

Planning Policy Committee 18th January 2024

Changes to the National Planning Policy Framework Appendix A

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National Planning Policy Framework

A revised version of the National Planning Policy Framework (NPPF) was published on the 19th December 2023, subsequently updated on the 20th December 2023. The updated document can be found here: [NPPF \(December 2023\)](#). The key changes are summarised in the table below, along with an initial assessment of the implications for Tandridge.

Implications for Tandridge

- Officers and members need to familiarise themselves with changes to policy for both plan making and decision taking, which cover a breadth of topics
- It is important to get a new Local Plan in place
- Production of an annual position statement detailing a five-year housing land supply should be considered
- To be exempt from the requirement to maintain a rolling five-year housing land supply in the future, the Council must have a plan examined and adopted every five years and have identified at least a five-year supply of land at the time its examination has concluded
- Production of a local design code needs to be considered, particularly in areas where detailed design policies are not already part of an existing or emerging Neighbourhood Plan.

NPPF (Dec 23) Reference	NPPF (Dec 2023) Change	Implications for Tandridge
Section 1, Introduction		
paragraph 1	Introduces the concept that the local plans should provide ‘sufficient housing’ and other development in ‘a sustainable manner’	Needs to be considered in plan making
paragraph 1	Emphasises preparing and maintaining up-to-date plans as a priority	Imperative to get a new Local Plan in place as soon as possible
paragraph 6	Identifies the Written Ministerial Statement on Affordable Homes Update (24 May 2021) containing policy on First Homes as material consideration	Needs to be considered in plan making and decision taking
Section 2, Sustainable Development		
paragraph 7	Elaborates that sustainable development includes the delivery of homes, commercial development and supporting infrastructure	Needs to be considered in plan making and decision taking
paragraph 11d, footnote 8	Footnote updated to reflect the revisions made to the housing delivery test	Needs to be considered in decision taking where the presumption in favour of sustainable development applies
paragraph 14	Extension of the period of significance for Neighbourhood Plans from two years to five years in the determination of housing applications where the presumption (paragraph 11d) applies	Needs to be considered in decision taking.

