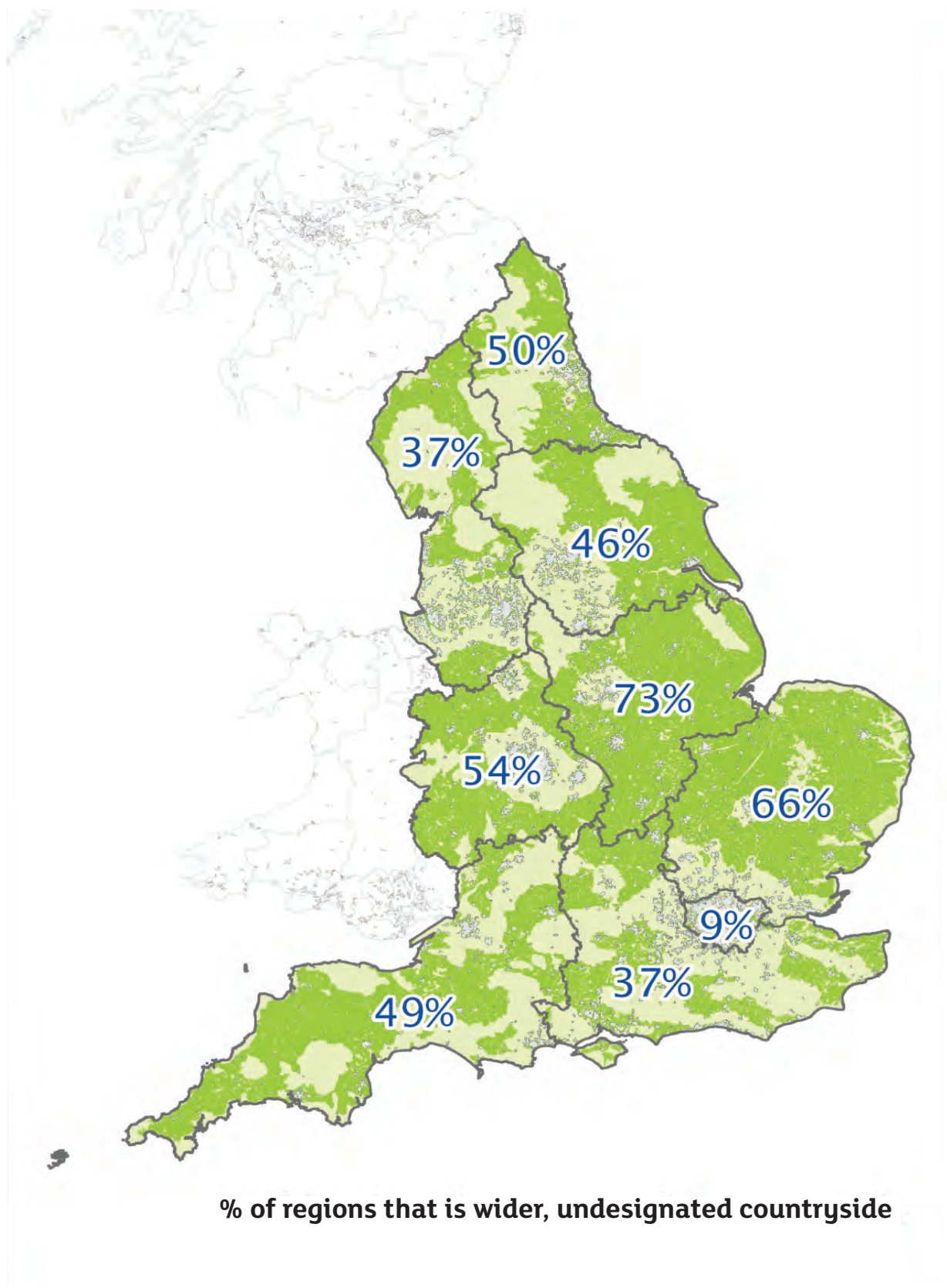
If the Government is to demonstrate that it really does value England's countryside as a whole we make the following recommendations. The final NPPF should:

1. retain explicit recognition of the intrinsic value of the wider countryside. This does not mean preventing all development on greenfield sites. It means that development should only take place in the countryside when there is a clear case made for this first through the planning process;
2. ensure that where debate needs to take place about whether and which areas of countryside should be developed, such as when preparing a local plan or at an inquiry into a speculative development proposal, consideration is given to the impact on the character of the countryside so that the most sustainable option is chosen; and,
3. include policies which favour 'smart growth' rather than urban sprawl. These policies should minimise loss of countryside, ensure the efficient use of land, reduce the need to travel and seek to enhance the surrounding rural areas affected by urbanisation.

