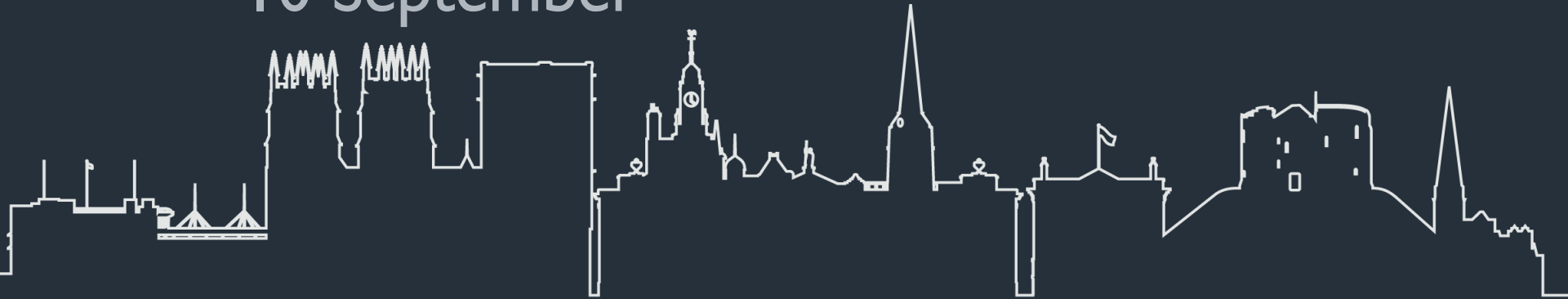


NPPF 2024 consultation

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

[Executive Member Decision Session: 23 September 2024]

NEXT STEPS:

+ implementing quickly

+immediate action by LPAs where necessary

Working together to improve and make a difference

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Swaps out of date policies for the 'supply of land'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