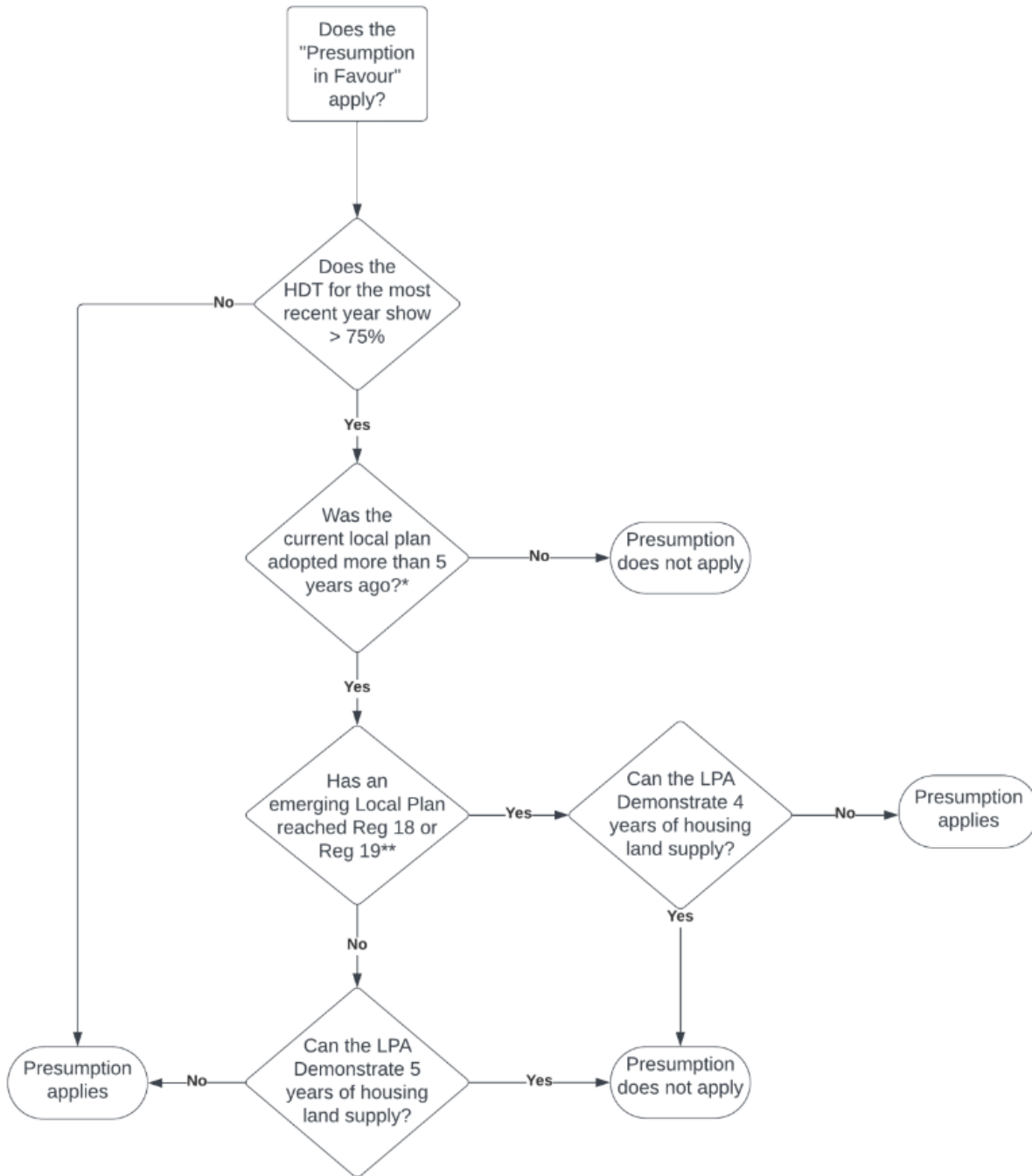
NPPF (Dec 23) Reference	NPPF (Dec 2023) Change	Implications for Tandridge
Section 3, Plan-making		
paragraph 15	Changes emphasis of plan-making from addressing to meeting housing needs	Needs to be considered in plan making
paragraph 20	Introduces the concepts of beauty and place making in relation to design quality for places	Needs to be considered in plan making
Section 5, Supply of Homes		
paragraph 60	Explains that the overall aim should be to meet as much of an area's identified housing need as possible, including a mix of housing types for the local community	Needs to be considered in plan making and decision taking
paragraph 61	Explains that strategic policies should be informed by a local housing need assessment based on the standard method. Also explicitly states that the outcome of the standard method is an advisory starting point for establishing a housing requirement for the area	This elevates what was in the Planning Practice Guidance into the Framework itself. It makes clear that the housing need figure is to be calculated with the standard method, but only forms an advisory starting point to derive a housing requirement within a Local Plan.
paragraph 61	Elaborates that demographic characteristics of an area can be used to justify exceptional circumstances to justify an alternative method for calculating housing need	Should an alternative method be used, the alternative method must still reflect current and future demographic trends and market signals.
paragraph 62	Introduces the requirement for the urban uplift to be delivered within the cities and urban centres to which it applies unless there is a voluntary cross-boundary agreement	TDC will be under no obligation to accommodate need associated with the urban uplift applied to London boroughs.
paragraph 63	Expands the definition of housing for older people to include retirement housing, housing-with-care and care homes	To be considered as part of future plan-making
paragraph 66	Amends exclusion exemption for affordable housing provision from 'entry-level' exception site to 'community-led development' exception site	Needs to be considered in decision taking
paragraph 69	Clarifies that local plans should identify supply starting from the intended date of adoption (rather than the start of the plan period)	Needs to be factored into plan-making
Paragraph 70	Adds a requirement for LPAs to support small sites to come forward for community-led, self-build and custom-build housing	Needs to be considered in plan-making and decision taking
Paragraph 70	Introduces 'permission in principle' as another tool to help bring small and medium sites forward	Needs to be considered in plan-making

