



# What's in the latest NPPF



# Agenda

## Rosie Pearson, CPA

- About the consultation; what's important
- Bonus speaker: **Gareth Capner**, Planning Consultant

## Caroline Dibden, CPA

- What the development sector & others are saying about it

## Catriona Riddell – guest speaker

- Removal of Duty to Cooperate – and why strategic planning is good for communities

## QUESTIONS

[www.communityplanningalliance.org.uk](http://www.communityplanningalliance.org.uk)



# About the consultation

- Open consultation: Levelling-up and Regeneration Bill: reforms to national planning policy gov.uk (Search NPPF consultation 2023)



[Levelling-up and Regeneration Bill: reforms to national planning policy](#)

HTML



[National Planning Policy Framework: draft text for consultation](#)

PDF, 843 KB, 78 pages

- 2 March end date

[PlanningPolicyConsultation@levellingup.gov.uk](mailto:PlanningPolicyConsultation@levellingup.gov.uk)



# Background

- The [Levelling-up and Regeneration Bill \(the Bill\)](#) is before Parliament
  - genuinely plan-led system
  - stronger voice for communities.
  - community infrastructure by developers
  - clear design standards that reflect community views
  - enhance protections for our precious environmental and heritage assets.
- But also need changes to national policy and guidance, regulations and wider support for local authorities, communities and applicants.
- Hence this consultation



# Topic of this consultation

- Updates to the National Planning Policy Framework.
- National Development Management Policies
- Policy to support levelling up
- How national planning policy is currently accessed by users.

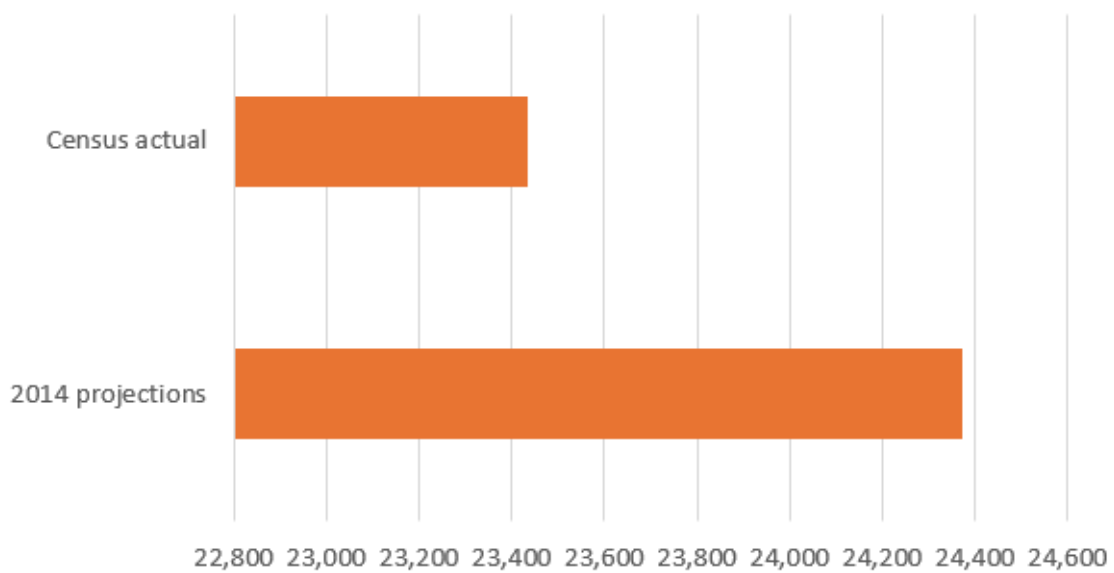
A fuller review of the Framework will be required in due course

