



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

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Ministry of Housing,
Communities &
Local Government

July 2018 Planning Package

- Final NPPF
- Government response to NPPF consultation
- Planning guidance:
 - standard method for assessing housing need
 - Housing Delivery Test rulebook
 - Viability guidance



Shorter, sharper

Clearer structure

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Introduction

1. 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.
2. 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.
3. 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.
4. 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.

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1. Introduction

1. 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.
2. 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.
3. 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.
4. 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 planning applications.
5. 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.

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Addresses interpretation issues

Integrates core principles



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Final NPPF: Key themes

Design quality

Environmental
protection

Diversification
and mix of sites

Improving
certainty and
delivery

Green Belt
protection

Plan Led System



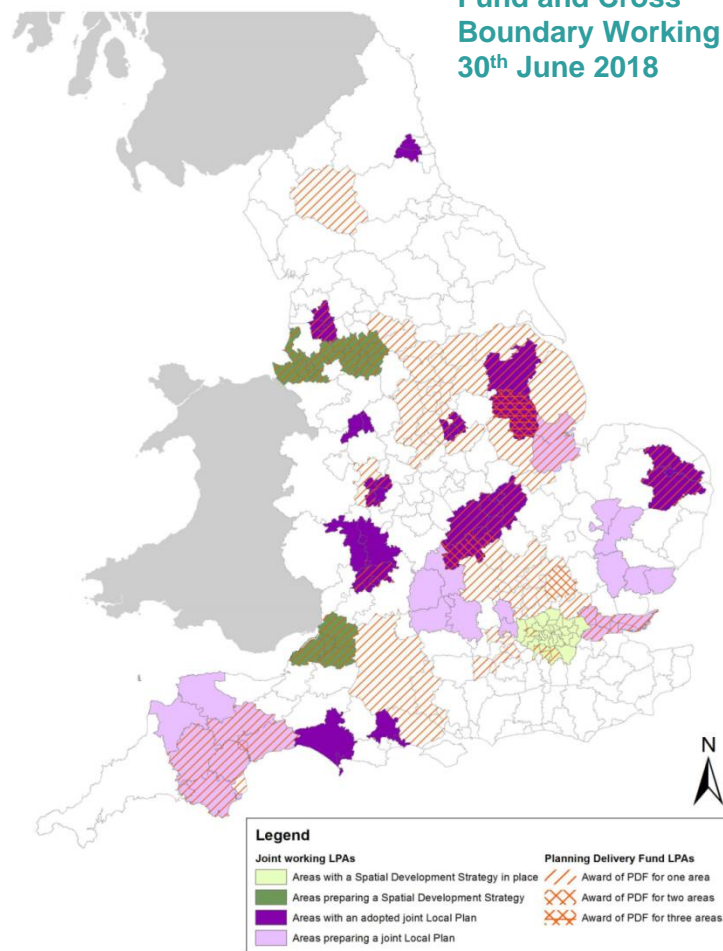
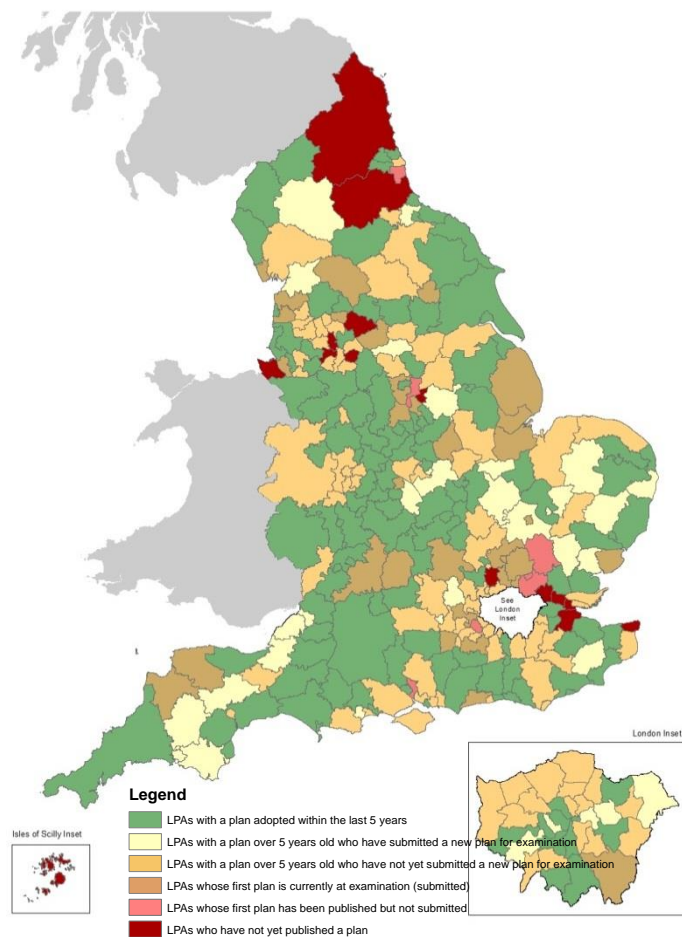


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Context: Local Plan coverage

