

PAS NPPF Overview Webinar

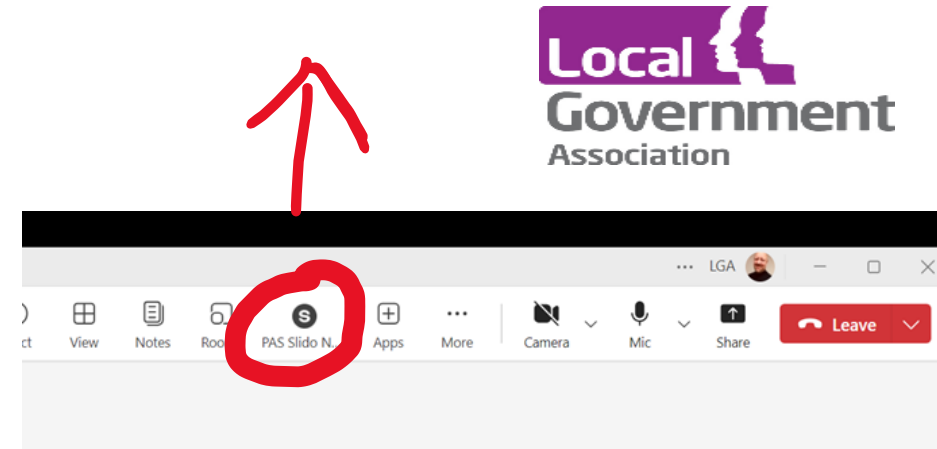
Online: Friday 17 January 2025

We start at 10am

Please login to Slido to ask questions / answer polls through the session.



- **Remember to ask questions via Slido** (either logged in via QR code or via the “PAS Slido: NPPF Overview” button in the Teams meeting) *and vote up others for ones you like*
- **Presentation on NPPF Overview**
from Michael Bingham from MHCLG
- **Question and Answer Session**
- **Slido Poll** – reflections
- **Thanks** and close





Ministry of Housing,
Communities &
Local Government

The New National Planning Policy Framework

An Overview of the December 24 Changes
January 2025



The consultation

- **8 July** – Chancellor commits to consulting on reforms to the NPPF
- **30 July to 24 Sep** – Consultation on proposed changes to the NPPF
- **25 Sep – 11 Dec** - 10,981 responses
- **12 Dec** – revised NPPF published

Table 1. Types of consultation respondent

Types of respondents	Number of responses
Private individuals	1,597
Local authorities	387
Neighbourhood planning groups/town or parish councils	424
Developers	237
Private sector organisations	299
Professional bodies	139
Interest groups/voluntary organisations	535
Other	999
Total	4,617



Housing targets

The Key Changes



Revised NPPF

- New standard method:
 - Uses a baseline set at a percentage of existing housing stock levels
 - Plus an affordability multiplier
 - Removes arbitrary caps and additions
 - Increases total annual housing target from 300,000 to 370,000

Changes from Dec 23

- All authorities expected to use the standard method
- New method for calculating need
- 'Urban uplift' removed

Changes from July 24

- Higher affordability adjustment in response to feedback
- This alters the distribution, increasing need in places with most severe unaffordability



Green Belt & Grey Belt

The Key Changes

Revised NPPF

- More strategic approach to Green Belt designation and release
- Recognition that lower-quality 'grey belt' land may be needed to meet local housing (and other) needs
- Release of 'grey belt' will be locally led and primarily managed through local plans process, but also through decision making
- Most valuable Green Belt will still be protected

Changes from Dec 23

- Explicit obligation to review Green Belt where needed
- New definition of 'grey belt' land (previously developed + lesser value)

Changes from July 24

- Altered definition of 'grey belt' to improve operability
- Tightened circumstances in which land may be released





The Golden Rules

The Key Changes

Revised NPPF

- Green Belt land will only be released when it meets these conditions:
 - Provides **affordable housing** (local plan targets plus 15%, with a cap of 50%)
 - Necessary improvements to **infrastructure**
 - New or improved **green space**, improving existing green spaces and creating new ones.

