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DRAFT REVISED NPPF

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Sustainable Development



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“There are three dimensions to sustainable development: economic, social and environmental.”

§7, NPPF.

“...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously...”

§8, NPPF.

The Revised Draft



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“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the different objectives)”

§8, Revised NPPF

“These objectives should be delivered through the preparation and implementation of plans and the policies in this Framework; they are not criteria against which every decision can or should be judged.”

§9, Revised NPPF

Presumption in Favour: Plan-Making



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- positively seek opportunities to meet the local development needs of their area
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless;
 - harm significantly and demonstrably outweighs benefits, or,
 - specific policies indicate development should be restricted.



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The Revised Draft's Approach

- Plans to positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change, and,
- strategic plans should, as a minimum, provide for objectively assessed development needs, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

§11, Draft NPPF



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Neighbouring Authorities' Needs

A neighbouring authority's needs that cannot be met within its own area and is to be met next door is to be set out in a statement of common ground.

Footnote 6, to §11, Draft NPPF

Approach to the Duty to Co-operate



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Local planning authorities will be expected to demonstrate evidence of having cooperated to plan for issues with cross-boundary impacts, for example, by producing a memorandum of understanding.

§181, NPPF

The Revised Draft



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“In order to demonstrate effective and on-going joint working, strategic plan-making authorities should prepare and maintain one or more statements of common ground, documenting the cross boundary matters being addressed and progress in cooperating to address these.”

§19, Draft NPPF

Tests of Soundness: ‘Positively Prepared’



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seeks to meet objectively assessed requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so,

§182, NPPF

“...as a minimum, meet as much as possible of the area’s objectively assessed needs (particularly for housing, using a clear and justified method to identify needs); and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so...”

§36, Draft NPPF

Tests of Soundness: 'Justified'



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- The plan should be the most appropriate appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence

§182, NPPF

- an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence

§36, Draft NPPF



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Tests of Soundness: 'Effective'

- The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities

§182, NPPF

- deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground

§36, Draft NPPF

Re-introduction of Prematurity Advice



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Prematurity arguments are unlikely to justify a refusal of consent unless;

- Scheme so substantial or cumulative impact so significant as to undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan, and,
- the emerging plan is at an advanced stage but is not yet formally adopted.

“Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination”

§'s 50 & 51, Draft NPPF

Boosting Housing Supply through Plan-Making



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Ensure Local Plans meet the full, objectively assessed needs for market and affordable housing in the HMA,

§47, NPPF

“it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”

§60, Draft NPPF



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“In determining the minimum number of homes needed, strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance – unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals. In establishing this figure, any needs that cannot be met within neighbouring areas should also be taken into account.”

§61, Draft NPPF

Neighbourhood Requirements



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“Strategic plans should set out a housing requirement figure for designated neighbourhood areas...

Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.”

§'s 66 & 67, Draft NPPF



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Small Sites

“Small sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

(a) ensure that at least 20% of the sites identified for housing in their plans are of half a hectare or less...

(d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”

§69, Draft NPPF



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Affordable Housing

Where LPA's identify a need for AH, set policies to meet need on site unless off-site provision/financial contribution can be justified

§50, NPPF

Provision of affordable housing should not be sought for developments that are not on major sites, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)...Where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership

§'s 64 & 65, Draft NPPF



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Green Belt Reviews

“Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term...”

§83, NPPF



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Green Belt Review in the Revised Draft

“Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development”

Including;

- optimising pdl/under-used land and development densities,
- discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

- §136, Draft NPPF

“Not Inappropriate”



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Now includes (again);

“material changes in the use of land that would preserve the openness of the Green Belt and not conflict with the purposes of including land within it...”

§145, Draft NPPF



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End

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