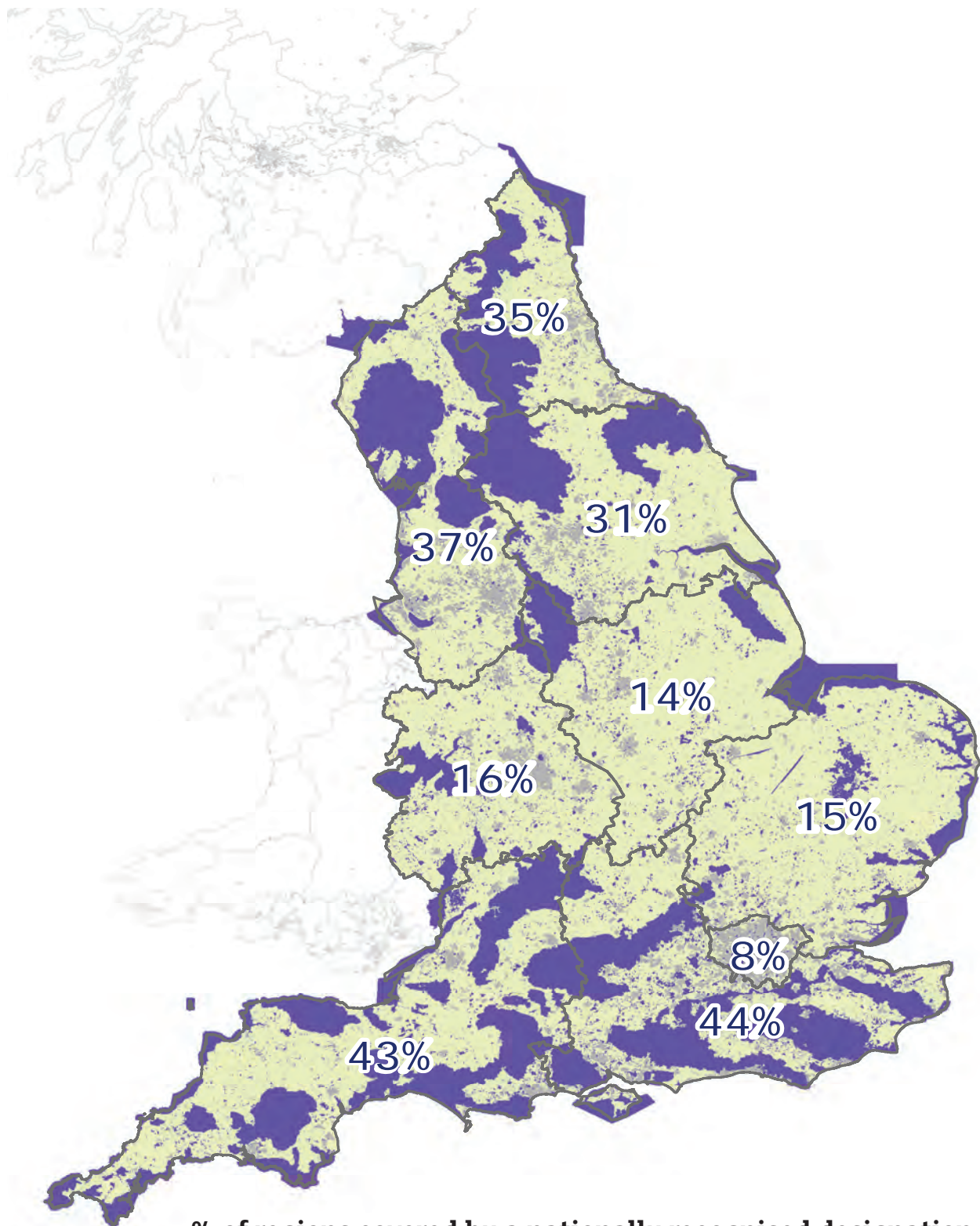
The Government must also clarify at which point local plans become 'out of date', and therefore at which point the 'presumption in favour of sustainable development' will apply.

Recent statements from the Prime Minister and other Ministers have clearly expressed the Government's recognition of the national importance of the countryside. The final NPPF needs to give practical effect to these commitments.