Local Plan Progress - 30th June 2018

Planning Delivery
Fund and Cross
Boundary Working –
30th June 2018

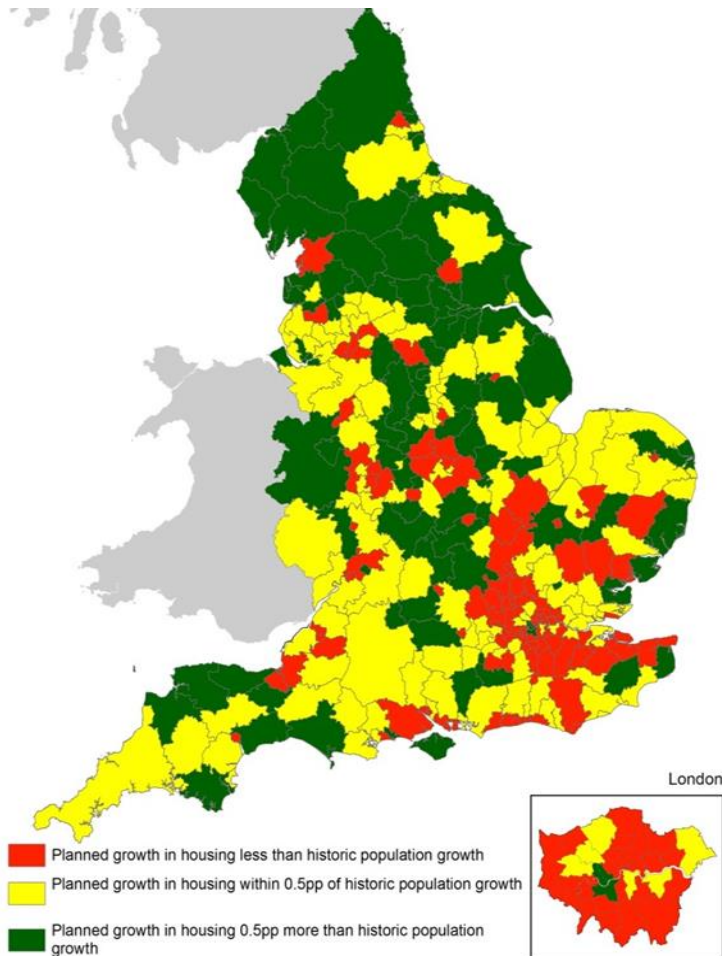




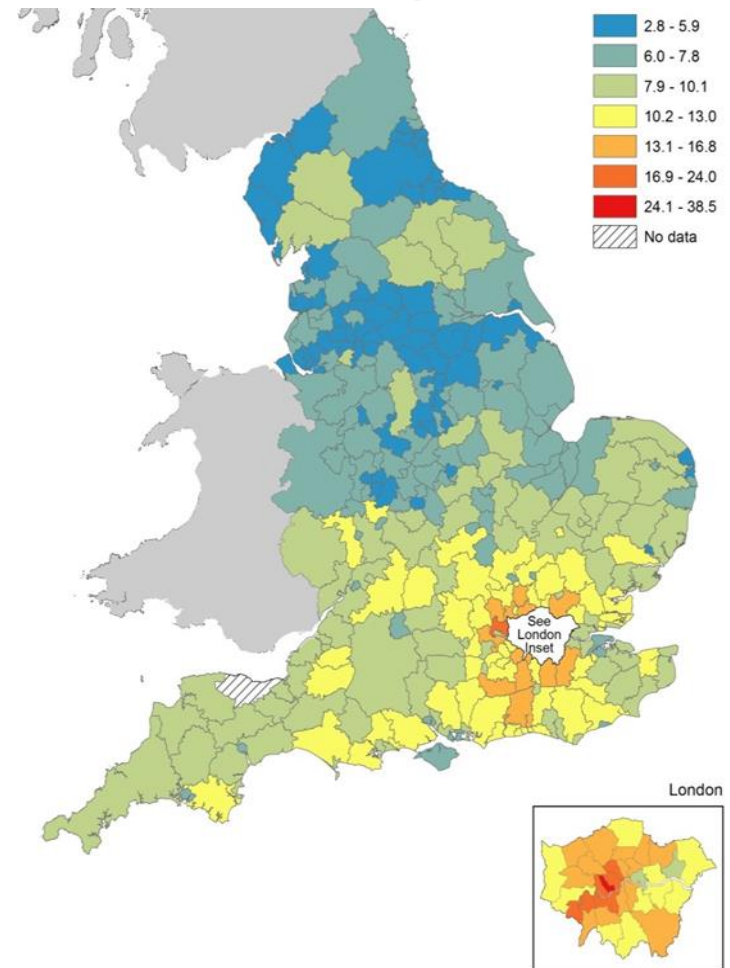
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Context: We don't plan for housing where need is greatest, or where affordability is worst

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



Ratio of average house price to average
earnings





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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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Presumption
clearer &
stronger

Stronger cross
boundary
expectations

Housing Delivery
Test

Standard method
for assessing
housing need

Housing
numbers for
neighbourhood
plans

Strengthened
soundness tests

Addressing Needs





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Improving certainty and delivery

Agreeing five year
supply

Small sites
requirement

Shortened
commencement
periods





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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





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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

Agent of change
principle
strengthened





Reforms to viability and developer contributions

New approach to
viability

Clear expectations
for contributions in
plans

Standardisation of
viability
assessments

Making CIL-setting
easier





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Rural development

- 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

- Further guidance in the late Summer
- NPPF implementation - PAS regional events
- Autumn Budget....
- Spending Review....