## What's good, bad, missing:

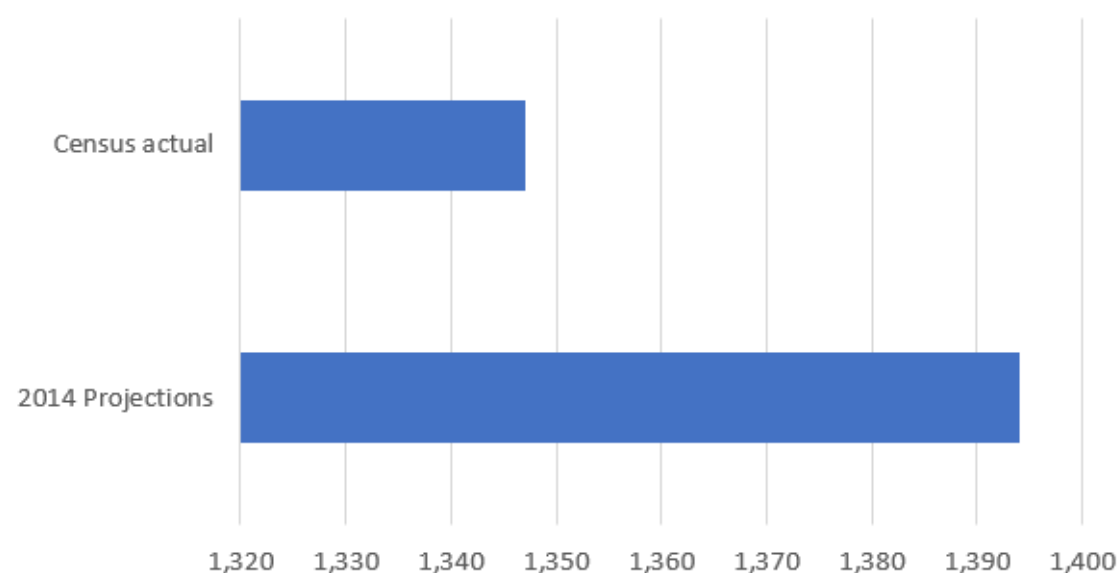
Topic	Good	Bad	Other	Comment
Targets	Standard Method is ADVISORY. Can be down or up if characteristics justify an alternative approach	Still Standard Method; still out of date (2014)	Development industry hysterical... This was always a starting point & has only been softened.	Support ADVISORY strongly in responses BUT urge use of LATEST projections
Plan-making		SOUNDNESS TESTS: 'JUSTIFIED' has been struck out. Plan no longer needs appropriate strategy, taking into account alternatives & based on proper evidence	DTC removed. DTC didn't work – but this leaves a vacuum.  Meeting housing needs & addressing other ec, soc, env priorities	Plans <b>MUST BE</b> justified.
The presumption... para 11	<ul style="list-style-type: none"> <li>No 5ys issue if plan is up-to-date</li> <li>No BUFFERS</li> <li>Review 5YS when 5y old</li> <li>Past over-delivery counts</li> <li>Densities out of character</li> <li>'Presumption switch off' if 115% plg permissions</li> </ul>		Urban uplift remains.  Housing Delivery Test remains but: 95% = Action plan 75% = presumption (unless permissions 115%)  Need can be upwards of target	VERY good news that presumption is weakened. This will help councils to plan rather than see planning by appeal & developer speculative applications.
Effective use of land	Density must be optimized...in the top 20 cities, via design codes.	Farmland only mentioned in a footnote.  More to density than mansard roofs! Huge pressure on 20 cities.	In para 11 (the presumption) development can be refused if density is out of character with existing area.	Farmland must be <b>IN THE NPPF</b> , not just a footnote. <b>BMV land must be avoided.</b>  Density must be optimized <b>everywhere</b> . Reduces land take & aids transport



### Households in 2021, England (million)



### Households in 2021, Wales (million)





**Table 3: Summary of UK projected outcomes, 2018-based and 2020-based NPPs**

**Office for National Statistics - National population projections**

	<b>2018-based</b>	<b>2020-based</b>
<b>Projected UK population in mid-2030</b>	69.8 million	69.2 million
<b>Projected UK population in mid-2045</b>	72.8 million	71.0 million
<b>UK population projected to pass 70 million</b>	mid-2031	mid-2037
<b>Projected old-age-dependency ratio (OADR) in mid-2045</b>	346	341



## What's good, bad, missing:

Topic	Good	Bad	Other	Comment
Brownfield	Brownfield first in top 20 cities	No brownfield first elsewhere		<b>Brownfield first <u>everywhere</u></b> (when appropriate)
Green Belt	Boundaries do not have to be reviewed or altered 'if this would be the only way of meeting OAN			
Neighbourhood Plans	Para 14 –greater protections against presumption		Neighbourhood Priority Statement	
Climate	Adaptation of existing buildings		Wind farms – with community approval if in plan	
Beauty	Design codes; support beauty & place-making			
Communities	Rural housing – led by community groups to be supported		121 mentions of community/ies in 'prospectus', virtually no new mentions in amended NPPF	
Environment		Nothing in the text changes	But 6 focus areas are set out in the supporting prospectus	The 6 focus areas must be deliverable via policy