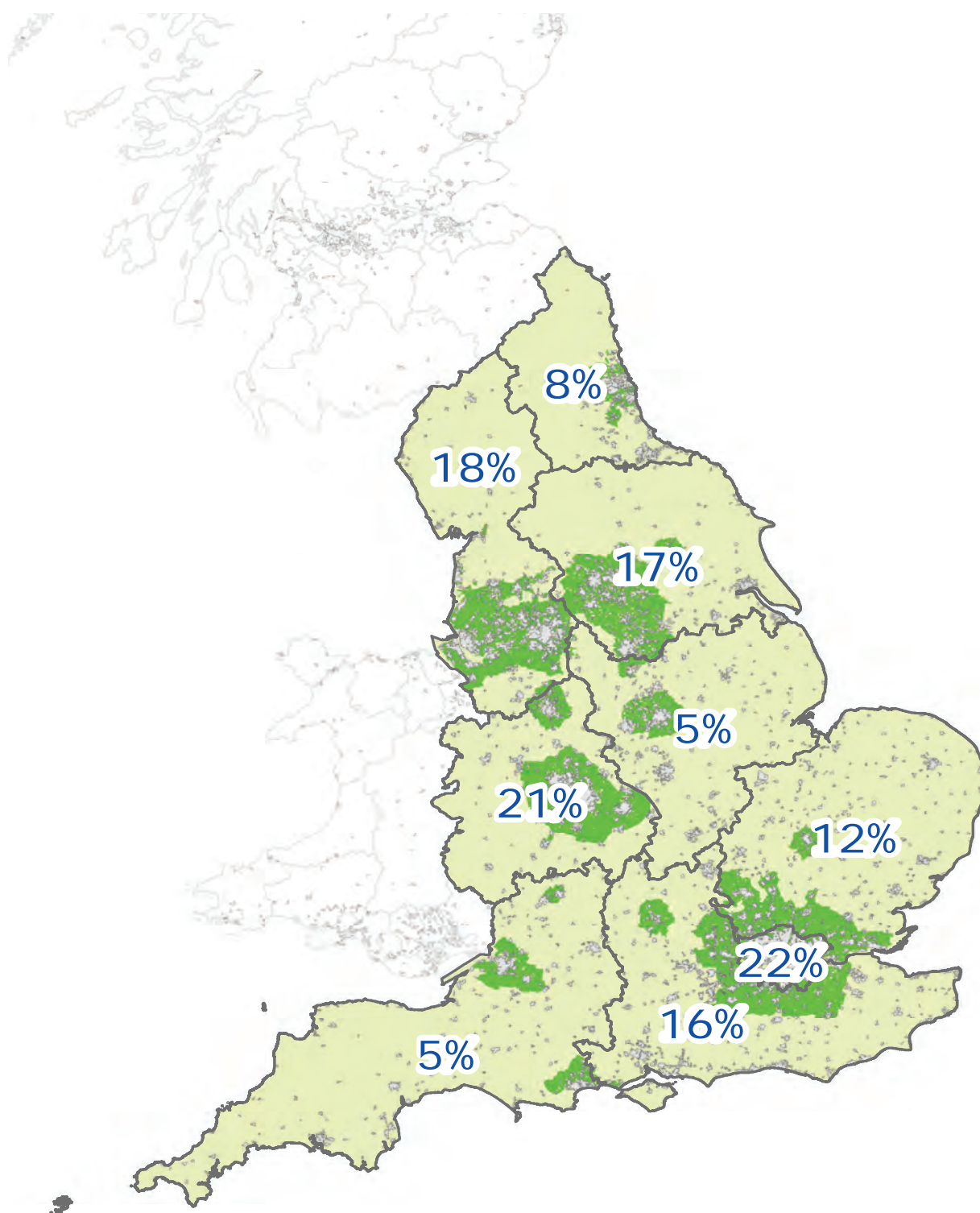
Analysis by Region



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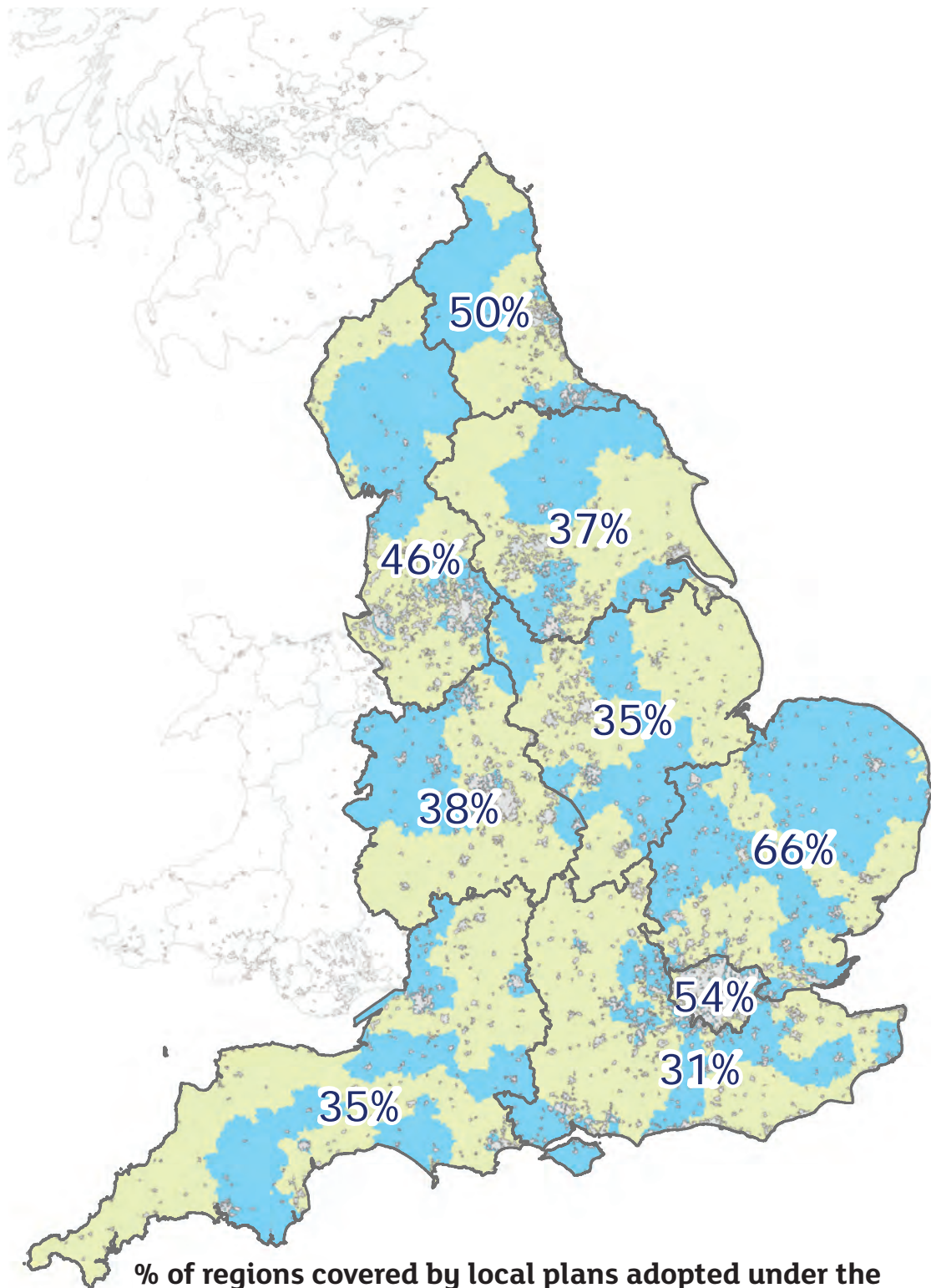


