

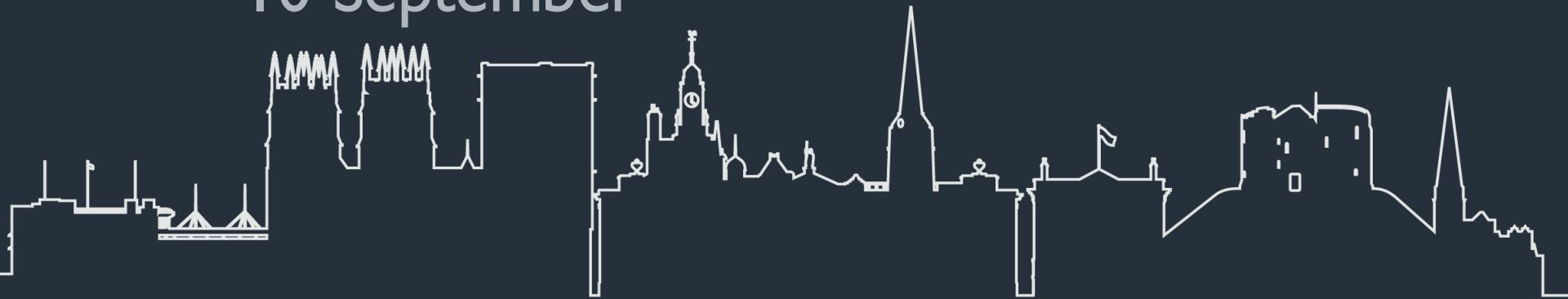
Annex C:



# NPPF 2024 consultation

Local Plan Working Group

10 September



# Policy Objectives

*The Government has made clear that sustained economic growth is the only route to improving the prosperity of our country and the living standards of working people.*

*Changes to the NPPF ... are vital to deliver the Government's commitments to achieve economic growth and build 1.5 million new homes.*

**ACTION: Open consultation until 24 September 2024**

**[PlanningPolicyConsultation@communities.gov.uk](mailto:PlanningPolicyConsultation@communities.gov.uk)**

[Executive Member Decision Session: 23 September 2024]

## **NEXT STEPS:**

+ implementing quickly

+immediate action by LPAs where necessary

# Local Plans & Strategic planning

## 100% coverage of Local Plans

### Transitional arrangements for emerging plans

- Plans under examination can continue
- If housing target is 200 different = Early Review of Local Plan
- Updates to strengthen local plan intervention criteria

### Strategic Development Strategy

- NEW SDS – CYC & NYC Mayoral Combined Authority

### Commitment to continuing review of Plan-making (LURA)

BUT awaiting funding, new secondary legislation and timescales

# Planning for Homes

## Housing Requirement and 5 yr Housing Land Supply: Revised Standard method is mandatory target

**1251** (new method) vs 1020 (old method) vs **822** (net) in Local Plan

+ 5% additional buffer on all HLS = 1314

+ **20% additional buffer if not meeting  
Housing Delivery Test** = **1501**

- Forward looking supply position
- Removal of ability to 'fix' annual position

## Strengthening 'Presumption in favour of Sustainable Development'

Swaps out of date policies for the 'supply of land'

*'tilts the balance' towards approval with exceptions*

# Delivery of Development

(1) **Brownfield first**

(2) **Green Field**

(2) **Green Belt:** Sequential approach to GB release

- i. PDL
- ii. NEW – Grey belt
- iii. Sustainable, higher performing land

## **NEW Grey belt definition –**

For the purposes of Plan-making and decision-making, grey belt is defined as land in the Green Belt **comprising Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes** (as defined in para 140 of this Framework) but excluding those areas or assets of particular importance listed in footnote 7 of this Framework (other than land designated as Green Belt)

## **NEW Golden Rules for public benefit**

- at least 50% affordable housing, where viable
- necessary improvements to local or national infrastructure
- provision of new, or improvements to existing, local green spaces that are accessible to the public

## **Allowing Development on the Green Belt through Decision Making**

Where not meeting housing or commercial needs, development on the Green Belt will not be considered inappropriate when it is on sustainable ‘grey belt’ land

## **Proposals to support release of GB to meet needs for traveller sites**

# Delivering affordable homes & well designed places



## Focus on right mix of affordable housing

- Focus on social rented homes – evidenced by local needs
- Encourages mix of tenures on sites

REMOVES: requirement for 10% of the total number of homes on major sites as affordable home ownership & requirement of min 25% to be First Homes

## NEW - Meeting need of looked after children

- to reflect local evidence and to go in local policy

MISSING: standards for accessible homes or further changes for other specialist provision

## Design

- Removes references to 'beauty'
- Still encourages upward extension

# Infrastructure & Transport



- **Support for the ‘modern economy’** - gigafactories, data centres, freight centres and logistics to support economic growth
- **Widening Nationally Significant Infrastructure Projects (NSIPs)** whether should apply to onshore renewable energy, and data centres, laboratories, gigafactories and water projects
- **Public service infrastructure**
  - *Significant weight should be placed on the importance of facilitating new, expanded, or upgraded PSI when considering proposals for development*
- **Healthy communities** - How to provide greater direction and clarity on the promotion of health?
- **A ‘vision-led’ approach to transport planning** focuses on the outcomes desired, and planning for achieving them
  - Changes to testing impacts: Unacceptable impact on highway capacity ‘in all tested scenarios’
  - More guidance expected

# Green energy & Environment

## Increase support for renewable energy schemes,

- Already removed restrictions on onshore wind
- Proposed Changes to NSIP - *to include onshore wind over 100MW and solar over 150MW and Water infrastructure*
- Identify areas for renewables
- Significant weight to the need to support energy efficiency

## Tackle climate change

- How to better address climate change in policy?

## Safeguard environmental resources

- Safeguarding best and most versatile agricultural land; removing uncertainty
- ‘National Landscapes’ new definition for AONBs



# Other

## Planning application fees

- Considering application fee increase to meet cost recovery level;  
E.g Householder Application estimate = £528
- Considering ability to set local planning fees
- Considering fees to fund wider planning services (beyond cost recovery)
- Cost recovery relating to NSIP

## Public Sector Equality Duty

- Any comments on how the proposals impact on individuals, groups or businesses with a relevant protected characteristic.