### AND

- Ancient woodland protections review
- Carbon impact assessment for local plans
- Importance of energy efficiency in adaptation of buildings
- National Development Management Policies – intended to save plan-makers from repeating nationally important policies



# Key areas in your response

- Welcome overall shift in emphasis towards communities: more of this!
- Housing targets: welcome 'advisory'; urge up-to-date projections; remind that Standard Method does not make housing affordable.
- Para 11 & 5 year supply: strong welcome for changes so that councils can plan, instead of being subject to speculative development & planning by appeal.
- Removal of JUSTIFIED in plan-making: strong concern, reinstate
- Mentions of brownfield, farmland, climate and density are welcomed. Need more:
  - Brownfield first policy (when suitable)
  - Protection for BMV in policy, not footnote
  - Climate – carbon impact assessment for local plans essential
  - Gentle or goldilocks density first
- Environment – the six focus areas must be clearly set out in NDMPs and NPPF and linked to Government's environmental announcement last week.



# What the development sector are saying about the NPPF proposals

The developers



The planners, planning press and journalists



The consultants



The lawyers



The politicians, councils and local planning authorities



The twitterati and Facebook warriors





# The Developers



## British Property Federation (BPF)

- It seems like a missed opportunity to overhaul the system, increase resources for our local authorities and support growth.

Changes to housing targets will see fewer homes delivered and some areas of the country unable to meet their population growth.

BPF



Land Promoters and Developers Federation - “only likely to lead to poorer quality local plans being put in place. Plans that do not meet the need to build homes to house the families that cannot get on the housing ladder. Plans that do not allocate the land needed to facilitate economic growth and allow a place to prosper.”

The UK’s worsening housing crisis is rapidly becoming an unintended contraceptive. The current planning reforms.....will lead to less housing delivery in those areas of the country who have the most acute affordability issues.



House Builders Federation - HBF members share frustration with the planning process which many will agree is in the worst state it’s ever been.

An already miserable situation has now been worsened considerably by the Government’s recent concessions to the NIMBY-leaning faction of Conservative backbench MPs.



# The Planners and Planning Press



Town and Country Planning Association (TCPA) “a missed opportunity to take action on climate change, health and wellbeing”

Housing Today - Fears raised over NPPF reform consultation. Planning overhaul will merely entrench the ‘no development’ status quo. Government’s proposed new national planning policy fails to provide for an adequate supply of homes and is a dereliction of duty. We need a lot of new homes - six million of them.

RTPI - “welcome opportunity” for planners to inform how the government's planning reforms intend to deliver levelling up in more detail.

Planning Resource - 39 things you need to know about the government’s NPPF consultation. Proposed national policy changes weaken the link between the government's local housing need figures and councils' local plan homes targets.....which is likely to see the latter figure decrease in most cases.



# The Non-planning Press



HOUSE GUEST

## Nimbys are the real reason your children can't buy a house

Can we ever cure nimbyism? To beat it, we are going to have to be clever

Freddie Poser | Sunday January 01 2023, 12.01am, The Sunday Times



ROBERT COLVILLE

## Tory nimbys want to scrap housing targets. It is selfish and wicked and must be stopped

Robert Colville | Saturday November 19 2022, 6.00pm, The Sunday Times



# The Consultants



## LICHFIELDS

Local authorities have been putting off their local plans. In the short term, this [consultation] is likely to put the brakes on in many areas.

The NPPF amendments introduce a set of caveats that set LPAs a requirement to deliver sufficient homes only 'so far as possible'. If they pass, it will significantly reduce the number of homes being delivered.



More authorities are likely to “pause, halt and review” their existing draft plans. We’ll see further paralysis in green belt authorities.



We are likely to see emerging local plan housing requirements in green belt areas that are significantly below the identified housing need.

**BARTON  
WILLMORE**

now



The lack of a method for cross-border co-operation, given the new policies, is a big problem. You’ll be in a situation where authority A says: ‘We’re the most beautiful area in the country and can’t possibly accommodate a single extra home,’ and authority B says exactly the same. And then you’re stuck.