% of regions covered by a nationally recognised designation

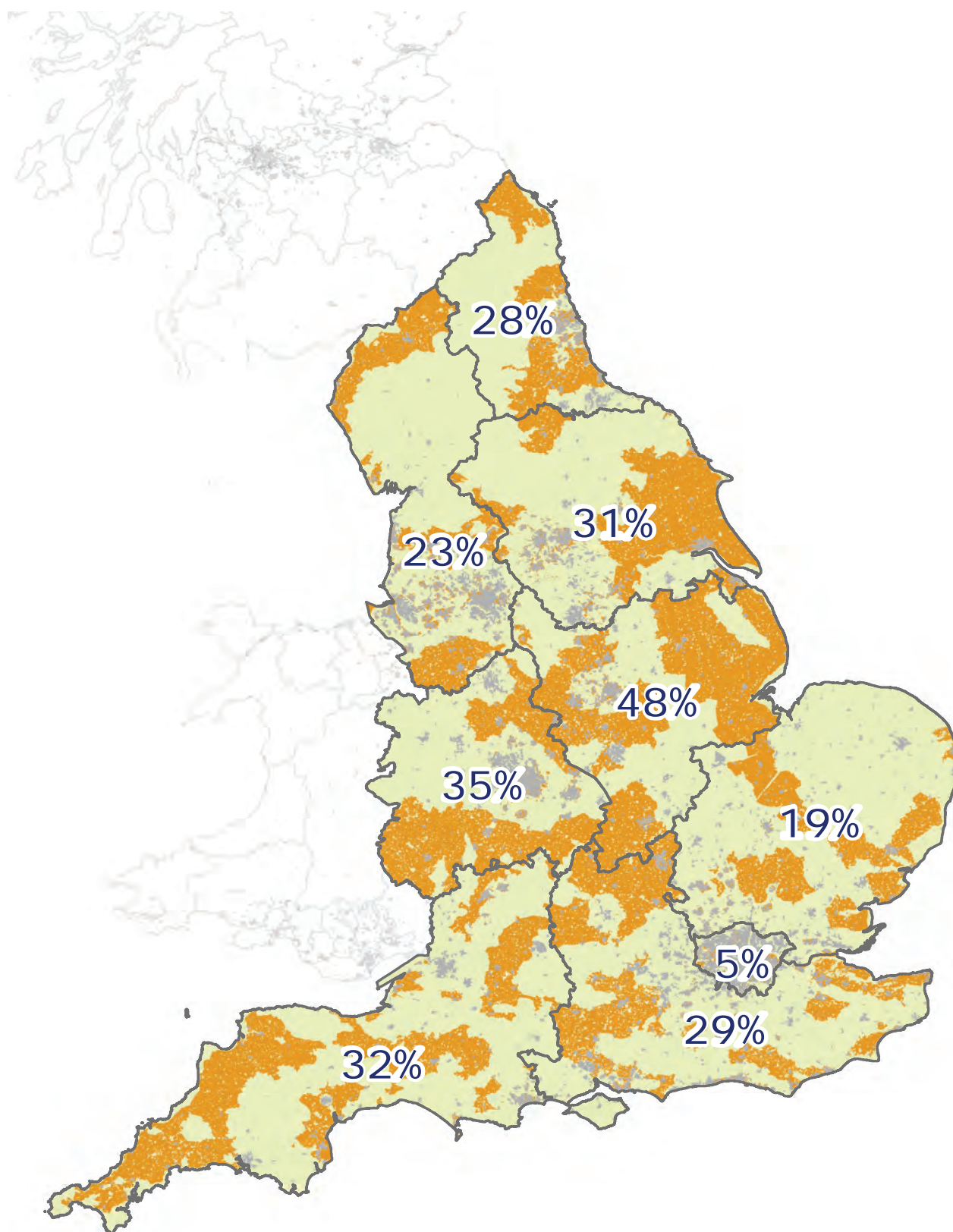


% of regions covered by Green Belt