NPPF (Dec 23) Reference	NPPF (Dec 2023) Change	Implications for Tandridge
Paragraph 73	Amends policy in relation to the development of exception sites to focus on ‘community-led development’ rather than ‘entry-level’. Caveats added: a) to allow market housing to cross-subsidise affordable provision; and b) to reiterate that First Homes exception policy is extant	Needs to be considered in future plan-making and decision taking
Paragraph 75	Introduces requirement for LPA’s to monitor deliverable land supply against housing requirements, set out in adopted strategic policies	This applies to the current adopted development plan.
Paragraph 76	LPAs are no longer required to identify and annually update housing land supply if an up-to-date plan is in place	None, until a new Local Plan is adopted
Paragraph 77	Sets out a revised approach to calculating five-year housing land supply (including the removal of five and 10% buffers)	None, as previously a 20% buffer has to be applied in Tandridge.
Paragraph 77	Sets out that national planning guidance provides further information to calculate housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed	National planning practice guidance needs to be considered when calculating housing land supply for the district
Paragraph 78	Elaborates that where LPAs do not have a recent adopted local plan, they may confirm the existence of a five-year supply of deliverable housing sites through an annual position statement	The production of an annual position statement needs to be considered
Paragraph 79	Expands on the policy consequences where housing delivery rates fall below the three thresholds for 95%, 85% and 75%	None, as has been the case previously, a Housing Delivery Test Action Plan is required.
Paragraph 80	Clarifies that the Housing Delivery Test (HDT) consequences apply the day following the annual publication of the HDT results	None
Paragraph 82	Addition of requirement to take into account community-led development for housing when considering local need in rural areas	Needs to be considered in plan-making and decision taking
Section 6, Economy		
Paragraph 88	Introduces the concept of beauty for new buildings in rural areas	Needs to be considered in plan-making and decision taking
Section 8, Communities		
Paragraph 96	Introduces the concept of beauty for new community buildings, pedestrian and cycle routes and public space	Needs to be considered in plan-making and decision taking
Section 11, Land		

NPPF (Dec 23) Reference	NPPF (Dec 2023) Change	Implications for Tandridge
Paragraph 124	Supports the use of mansard roof extensions	Needs to be considered in decision taking
Paragraph 130	Introduces the idea that significant uplifts in average density of residential development may be inappropriate if the resulting build form would be wholly out of character with the existing area. This should be considered through authority-wide design codes	Needs to be considered in plan-making and decision taking. Urgent preparation of a district wide or more locally based design codes should be considered as part of the LPA future work programme
Section 12, Well-designed and beautiful places		
Paragraph 138	Sets out that LPAs should prepare and use local design codes, in line with the National Model Design Code, to assess and improve the design of development	The production of local design code needs to be considered as part of the LPA forward work programme
Paragraph 140	Introduces a requirement for LPAs to ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about design of development and materials and are clear about the approved use of materials where appropriate.	Needs to be considered in validation and decision taking
Section 13, Green Belt		
Paragraph 145	Explicitly states that there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated but authorities may choose to do so.	Needs to be considered in plan making
Section 14, Climate change and flooding		
Paragraph 164	Introduces the requirement for LPAs to give significant weight to support energy efficiency and low carbon heating improvements to existing buildings in determining planning applications. Caveat notes that heritage policies should also be applied for designated heritage assets	Needs to be considered in decision taking
Section 15, Natural environment		
Paragraph 181, footnote 62	Introduces a requirement to take into consideration the availability of agricultural land for food production in deciding which sites are most appropriate for development	Needs to be considered in plan making and decision taking.
Annex 1, Implementation		
226	Sets out the transitional arrangements for the application of the revised housing land supply calculation. For authorities with an emerging plan that has been submitted for examination or has reached Reg 18 or Reg 19, it will only be necessary to demonstrate four-year housing	None, assumed not to apply to Tandridge (see figure below table)

NPPF (Dec 23) Reference	NPPF (Dec 2023) Change	Implications for Tandridge
	land supply (rather than five). This will apply for two years	
229	Policy on renewable and low carbon energy and heat in plans (paragraph 160) does not apply to plans that had reached Regulation 19 when the previous version of the NPPF was published, on 5 September 2023	None, as it is assumed that this does not apply to the emerging Local Plan 2033.
230	Sets out the transitional arrangements for the application of the Framework policies in relation to the examination of plans.	None, as the emerging Local Plan 2033 is being examined under previous transitional arrangements.
Annex 2, Glossary		
Community-led developments	Adds new definition for community-led developments. (Definition for entry-level exception sites has been deleted)	Needs to be considered in plan making and decision taking
Mansard roof	Adds new definition	Needs to be considered in plan making and decision taking

Figure 1 Anticipated Application of Presumption Test



* and did the plan identify a 5 year supply at examination
 ** including both a policies map and proposed allocations towards meeting 5 years of housing need

Source: Harry Quartermain (2023)

<https://www.linkedin.com/feed/update/urn:li:activity:7143575985190301696/>

New planning guidance on the Green Belt

[Green Belt guidance](#)

The Planning Policy Guidance was updated to provide new paragraphs on the development that can take place on brownfield land in the Green Belt.

