



Ministry of Housing,
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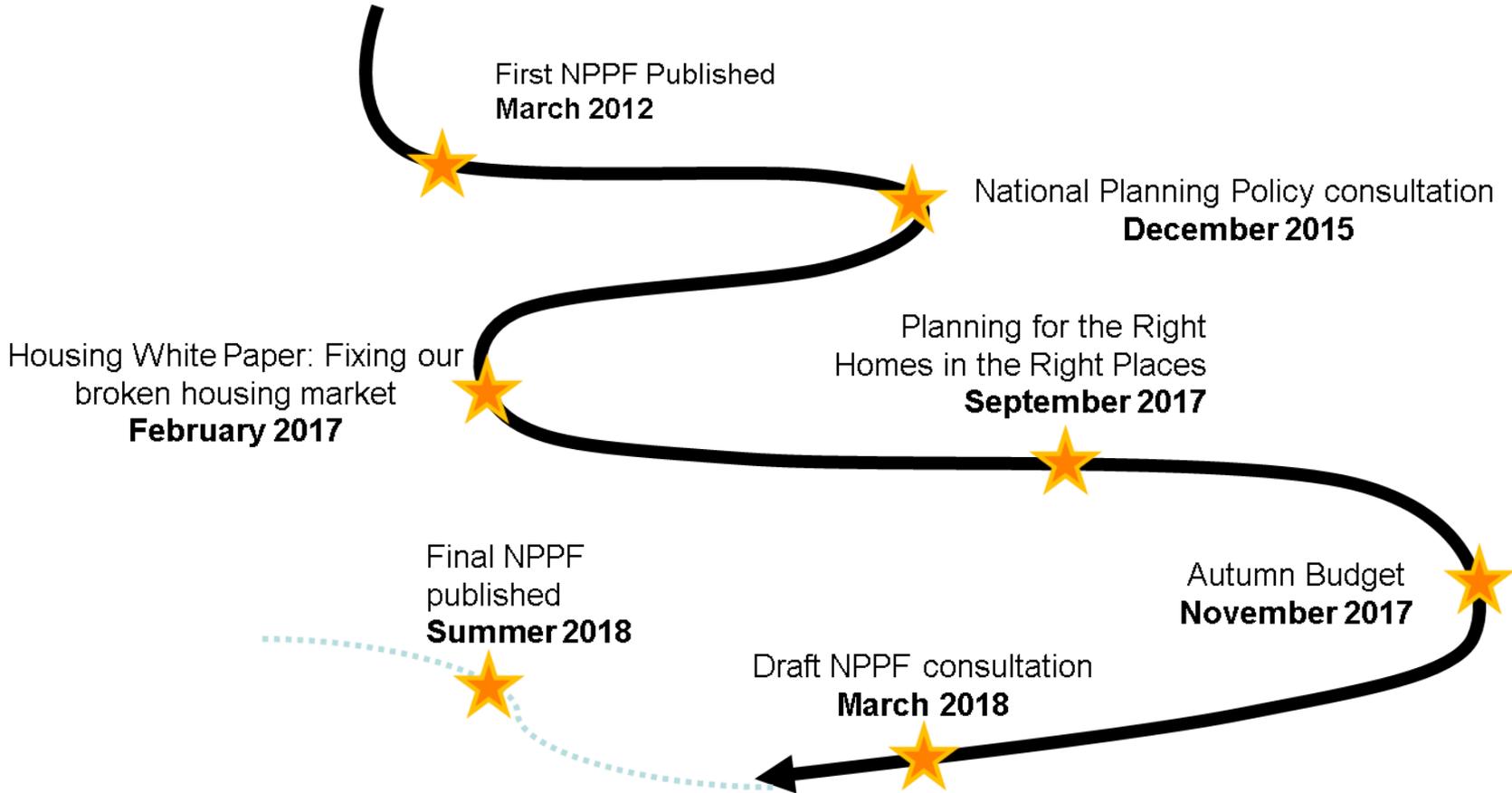
Draft National Planning Policy Framework Land Forum – 22nd March 2018