Changes from July 24

- Revised the approach to affordable housing





Local Plan Transitional Arrangements

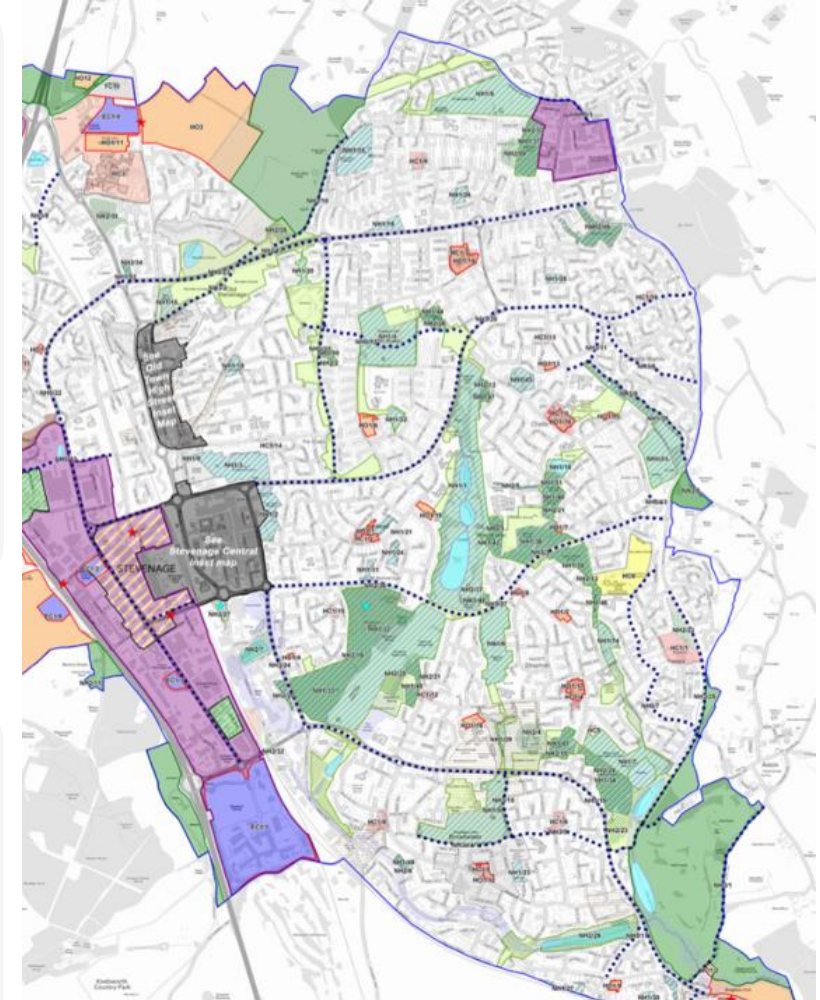
The Key Changes

Revised NPPF

- Changes to the NPPF will take effect three months after its publication (so 12/03/25).
- Local Plans that have reached examination will be allowed continue under the relevant previous version of NPPF.
- Local Plans who have made it to Reg. 19 will be allowed to continue under relevant previous version of NPPF as long as they are providing for at least 80% of the new local housing need figure.
- ...but if less than 80% they will need to reflect policy changes and new local housing need figure.

Changes from July 24

- Replaced the 200 dwellings per annum threshold with a percentage approach
- Extended transitional period from one to three months
- Provided additional six months where plans have to go back to Reg 18 consultation (in addition to the 18 months consulted on)





Revised NPPF

- Stronger support for:
 - key economic sectors (including laboratories, gigafactories, data centres, digital infrastructure, freight and logistics)
 - provision and modernisation of key public service infrastructure
 - schemes that will deliver a high percentage of Social Rent/affordable housing
- Restricts new hot food takeaways and fast food outlets within walking distance of schools and other places where children/young people gather

Changes from July 24

- Strengthened policy to promote good health and prevent ill health including restricting new hot food takeaways and addressing public safety risks





Revised NPPF

- Removes the de-facto ban on onshore wind in England
- Gives more weight to benefits of renewables and low carbon energy proposals to support Government's Clean Power 2030 ambitions
- Exempts development from the sequential flood risk test where no development would be at risk from flooding
- Expanded policy on use of sustainable drainage systems
- Changes to climate change chapter to highlight importance of development management and full range of mitigation concerns
- Encourages nature-friendly features like swift bricks

Changes from July 24

- Specific wording changes to emphasise the importance of climate change considerations
- And to amend flood risk sequential approach and deployment of SuDs



What Next?

Future Planning Policy changes and PIB



Future Planning Policy changes

- Commitment to a clearer set of national policies for decision making.
- Intend to consult in Spring 2025.

Planning and Infrastructure Bill

- Intention to introduce as soon as parliamentary time allows. Key elements:
 - accelerating the delivery of major infrastructure projects
 - modernising planning committees and increasing local planning authorities' capacity to deliver an improved service
 - reforming compulsory purchase process
 - enabling development to fund nature recovery where both are currently stalled





What Next?