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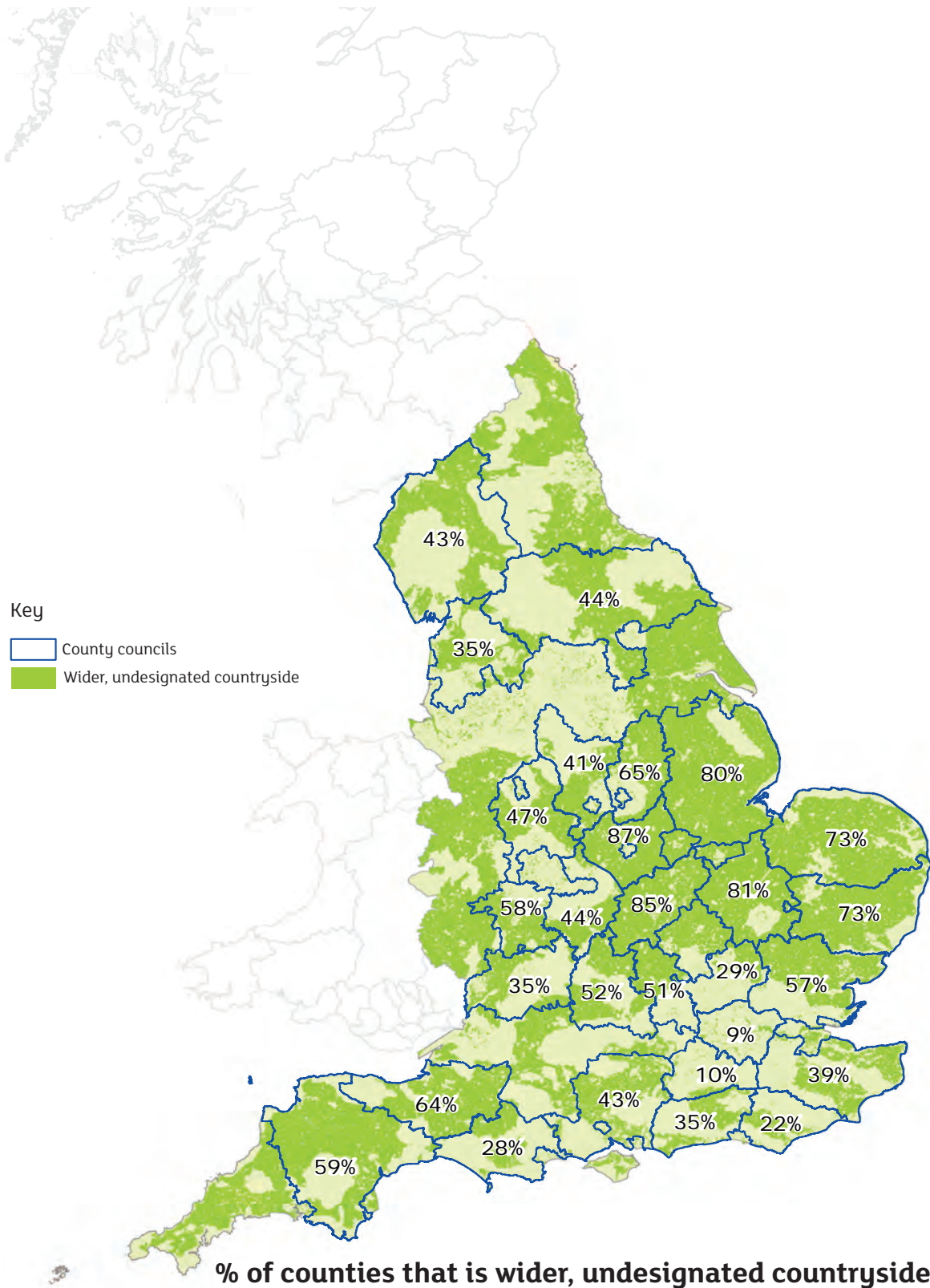
% of regions covered by local plans adopted under the Planning and Compulsory Purchase Act 2004