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Context: Planning Reform Timeline





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Wider Planning Reform Package

- Guidance package
- Housing Delivery Test rulebook
- Consultation on reform to developer contributions
- Government response to housing White Paper: *Fixing our broken housing market*
- Government response to *Planning for the right homes in the right places*



Shorter, sharper

Clearer structure

2116950 (13).pdf

Draft_revised_National_Planning_Policy_Framework.pdf

Introduction

- The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.¹ It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- Planning law requires that applications for planning permission must be determined in accordance with the development plan,² unless material considerations indicate otherwise.³ The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.⁴ Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.
- This Framework does not contain specific policies for nationally significant infrastructure projects for which particular considerations apply. These are determined in accordance with the decision-making framework set out in the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and are a material consideration in decisions on planning applications.
- This Framework should be read in conjunction with the Government's planning policy for traveller sites. Local planning authorities preparing plans for and taking decisions on travellers sites should also have regard to the policies in this Framework so far as relevant.

1. Introduction

- The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- General references to planning policies in this Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
- The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on applications.
- The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.

Document comparison powered by Draftable

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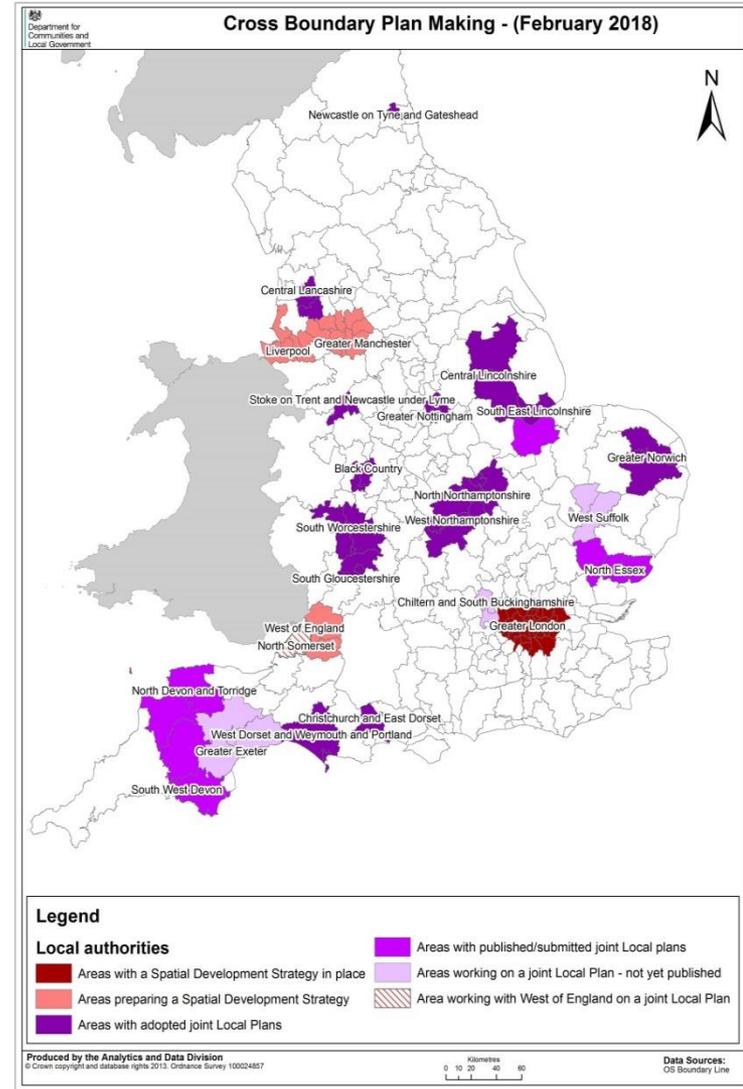
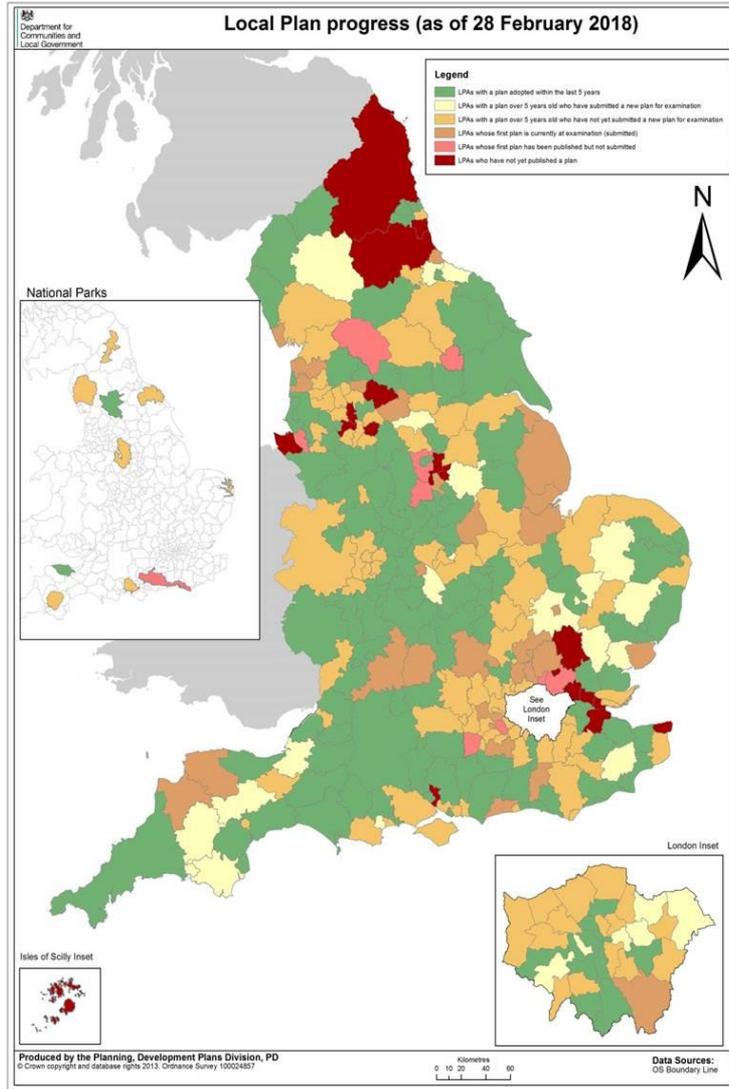
Addresses interpretation issues