'The National Planning Policy Framework sets out the policy on proposals affecting the Green Belt. Where previously developed land is located within the Green Belt, the National Planning Policy Framework sets out the circumstances in which development may not be inappropriate. This includes limited infilling or the partial or complete redevelopment of previously developed land, subject to conditions relating to the potential impact of development on the openness of the Green Belt.

The Framework indicates that certain other forms of development are also 'not inappropriate' in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.' (Paragraph: 004 Reference ID: 64-004-20231219

This reiterates what is in the December NPPF and does not represent a substantive change from the policies in the previous versions of the NPPF.

Michael Gove's Speech and Interventions

Five key principles were highlighted as crucial to supporting new development: beauty, infrastructure, democracy, environment and neighbourhood. As well as introducing the new NPPF, key points from Michael Gove's speech included, promises to:

- Launch a rapid, three-month review into the wider statutory consultee system
- Publish league tables of LPA performance
- Establish accelerated planning services
- Consult on measures to limit the use of extension of time agreements by LPAs
- Focus on planning committee decisions, with reporting from PINS on successful appeals, which are aligned with the original officer's recommendation
- Get tough with LPAs that are not performing.

Additional financial support was also highlighted: the increase in planning fees, the confirmation that 180 authorities had been awarded funding through the Planning Skills Delivery Fund, establishment of the planning super squad to unblock major developments and eight successful bids for the first round of the Local Nutrient Mitigation Fund.

On the same day, demonstrating the promise to 'get tough', the Secretary of State intervened in seven councils¹ on the basis they neither had a plan adopted in the current plan making system nor have a currently submitted draft plan for local plan examination. A new direction was issued preventing West Berkshire withdrawing its Local Plan (following previous directions to Spelthorne and Erewash during Autumn 2023). Fareham and Chorley were designated on the grounds of poor-quality decision-making (joining the previously solely designated Uttlesford). A letter was issued to the Mayor of London regarding under delivery of housing and setting out a government directed action plan.

Michael [Gove's Speech](#)

[Local Plan Intervention Letters](#)

[West Berkshire Intervention Letter](#)

[Chorley Designation Letter](#)

[Fareham Designation Letter](#)

[Housebuilding in London: Letter from SoS to Mayor of London](#)

Implications for Tandridge

- Need to sustain and continue improving the rate and quality of decision making. This will be further challenged if the proposal to limit the use of extension of time agreements is introduced.
- Need to continue to move forwards with the preparation of a district wide Local Plan and to publish an updated Local Development Scheme at first possible moment to avoid intervention.

¹ Amber Valley, Ashfield, Basildon, Castle Point, Medway, St Albans and Uttlesford.

Written Ministerial Statement

[Michael Gove's Written Statement](#)

Summary Statement issued on 19.12.2023 by Michael Gove, SoS for Levelling Up, Housing and Communities

[NPPF headlines](#)

Local Housing Need

The new NPPF makes it clear that the outcome of the standard method is an advisory starting point and details what amounts to exceptional circumstances which may warrant the use of a different Local Housing Need Calculation Method, particularly around demographics.

The proposal to take into account 'over-delivery' of homes in the past in preparing new plans has not been taken forward.

Green Belt

The changes clarify that there are no requirements for a Green Belt boundary to be changed once it has been established.

Design Code

Stronger protection will be afforded against proposal which would bring inappropriate residential densities which would be wholly out of character with the area.

Exporting Housing Need

The new NPPF makes it clear that the 20 cities subject to the urban uplift have to accommodate this uplift within those cities and urban centres, except where a voluntary cross-boundary agreement is reached to export some of it to the surrounding areas.

Five-year Housing Land Supply

The government has removed the requirement for LPAs that have an up-to-date local plan (plan less than five years old and a five-year land supply when adopted) to update their five-year supply of land annually.

The 5% and 10% buffer applied to authorities' which did not meet their requirements is also removed. The 20% buffer an authority needs to add to its housing land supply where housing delivery falls below 85% of its requirement will now only apply to those authorities that do not have an up-to-date plan in place (less than five years old).

Actions Plan will be mandatory for LPAs where delivery falls below 95% and the presumption in favour of sustainable development will apply where delivery falls below 75%.

LPAs with a Local Plan in the making (at examination, Regulation 18 or Regulation 19 with a policy map and proposed allocations) now only have to meet a four-year housing land supply for a period of two years for decision making purposes.