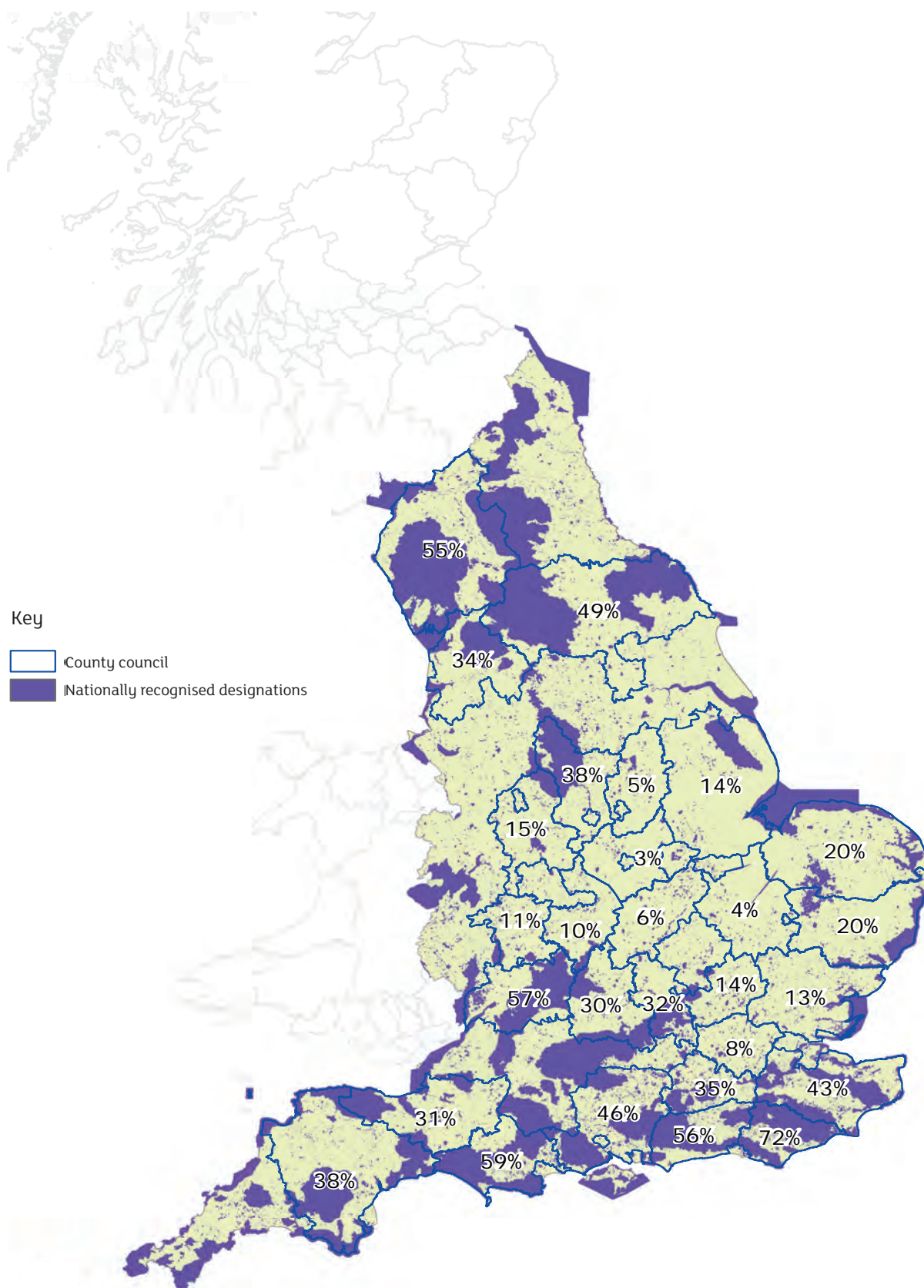


% of regions with no draft NPPF or local plan protection

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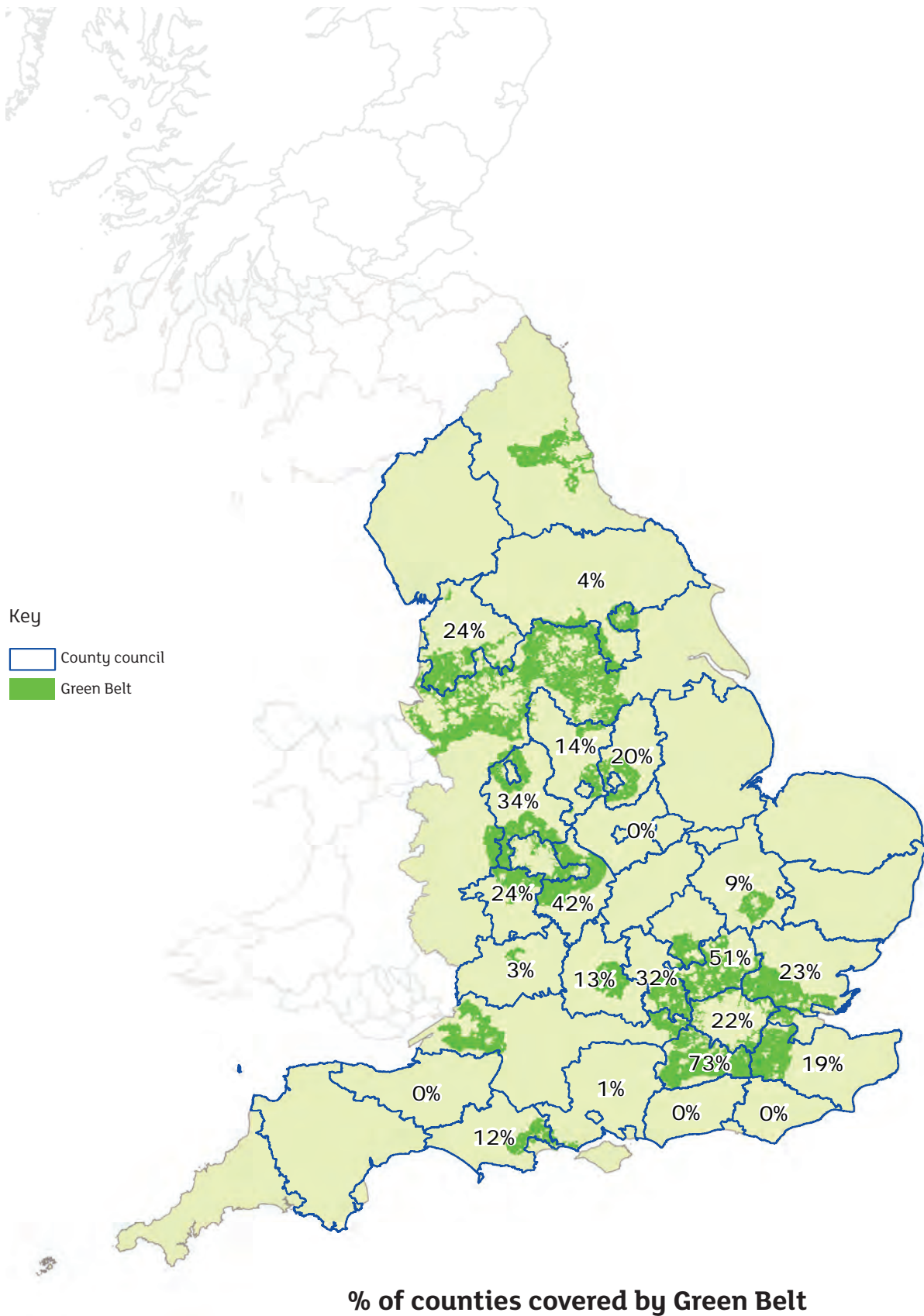
Analysis by County