Integrates core principles



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Context: Local Plan coverage





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Plan making – more flexible and proportionate

Not one size fits
all

Key strategic
priorities

Proportionate
evidence

Five year reviews

Statement of
common ground

Proportionate
soundness tests



Have your say

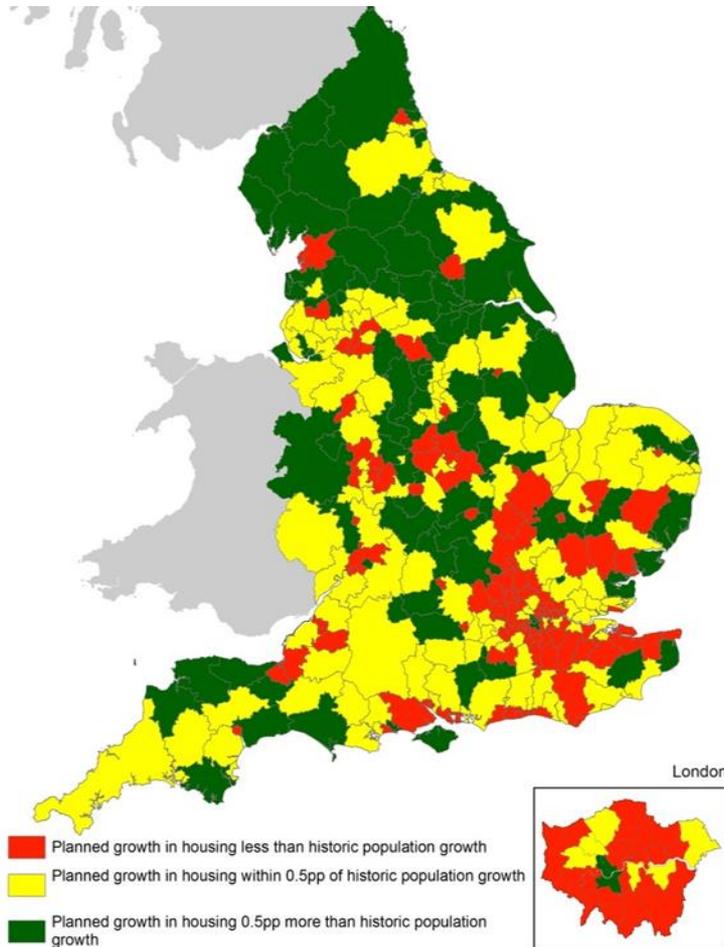




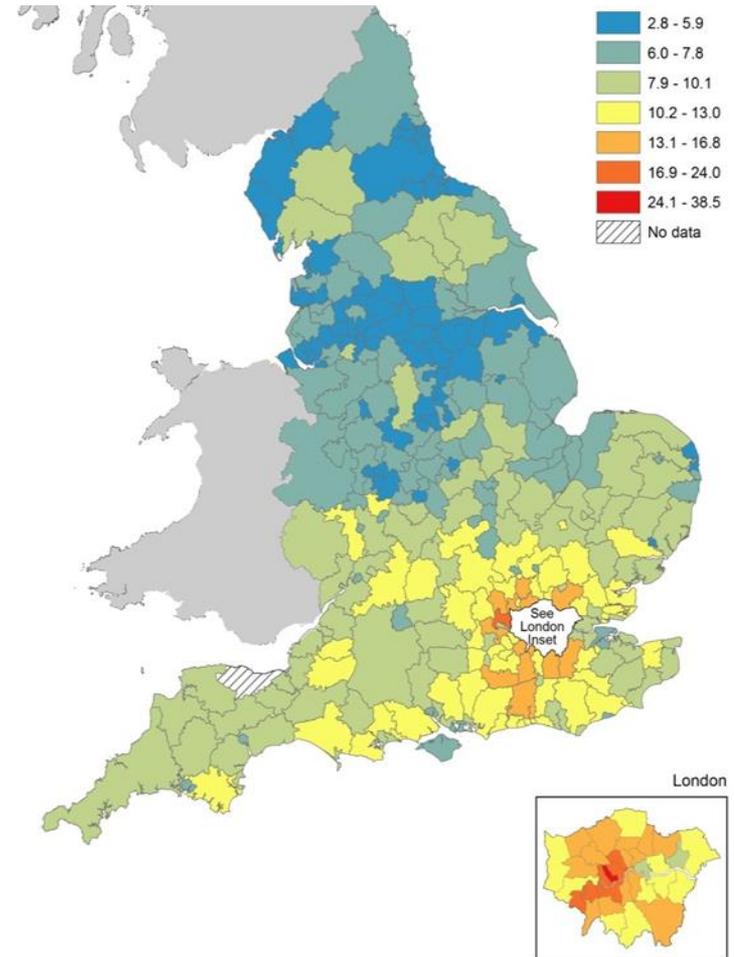
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We don't plan for housing where need is greatest, or where affordability is worst

Planned housing growth compared to historic annual population growth (2010 to 2015)



Ratio of average house price to average earnings





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Presumption
clarified

Specific list of
exemptions

Stronger cross
boundary
expectations

Standard method
for assessing
housing need

Housing
numbers for
neighbourhood
plans

Strengthened
soundness tests

Addressing Needs





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Considering the needs of specific groups