Over-supply will be treated in the same way as under-supply for the purpose of calculating five-year housing land supply. Further guidance will be published.

Neighbourhood Plans

Protection afforded by a Neighbourhood Plan is lengthened from two to five years.

Community-Led Housing and Self and Custom Build

'Permission in principle' will be encouraged for community-led housing, self-built and custom-built. Retirement housing, housing-with-care and care homes need will need to be specifically considered when establishing local housing need.

Environment and Energy

Protection for agricultural land has been strengthened through the NPPF changes. The changes also support more efficient homes.

Wider reforms beyond the NPPF

Whether the character and past record of developers should be considered through the planning system is still being discussed. The enforcement package outlined in the Levelling Up and Regeneration Act is being implemented, including extending the time limits to take enforcement action, increasing maximum fines and reducing loopholes to appeal against enforcement action.

A consultation will be opened on how to improve build out rated once the Competition and Markets Authority has published its final report as part of their housebuilding market study in 2024.

The government would like to improve planning performance and has announced the following measures:

Greater Transparency

A new Local Authority performance dashboard will be published in 2024. The dashboard will display performance without the use of Extension of Time Agreements. A consultation will be released on the use of those agreements, with the government intending to ban them for householder applications, limiting the process they can apply to and prohibiting repeat agreements.

Additional Financial Support

As of 6 December, planning fees have increased by 35% for major applications and 25% for other applications. Local authorities are obliged to spend these fees on planning services. Government has encouraged authorities not to decrease spend on planning from their general fund.

The government is committing to increase the Planning Skills Delivery Fund from £24 million to £29 million, an increase of 17%.

The government is going ahead with the establishment of their Planning Super Squad, who will help deliver major developments across the country. The government has made £13.5 million of funding available to support this initiative.

£5 millions have been set aside to help LPAs with securing Local Development Orders.

£57 millions are being allocated to the eight successful bids in the first round of the Local Nutrient Mitigation Fund. The second round will open for bid in January 2024. A further round of Nutrient Support Funding in the form of £100,000 to the lead local authority for large affected catchments will also be made available.

Faster Processes

A three-month review of the statutory consultee process will be undertaken.

The government wishes to standardise and regularise agreements which will be based on Planning Performance Agreement. It is intended for the agreements to provide clear milestones and set appropriate fees for the processing of planning applications. A consultation will be out in the new year on those arrangements.

PINS has been tasked with reporting where appeals overturn a planning committee decision and where the final decision is the same as the original officer's recommendations. Where this is the case and where no reasonable grounds can be found to justify the decision of the planning committee, PINS has been instructed to award the cost to the appellant.

Direct Action

The government is taking action against seven local authorities in the country. Direction has been issued those seven authorities requiring them to publish a plan timetable within 12 weeks of the publication of the NPPF. Should they fail, further intervention will be considered by central government.

Two additional authorities have been designated for their poor-decision making performance. Further authorities are being reviewed.

The 2022 Housing Delivery Test results have been published. 20 new authorities became liable to the presumption in favour of sustainable development.

London was singled out for its poor housing delivery performance and the government would like further action to be taken to bring forward brownfield site and regeneration opportunities in the capital. The government has put together a taskforce to review the plan and identify opportunities where policy could help speed up delivery.

A new development corporation for Cambridge will be set up, to help deliver the government's Cambridge 2040 vision.

Building Regulations will be reviewed in Spring 2024 to allow LPAs to introduce tighter water efficiency standards in new homes. Government is currently encouraging Local Authorities to work with the Environment Agency to agree standards tighter than the 110 litres per day set out in current guidance.

The definition of Gypsies and Travellers used in the Planning Policy for Travellers Site is reversed back to the definition adopted in 2012, following the Smith v SSLUHC & Ors case. Further review will be conducted in 2024.

Response to Levelling-up and Regeneration Bill: reforms to national planning policy consultation

The government has also published its response to its consultation on updating the National Planning Policy Framework, which ran from December 2022-March 2023. More than 26,000 responses were received. It is helpful to consider the responses as it provides useful context to understanding the changes to the NPPF, helps illuminate Government thinking on key points and identifies where future changes or guidance may be forthcoming. It is also useful to understand what changes were not implemented.