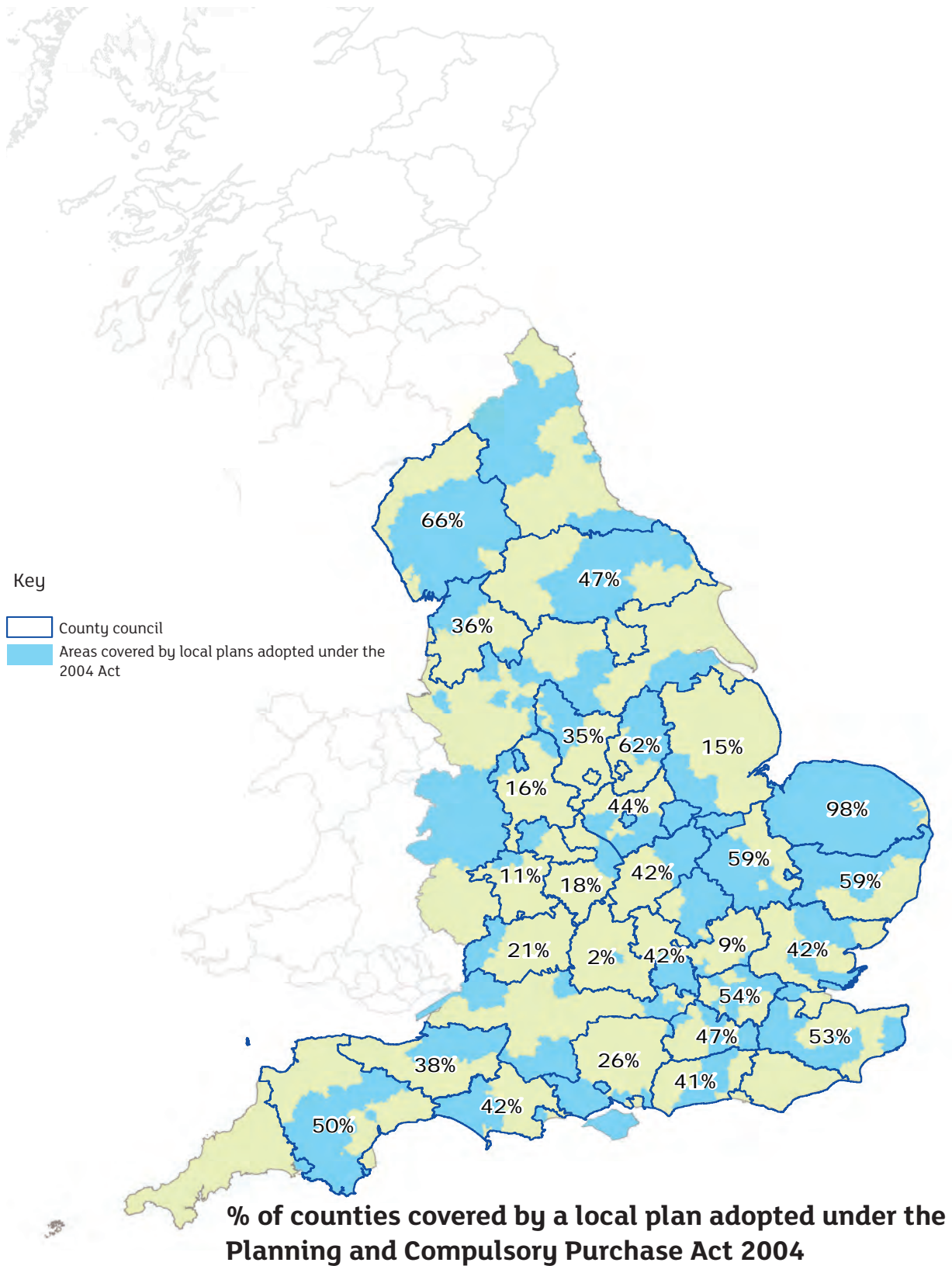




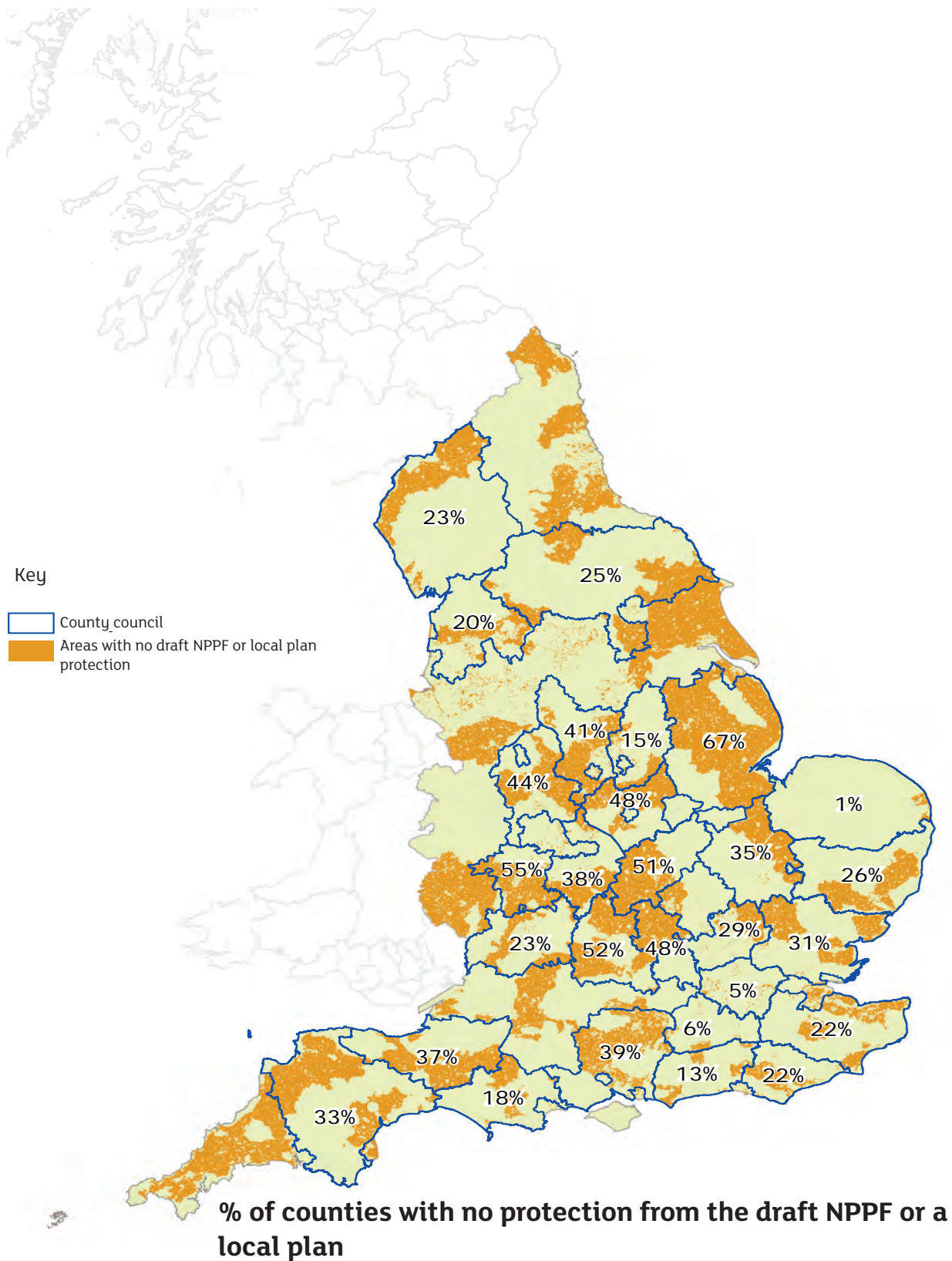
% of counties covered by a nationally recognised designation

PROTECTING THE WIDER COUNTRYSIDE





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Analysis by Constituency

Note 2010 constituencies have been used as revised constituencies are not yet finalised,

The constituencies with 'unprotected' countryside of over 70% are as follows:

Constituency name	% 'Unprotected' countryside
Sleaford and North Hykeham	94
Central Suffolk and North Ipswich	91
Daventry	91
East Yorkshire	91
North Shropshire	91
Sedgefield	91
Braintree	90
Mid Norfolk	90
North East Bedfordshire	90
North East Cambridgeshire	90
Rutland and Melton	90
Bury St. Edmunds	88
North West Cambridgeshire	88
South Leicestershire	88
Banbury	87
Beverley and Holderness	87
Brigg and Goole	87
Grantham and Stamford	87
Bosworth	86
Haltemprice and Howden	86
Harborough	86
South Northamptonshire	86
Buckingham	85
Burton	85
Kettering	85
Newark	85
Somerton and Frome	85
Bassetlaw	84
Corby	84
Huntingdon	84
North West Leicestershire	84
South Holland and The Deepings	84

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Gainsborough	83
Boston and Skegness	82
Scunthorpe	82
South Norfolk	82
Newton Abbot	81
North Herefordshire	81
Peterborough	81
Saffron Walden	81
South Derbyshire	81