The upshot from the changes will be a “dramatic watering down” of the existing five-year land supply regime.



# The Lawyers



## Mary Cook, partner Town Legal -

“Any attempt to move away from the standard method and use a lower figure will still require exceptional circumstances to be demonstrated as currently is required.”

**Freeths lawyers** - The strengthening of Green Belt policy will be a local political green light to plan for below required needs and the requirement for the cities/urban areas uplift to be contained within these areas has already been demonstrated to be undeliverable in several instances. The proposed changes will only exacerbate existing uncertainty and delays in plan-making.

## Chris Young KC, No 5 Chambers – NPPF CONSULTATION 2023

TORIES ABANDON HOUSING TARGETS AND TURN THEIR BACK ON HOME OWNERSHIP

Why respond to the consultation?

There’s 59 MPs who won’t want you to.

The proposed changes are wrong or misguided... certainly the view of every professional and developer I’ve talked to.

The Government’s move to abandon housing targets and make them only advisory is nothing short of calamitous.

“59 Tory planning rebels/constituencies for #YIMBYs to campaign in at the next election”

MP Name	Majority in 2019 Election	Green Belt and ACNB Status
1212	Green Belt	
1282	Green Belt	
2151	None	
3581	ACNB	
4081	ACNB	
4147	Green Belt	
4280	ACNB	
4571	None	
4282	Green Belt	
7383	ACNB	
7474	None	
8170	Green Belt	
8388	ACNB	
8582	Green Belt	
9787	ACNB	
10587	None	
10806	Green Belt	
10872	None	
14158	None	
14258	Labour	
14363	Green Belt	
14623	None	
15119	ACNB	
15581	Labour	
16394	Green Belt	
16811	Green Belt	
17072	Labour	
17121	Labour	
17189	Labour	
17287	Green Belt	
17801	None	
17828	Labour	
17873	Green Belt	
18310	Green Belt	
18340	Labour	
18952	Green Belt	
18938	Labour	
20214	Labour	
20411	Labour	
21273	Green Belt	
22410	Labour	
23278	Labour	
23550	Labour	
23737	ACNB	
24004	Labour	
24029	ACNB	
24092	Labour	
24285	Labour	
24403	Labour	
24479	Labour	
24489	Labour	
24484	Labour	
25024	Labour	
30041	Labour	
30838	Labour	
31000	Labour	
32365	Labour	

Number of Rebel MPs: 59  
 Percentage of Rebel MPs with either Green Belt or ACNB: 8%





# The Politicians and Councils




“For decades, we have simply not built enough homes. This failure risks creating a generation that without any capital of its own, becomes resentful of capitalism and capitalists. This important report presents a clear analysis of the core challenges we face, and how elected officials can and must rise to them.”

**RT HON SAJID JAVID MP,**  
FORMER SECRETARY OF STATE FOR HOUSING,  
COMMUNITIES AND LOCAL GOVERNMENT



The LGA’s Planning Advisory Service, said the move to make the standard method an “advisory” starting point for creating a housing requirement was not significant as it had always been a “starting point” for the calculation of local housing targets. “It’s not clear cut that numbers will go down.”



**Nailsea Town Council**  
Past, Present & Future

My town in north Somerset has a population of 15,000, but new housing in development or planning will take that to 20,000. There are no proposals or money to build new schools, health centres or road infrastructure, all of which are already stretched.  
Cllr Ben Kushner

cps.org.uk  
NEW REPORT | The Case for Housebuilding 🏠



“This is a **hugely important and timely paper** which explodes many of the comforting myths around housebuilding - most notably that there is any realistic possibility of our building the homes we need on brownfield sites alone. As we confront this great economic and social challenge, Alex Morton and Elizabeth Dunkley set out **the practical, political and moral case for improving the supply of new homes**, in a work which is as powerful as it is persuasive.”

**RT HON SIMON CLARKE MP,**  
FORMER SECRETARY OF STATE FOR  
LEVELLING UP, HOUSING AND COMMUNITIES



**Levelling Up, Housing and Communities Committee**

Clive Betts MP The government’s consultation on reforms to national planning policy raises a series of issues into areas such as NDMPs and how they might affect the primacy of local plans as well as questions around local housing need, the stated commitment to the housing target, and how this is supported by local plans.



