

# National Planning Policy framework - Delivering the Right homes in the right places

5<sup>th</sup> March 2018

Joint Royal Town Planning Institute and Ministry of Housing, Communities and Local Government launch of consultation of revised National Planning Policy Framework.

Keynote speech by Rt. Hon. Theresa May MP, Prime Minister and Rt. Hon. Sajid Javid MP, Secretary of State for Housing, Communities and Local Government

This was the opportunity to launch the revised NPPF which has taken on board many of the outcomes of previous consultations on the [Housing White Paper](#) and the [Planning for the right homes in the right places consultation](#)

The Budget 2017 made additional proposals to change planning policy and legislation to bring forward more land for development in what are perceived to be the right places. This consultation seeks views on these together with additional policy proposals for reforming developer contributions among other things.

The Prime Minister spoke about the depth of the housing crisis and conceded that while planning permission for 600,000 units had been granted only 217,350 had been built. Sir Oliver Letwin is leading a study into the gap between these two figures and would welcome evidenced input.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/673794/20180112\\_Terms\\_of\\_Reference\\_for\\_the\\_Review\\_of\\_Build-Out\\_.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673794/20180112_Terms_of_Reference_for_the_Review_of_Build-Out_.pdf)

She spoke about justified anger of young people and the increasing gap of wealth inequality (as opposed to income inequality) particularly between those that own property and those that don't. This generation spends 3 times more on their housing be that through rent or mortgage than their grandparents generation. Home ownership peaked in 2003 and has declined since then, renting, mainly private has taken over. This reinforces the lack of social mobility and undermines a sense of community when people have to move on after 6-12 months on short tenancies.

She spelt out the various funds which had been made available to assist such as Help to Buy, altering Stamp Duty, [Housing Infrastructure Fund](#), [Home Building Fund](#) etc.

Apparently 65% of councils are now involved in various ways in housing delivery, not just granting planning permission - we have gone full circle back to council housing! There will be a social housing Green Paper later this year.

Her speech was wide ranging touching on creating family friendly three year tenancies, building more houses where they are least affordable, but the Green Belt remains sacrosanct. While mainly talking about building for home ownership she talked about renting still being an alternative but that post Grenfell there was a need for more regulation of the rented sector. She also spoke about the plight of rough sleepers.

Rt Hon Sajid Javid spoke about wanting to deliver 300,000 new homes pa. and the changes to the NPPF which could help make this happen. He said developers cheat communities, promising infrastructure and not delivering.

The revised NPPF:

- makes a number of structural changes, in particular dividing the document into clear chapters;

- incorporates policy proposals on which the Government has previously consulted; and
- incorporates additional proposals on which this document is consulting.

The NPPF continues with the presumption in favour of sustainable development and there is additional security for neighbourhood plans in certain circumstances. A new requirement for authorities to review plan policies every five years following the date of adoption, with updates, if necessary, to reflect changing circumstances.

The proposed changes are:

- setting out that to meet the test of soundness authorities when preparing plans, will need to prepare and maintain a statement of common ground, as evidence (where appropriate) of the statutory duty to cooperate;
- a new standard method for calculating local housing need, set out in the draft revised national planning guidance
- a need to address the housing requirements of groups with particular needs such as students or the elderly
- 10% of houses on major sites should be available for affordable home ownership
- introduce an expectation that LPA's should provide a housing requirement figure for designated neighbourhood areas
- greater use of small sites - 20% of sites allocated should be of half an acre or less.
- 5 year land supply should be capable of being agreed for one year period
- LPA's should consider imposing a planning condition to bring forward development within two years and to consider why major sites have not been built out when considering subsequent planning applications
- the Government to consult on allowing the development of exception sites to provide entry-level homes suitable for first-time buyers, where a local need is identified.
- new policy on the potential need for planning policies to accommodate sites for local business and community needs outside existing rural settlements,
- new policy on the ways in which planning policies can help to counter malicious or natural threats, especially in crowded places and should take into account wider defence and security requirements.
- Policy on assessing the transport impact of proposals has been amended to refer to highway safety as well as capacity and congestion in order to make it clear that gov't expect that designs should prioritise pedestrian and cycle movements, followed by access to high quality public transport (so far as possible) as well as to reflect the importance of creating well-designed places.
- support more intensive use of land in town centres and around transport hubs; use of brown field sites and public sector land; building up (airspace) not out; unused industrial/retail can be used for housing; refuse applications that don't make optimum use of land; better use of space above shops; new permitted development rights.

- the Government is exploring wider measures to support farm diversification and housing in the rural economy.
- Plans should set out a clear design vision supported by design guides and codes
- Protecting the Green Belt remains sacrosanct, only in exceptional circumstances should there be releases. Brown Field before Green Belt
- clarification that the applicant should be responsible for mitigating the impact on their scheme of potential nuisance arising from existing development, such as live music venues and church bells.
- strengthens protection for ancient woodland and other irreplaceable habitats, by making clear that development resulting in their loss or deterioration should be wholly exceptional, and maintains a high level of protection for individual aged or veteran trees
- The Government will continue to explore options for reforming developer contributions. Further information is set out in the separate consultation document, [\*Supporting housing delivery through developer contributions.\*](#)

This consultation seeks views on the draft text of the National Planning Policy Framework. The text has been revised to implement policy changes previously consulted on through:

- National Planning Policy: consultation on proposed changes (December 2015) available at: <https://www.gov.uk/government/consultations/nationalplanning-policy-consultation-on-proposed-changes>
- the housing White Paper (February 2017) available at: <https://www.gov.uk/government/publications/fixing-ourbroken-housing-market>
- Planning and Affordable Housing for Build to Rent – a consultation paper (February 2017) available at: <https://www.gov.uk/government/consultations/planningand-affordable-housing-for-build-to-rent>
- Planning for the right homes in the right places: consultation proposals (September 2017) available at: <https://www.gov.uk/government/consultations/planningfor-the-right-homes-in-the-right-places-consultationproposals>

This consultation will begin on Monday 5 March 2018 and will close at 23.45 on Thursday 10 May 2018.

Consultation responses should be submitted by online survey:

<https://www.surveymonkey.co.uk/r/NPPFconsultation>