Eddisbury	80
Romsey and Southampton North	80
Wellingborough	80
Witham	80
Broadland	79
Charnwood	79
Milton Keynes North	79
Bolsover	78
Carlisle	78
South East Cambridgeshire	78
West Worcestershire	78
Loughborough	77
Wyre and Preston North	77
South Suffolk	76
St. Austell and Newquay	76
Yeovil	76
Hereford and South Herefordshire	75
Shrewsbury and Atcham	75
South West Norfolk	75
Wansbeck	75
Harrogate and Knaresborough	74
North Thanet	74
North Swindon	73
Cleethorpes	72
Hartlepool	72
Harwich and North Essex	72
Mid Worcestershire	72
Torbay	72
Waveney	72

North East Hampshire	71
Stockton South	71
West Suffolk	71
Easington	70
Fylde	70

For comparison the 20 areas with the lowest proportion of undesignated land are as follows:

Constituency	% Unprotected countryside
Bath	0
Ealing Central and Acton	0
Islington North	0
Islington South and Finsbury	0
Birmingham, Ladywood	1
Brentwood and Ongar	1
Chesham and Amersham	1
Croydon North	1
Kensington	1
Manchester Central	1
Sevenoaks	1
Sheffield Central	1
Beaconsfield	2
Birmingham, Yardley	2
Epping Forest	2
Hornchurch and Upminster	2
Lewisham, Deptford	2
Romford	2
Sheffield, Hallam	2

London has a strategic plan – the London Plan – and its own unique designations of protection, such as metropolitan open land. For this reason individual maps have not been prepared within London.