# The Twitterati

**@Ant Breach** – a terrible discretionary planning system that reduces supply of land. Removing the housing targets as some have called for would .....be a mistake as the targets are a necessary “stick” for ensuring that councils with expansive powers to block new construction plan for growth.

## A field guide to the NIMBYs of the British Isles

“No no we really need that derelict petrol station.”

 **Jonn Elledge**   
Jan 9

 12 

Britain has a housing crisis, which is unlikely to be solved without building a lot more housing. That much, everyone – with the possible exception of a few wonks who once got a lot of retweets for an entirely obvious statement like, “Of course, interest rates are a factor, too”, enjoyed it a bit too much, then accidentally made a career out of it – agrees.

 **Tom Harwood**   
@tomhfh

Pick one:


- Build millions of houses** 65%
- National decline 35%

6,677 votes • Final results

10:25 · 26 Jan 23

92.7K Verified Views 24 Retweets


40 Quote Tweets 57 Likes

 **PricedOut** @PricedOutUK · Jan 30


Great article from @davidbyers26 in yesterday's Sunday Times.


Housing must be the top priority of any credible manifesto at the next election.

How can we expect young people to have faith in the system when they're trapped in the renting cycle?




thetimes.co.uk  
It's housing, stupid, if you want young voters  
“You turn if you want to,” Margaret Thatcher told the Tory party conference in October 1980. “The lady's not for turning.” The former ...

 **PricedOut** @PricedOutUK · Jan 17



 **BREAKING:** The average price of a home jumped by £3,301 this month.

This is no coincidence as housebuilding continues to decline.

Every year we fail to build 300,000 more homes is another year we dig ourselves deeper into this crisis.



news.sky.com  
House prices rise higher than expected in January alongside 'pent-u...  
The rise, which is generally expected as new year sellers test the market, follows two months of falling prices as prospective buyers ...

 **Chris**  @yimbychris · Jan 8

Because there is a housing crisis?

NIMBYs gaslighting with their faux "support of development" while simultaneously opposing a scheme is the chefs kiss of hypocrisy.

Classic of the genre.



# STOP DOING PLANNING

- HOUSES WERE MEANT TO BE BUILT
- YEARS OF PLANNING yet NO SOLUTION for the housing CRISIS
- Wanted to have places for people to live? We had a tool for that: It was called "BUILDING"
- "Yes please can I live in a C3(a). Let's go for a drink at the nearest *sui generis* establishment" Statements dreamed up by the utterly Deranged

LOOK at what Planners have been demanding your Respect for all this time, with all the maps & cities we made for them

**(This is REAL Planning, done by REAL Planners)**



?????



?????????



Cities in depth  
**Why is Britain so bad at planning cities?**

????????????????

"Hello I would like  in my city"

**They have played us for absolute fools**

Lastly, the final word goes to Freddie Poser of Priced Out who not only doesn't like the proposed changes to the Planning system, he just doesn't like Planning at all!