- Wider approach to affordable housing
- Essential local workers
- Build to rent
- 10% affordable market homes
- First time buyer exception sites
- Use of brownfield in Green Belt





Improving certainty and delivery

Five year supply
baseline

Agreeing five
year supply

Small sites
requirement

Shortened
commencement
periods

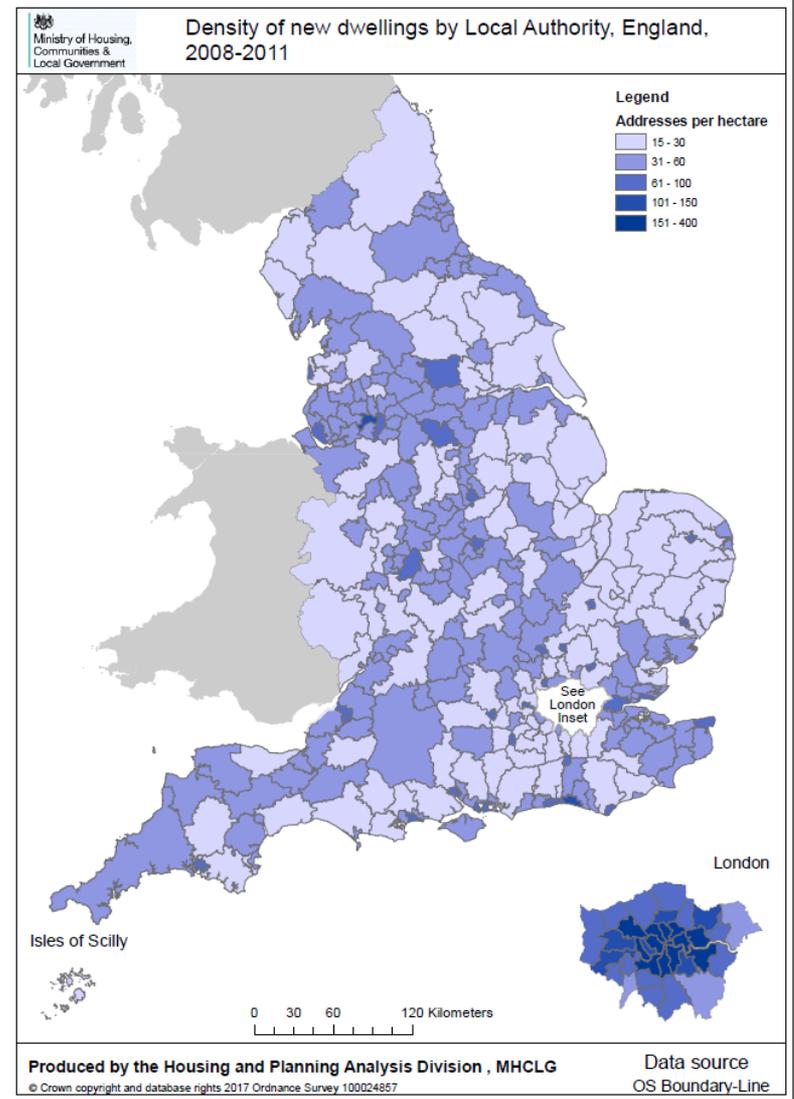
Housing delivery
test





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Good design and effective use of land





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Good design and effective use of land

Locally led
design standards

Role of transport,
health,
integration and
security in design

Target under
utilised land and
'building up'

Reallocation and
alternative uses

Optimise land
use including
minimum density
standards

Density and form
to reflect local
character &
opportunities

Daylight and
sunlight





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Context: Environmental Protection





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Environment protection & net gains

Net gains –
through plans &
biodiversity...

