[redacted]
Date: 9 Nov 2026 08:47
Subject: Re: Appeal 6012076 (LPA Ref: DC/26/0122) - Windacres Farm, Church Street, Rudgwick, West Sussex, RH12 3EG - NPPF 2026
[redacted]
Cc:

Good Morning Gemma

RE:NPPF 2026

Thank you for your email regarding the revised National Planning Policy Framework which was published on 17 August 2026.

In reply to your invitation I do consider the Framework 2026 has relevance to my case and wish to comment as follows:

In the NPPF 2026, planning conditions should *not* remove permitted development rights unless there is clear, specific justification, and any such restriction must be evidence-based and tightly targeted.
The National Planning Policy Framework 2026 introduces clearer national policy on how planning conditions may be used, particularly in relation to permitted development rights:

1. Conditions should not remove permitted development rights without clear justification

- The NPPF 2026 states that **planning conditions should not remove permitted development rights from individual properties unless there is clear justification**.
- This aligns with the broader policy shift toward **evidence-based, proportionate restrictions**.
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2. Restrictions must be necessary, evidence-based, and geographically limited

- Where councils seek to restrict national planning freedoms , the NPPF 2026 requires:
    - **Robust evidence**
    - **Necessity to protect local amenity or wellbeing**
    - **Smallest geographical area needed**
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3. Planning conditions remain part of national decision-making policies

- The 2026 NPPF reorganises policies into **plan-making** and **decision-making** sections.
- Decision-making policies (DM1–DM10) remain **material considerations** in planning decisions.

4. Conditions must support positive, proactive decision-making

- The decision-making chapter emphasises:
  - Positive engagement
  - Efficient processing
  - Avoiding unnecessary burdens on applicants
- Conditions should therefore be **necessary, relevant, enforceable, precise, and reasonable**, consistent with long-standing national policy principles.

Summary
Under the NPPF 2026, planning conditions must be **justified, proportionate, and evidence-based**, and **should not be used to remove permitted development rights** unless there is a clear and specific reason. This reflects the framework's broader aim of ensuring targeted, consistent, and transparent decision-making.

Kind regards

Graham J Aslett
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