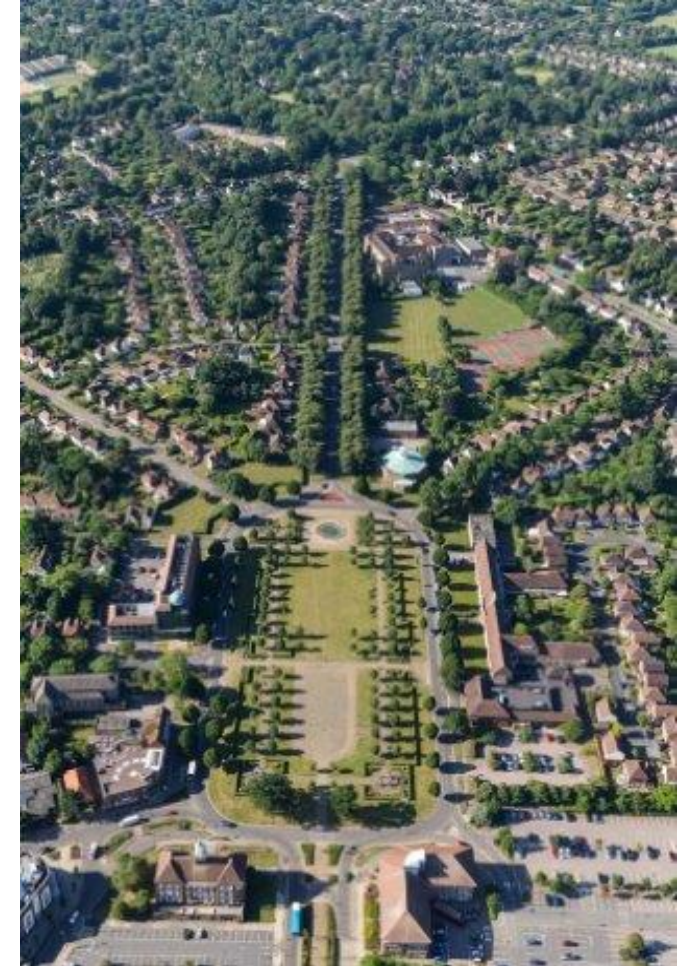
Plan-making reforms and EORs/EAOs

Plan-making reforms

- 6th March deadline for Local Plan timetables to be updated.
- Response to the 'Implementation of Plan-Making Consultation'.
- Grant payments for ATLAS support and Local Plans support to eligible local authorities to be completed in the Spring.
- New plan-making system commences in Summer/Autumn 2025.
- English Devolution White Paper published on 16 December 2024
- The English Devolution Bill will be introduced in the late Spring/Summer, with aspects of planning including strategic DM powers for Mayors and changes for Combined Authorities regarding Strategic Plan making.

Environmental Outcomes Reports

- Consultation on draft outcome regulations on Environmental Outcomes Reports will take place later this year.





What Next?

Planning Practice Guidance, National Design Guidance and Working Papers

Planning Practice Guidance

- Planning guidance for the Local Nature Recovery Strategies and the Green Belt will be published in January. Planning guidance revisions for transport and renewables, viability, climate change and flooding will follow.

National Design Guidance

- We intend to update the National Design Guide and National Model Design Code in the Spring.

Working papers

- We have already published Working Papers on the Brownfield Passport, Planning Committee Reforms and Nature Recovery Fund.
- We intend to publish additional Working Papers on Infrastructure reforms in January and a Build Out Working Paper in the Spring/Summer, including options on financial penalties.





What Next?

Capacity and Capability

Improving capacity and capability

- Publication of the Year 1 Planning Capacity & Skills Survey (9 Jan). Follow-on pulse survey to follow.
- Planning fees increased with draft regulations laid in January, to apply from 1st April (subject to Parliamentary approval.)
- Grant payments for Local Plan Delivery and Green Belt support for eligible local authorities to be completed in the Spring.





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Any Questions?

- Please complete the Slido polls for event input/feedback
- We are delivering other PAS topic focused NPPF Webinars –
places are still available:
 - Housing Numbers: 1-2pm, 23 Jan
 - Green Belt: 1-2pm, 18 Feb
 - Golden Rules: 1-2pm, 19 Feb
(see chat for booking links)
- Recording of this session will be posted shortly on the PAS website