# Questions



**Thank you for listening**

**Click**



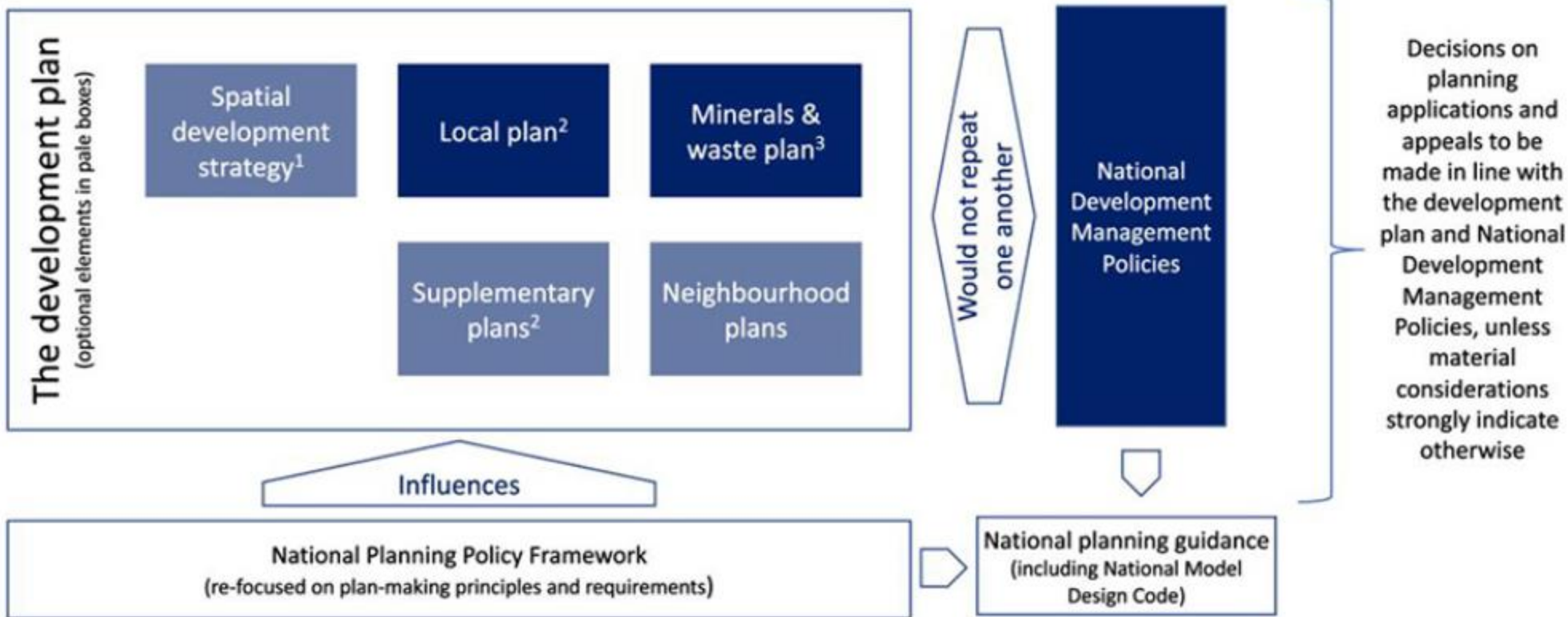


# Changes proposed

- make clear how housing figures should be derived and applied so that communities can respond to local circumstances;
- address issues in the operation of the housing delivery and land supply tests;
- tackle problems of slow build out;
- encourage local planning authorities to support the role of community-led groups in delivering affordable housing on exception sites;
- set clearer expectations around planning for older peoples' housing;
- promote more beautiful homes, including through gentle density;
- make sure that food security considerations are factored into planning decisions that affect farm land;
- and enable new methods for demonstrating local support for onshore wind development.



## The role of plans and national policy in the reformed system (elements with full statutory weight in decisions on applications shown in blue)



- 1 Mandatory where SDS powers have been conferred on Mayoral/combined authorities; voluntary elsewhere.
- 2 A **district-wide design code** must form part of the local plan, or else be contained in a supplementary plan. The local plan will also be informed by an **Infrastructure Delivery Strategy**, to be produced by the local planning authority, and by any **Neighbourhood Priorities Statements** produced by neighbourhood planning groups in the area.
- 3 Minerals and waste can be covered in separate documents, and can be combined with the local plan where an authority has powers over both.



# Neighbourhood Plans

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;.
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- d) d) the local planning authority's housing delivery was at least 45% of that required over the previous three years





## Environment: 6 main focus areas

1. protecting important natural, landscape and heritage assets, whilst also incorporating nature, landscape and public space into development and its surroundings;
2. supporting habitat creation and nature recovery in ways which benefit nature and people. For instance, nature based solutions can store carbon, assist adaptation (e.g. by reducing water run-off rates) and protect and enhance ecology;
3. promoting locational and design decisions that reduce exposure to pollution and hazards and respond to changing climate conditions, for example the risk of overheating, surface-water flooding, and water scarcity;
4. enabling renewable and low carbon energy production and distribution, at both a commercial and household scale; and policies for regulating carbon-generating extraction and energy generation;
5. promoting development locations, and designs and layouts, that contribute to healthier lifestyles, energy and resource efficiency consumption, for example by reducing the need to travel, increasing public transport connectivity and accessibility and promoting active travel i.e. walking, wheeling and cycling; and
6. bringing together the spatial strategy for a place in a way which addresses these in a holistic way and reflects its unique characteristics, whilst also