

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – TUESDAY, 1 MAY 2018**

Title of report	<b>NATIONAL PLANNING POLICY FRAMEWORK</b>
Key Decision	a) Financial No b) Community Yes
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Purpose of report	To apprise Cabinet of the key issues arising from the draft revised NPPF, and to respond to the consultation which closes on 10 May 2018
Reason for decision	To respond to the consultation
Council priorities	Homes and Communities Building Confidence in Coalville Business and Jobs
Implications:	
Financial/Staff	Changes to the planning system will be addressed within normal working patterns
Link to relevant CAT	None
Risk Management	Risks are managed by Ministry of Housing Communities & Local Government (“MHCLG”)
Equalities Impact Screening	Not required
Human Rights	Ministry of Housing Communities and Local Government is the responsible body for Human Rights implications

Transformational Government	Not applicable
Comments of Head of Paid Service	Report is satisfactory
Comments of Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	None
Background papers	<a href="#">Draft National Planning Policy Framework</a>
Recommendations	<b>1. THAT THE PROPOSED RESPONSE TO THE CONSULTATION, WHICH APPEARS AT APPENDIX 1, BE ENDORSED BY CABINET; AND 2. THAT THE STRATEGIC DIRECTOR OF PLACE BE DELEGATED TO SEND THE RESPONSE TO THE MHCLG</b>

## 1.0 BACKGROUND

- 1.1 The NPPF consolidated the various pieces of government guidance, Ministerial Statements and such into a single document. It was subsequently supplemented by the National Planning Practice Guidance (NPPG).
- 1.2 As time has gone by, various elements of the NPPF have been clarified by the appeals and ultimately the Court.
- 1.3 The Housing White Paper included a number of proposals to change how the planning and development system operates. The overall aim is to increase the rate of new housing delivery.
- 1.4 The NPPF is not restricted to housing, but it is inevitably the focus of interest, especially as the Prime Minister has taken personal responsibility to boost the supply of new housing.

## 2.0 KEY FEATURES IN THE DRAFT

- 2.1 The key features of the Draft NPPF are that it:
- Maintains, in-principle, protection of Green Belts
  - Offers Neighbourhood Plans (NPs) a firmer footing – if an NP has been adopted, then planning permission may be refused for housing if the local planning authority (the District) can demonstrate a **three year supply of deliverable housing sites** (compared to its five

year housing supply requirement), and deliver at least 45% of that required over the preceding three years

- Tweaks for local plans to be a reasonable strategy instead of the best strategy
- Introduces that 10% of all homes on major sites (of 10 or more) to be 'affordable home ownership' (formerly known as 'starter homes')
- Provides that at least 20% of sites in local plans to be small sites (half a hectare or less)
- Makes changes to five year supply calculations so that a local plan has a 12 month period of immunity from losing a five year supply appeal; the **buffer may be 10% if a local plan is recently adopted or where supply is demonstrated through an annual position statement**, or if a local authority wishes to 'fix' its supply position on an annual basis; 20% buffer only if there has been significant under-delivery against targets for each of the last three years
- Standardises the approach to assessing housing need. Must account for under-provision elsewhere (so **Duty to Cooperate becomes Duty to Agree**)
- **Viability assessments to be made public**, and conditions to be set for them to be used

2.2 **The consultation runs until 10<sup>th</sup> May** and asks a series of specific questions. The proposed response to the consultation appears at **Appendix 1**