

## **Report to Planning Committee**

**Subject:** National Planning Policy Framework 2018

**Date:** 8 August 2018

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### **Purpose of the Report**

To inform members of the revised National Planning Policy Framework (2018).

### **Background**

On 24<sup>th</sup> July 2018, the Government published the revised National Planning Policy Framework (NPPF) which has replaced the 2012 version. For the purpose of determining planning applications, the revised NPPF takes immediate effect from the date of publication. The previous NPPF will apply for the purpose of examining Local and Neighbourhood Plans that are submitted on or before 24<sup>th</sup> January 2019.

It is therefore appropriate to update members on key changes that may affect Gedling Borough and also to make members aware that other differences may arise through the details of determining planning applications. The web-link to the revised NPPF is available as a background paper to this report. To summarise the key changes for Gedling Borough within the revised NPPF:-

#### For decision-making:-

- The 'Housing Delivery Test' will be introduced in November 2018, which will measure the number of homes created against local housing need. Where the test shows that the delivery of housing is less than 75% of the housing requirement over a 3 year period the presumption in favour of sustainable development applies. The requirement to demonstrate a Five Year Housing Land Supply also remains.
- Consideration of the design of proposals has been raised from being of 'great importance' to being 'fundamental'. Planning authorities should ensure that they make appropriate use of tools and processes for improving design including workshops, design advice and review arrangements and assessment frameworks.
- Introduces Chapter 11 (Making effective use of land) which effectively supports land uses that are more intensified including mixed use and higher density development, where it is appropriate to do so, for example

- on brownfield land or under-utilised land/buildings.
- Weight given to viability assessments is considered to be a matter for the decision-maker. Where up-to-date policies set out planning contributions to be expected from development, planning applications that comply with them should be assumed to be viable.

#### For preparing Local Plans:-

- Introduces the need to prepare or maintain statement(s) of common ground documenting cross-boundary matters and the progress made in cooperating on these.
- A standardised method for calculating housing need is being introduced which will be based on government projections.
- Local Plans should allocate at least 10% of their housing requirement on small and medium sites below 1 hectare in size.
- Provides more guidance in assessing whether or not exceptional circumstances exist to justify changes to Green Belt boundaries.
- Introducing the need to consider whether to review Plans no later than five years from the adoption date of the plan

### **Proposal**

It is proposed that officers review the National Planning Policy Framework 2018 and ensure that Members are provided with the detail of document on specific topics at the relevant time, through committee reports on planning applications.

### **Financial Implications**

No direct costs but Officer time will be required to review the National Planning Policy Framework (2018) in detail. The detailed review may identify where changes to our current approach are required which have resource implications. The detailed review will be carried out through the determination of applications.

### **Appendices**

None.

### **Background papers**

- National Planning Policy Framework (July 2018):-  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

### **Recommendation**

It is recommended that Members:

- a) Note the contents of this Report

**Reasons for Recommendation**

To keep members informed about the national tier of planning policy.