And where Green
Belt is released



Increased
protection for
ancient woodland
& heritage coast

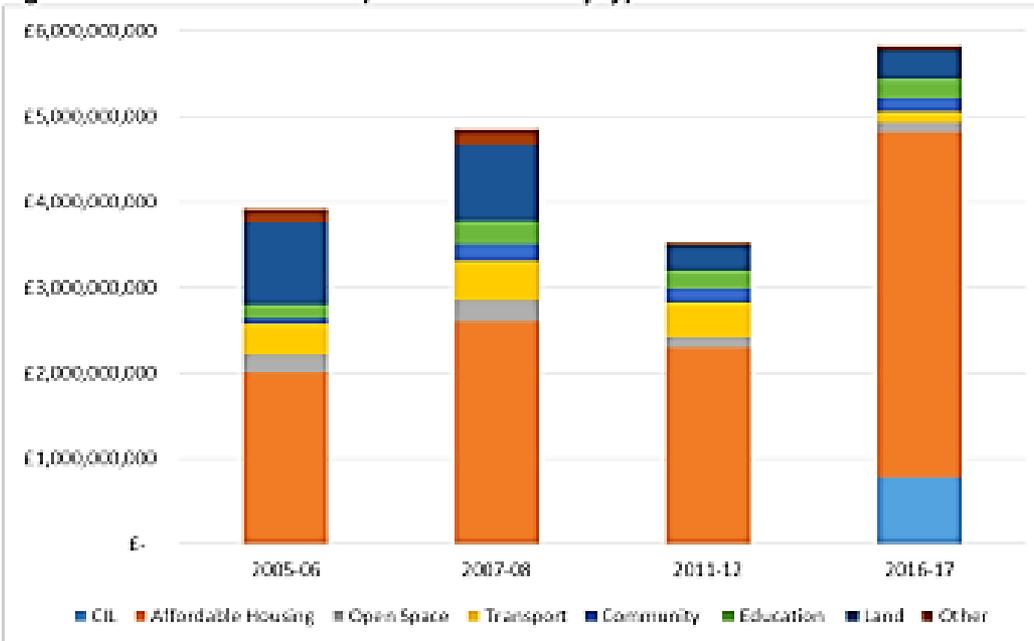
Consider risks
from overheating



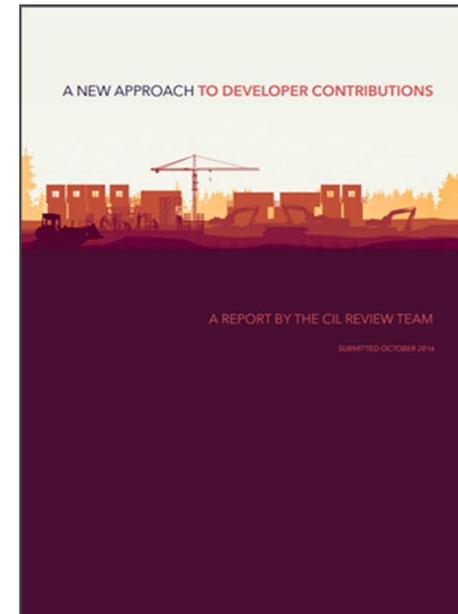
Agent of change
principle
strengthened



Figure 3.1 The value of developer contributions by type between 2005/06 and 2016/17



Source: grossed up sample * 2011-12 values are calculated for combined in-kind and direct payment values, County Council data were not reported separately **the Land Contribution value was not calculable from the survey data and has been estimated from previous reports.





Reforms to viability (in NPPF consultation) and developer contributions

New approach to
viability

Clear
expectations for
contributions in
plans



Increased
standardisation of
viability
assessments

Making CIL-
setting easier

Increasing
market
responsiveness
of CIL

Improved
transparency and
increasing
accountability

Strategic
infrastructure tariff:
funding strategic
infrastructure



- Business/community facilities outside settlements
- Farm succession & property subdivision
- Rural exception sites in the Green Belt
- Changes of use in Green Belt





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Next Steps

- Consultation closes 10th May
- Publish final NPPF in summer
- Respond to:
<https://www.gov.uk/government/collections/National-Planning-Policy-Framework-and-developer-contribution-consultations>