In summary, there are four significant changes proposed in the consultation, which have not been implemented:

- 1) Test of soundness: The consultation draft proposed to remove the requirement that local plans be 'justified' and referenced proportionate evidence. This has not been implemented and the test of soundness are unchanged.
- 2) Green Belt: The consultation draft proposed that Green Belt boundaries would not need to be reviewed or altered if this would be the only means of meeting the objectively assessed housing need for the plan period. This proposal has not been implemented, instead the NPPF has been amended to note that it is optional to review or change Green Belt boundaries during plan making.
- 3) Out of character densities: The consultation draft proposed that local plans did not have to meet needs in full if it would require building at densities significantly out of character with the existing area. This has not been implemented although there are references later in the new NPPF in regard to applying density policies in urban areas.
- 4) Historic over delivery: The consultation draft proposed that local plans did not have to meet needs in full if there was evidence of past over-delivery. Again, this was not taken forward.

The full response can be found here: [Consultation Response](#). The table below summarises the Government responses.

Consultation Topic / Question	Government Response
Housing land supply	
Q1) Do you agree that local planning authorities should not have to continually demonstrate a deliverable 5-year housing land supply for as long as the housing requirement set out in its strategic policies is less than 5 years old?	Proposed change implemented via revision to NPPF
Q2) Do you agree that buffers should not be required as part of 5-year housing land supply calculations (this includes the 20% buffer as applied by the Housing Delivery Test)?	5% and 10% buffers removed from housing land supply calculations; however, 20% buffer retained. Implemented via revision to NPPF
Q3) Should an over-supply of homes early in a plan period be taken into consideration when calculating a 5-year	Proposed change implemented via revision to NPPF.

Consultation Topic / Question	Government Response
housing land supply later on, or is there an alternative approach that is preferable?	Additional Planning Practice Guidance to be produced in due course
Q4) What should any planning guidance dealing with over-supply and under-supply say?	Under consideration ahead of future PPG as set out in response to Q3
Q5) Do you have any views about the potential changes to paragraph 14 of the existing Framework and increasing the protection given to neighbourhood plans?	<p>Proposed change (protection for NPs increased from 2 to 5 years) implemented via revision to NPPF</p> <p>Additional Planning Practice Guidance to be produced in due course</p>
Q6) Do you agree that the opening chapters of the Framework should be revised to be clearer about the importance of planning for the homes and other development our communities need?	Proposed change implemented via revision to NPPF
Local Housing Need and the standard method	
Q7) What are your views on the implications these changes may have on plan-making and housing supply?	<p>Proposed changes implemented with amendments via revision to NPPF</p> <p>Further consideration being given to the use of more recent household projections but for the time being 2014 based household projects will continue to be used for the standard method</p>
Using an alternative approach for assessing local housing needs	
Q8) Do you agree that policy and guidance should be clearer on what may constitute an exceptional circumstance for the use of an alternative approach for assessing local housing needs? Are there other issues we should consider alongside those set out above?	<p>Proposed changes implemented with amendments via revision to NPPF</p> <p>Government discounted proposal to take into account other issues, such as flooding, in defining exceptional circumstances. Noting that such issues should be take into account via existing policy when planning for areas rather than establishing need</p> <p>Government made it clear that the standard method is advisory and should be considered the starting point for establishing need in an area. Further that it is only after consideration of this alongside an area's constraints and</p>

Consultation Topic / Question	Government Response
	<p>available land that a decision on how many homes should be planned for.</p> <p>Further guidance is to be produced</p>
<p>Q9) Do you agree that national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that building at densities significantly out-of-character with an existing area may be considered in assessing whether housing need can be met, and that past over-supply may be taken into account?</p>	<p>Green Belt Policy wording to be revised in response for greater clarity of the policy intent. Revised wording amendments via revision to NPPF.</p> <p>Density or character Proposed changes implemented with amendments via revision to NPPF. (a new paragraph inserted into chapter 11 of the existing Framework).</p> <p>To support implementation, this proposal is directly linked to authority-wide design codes.</p> <p>Revision to supporting guidance in due course.</p> <p>Past over supply Proposed changes not implemented in revision to NPPF. But further consideration on practicability to be explored.</p>
<p>Q10) Do you have views on what evidence local planning authorities should be expected to provide when making the case that need could only be met by building at densities significantly out-of-character with the existing area?</p>	<p>Government policy position is set out in response to Q9</p>
<p>Q11) Do you agree with removing the explicit requirement for plans to be 'justified', on the basis of delivering a more proportionate approach to examination?</p>	<p>Proposed changes not implemented</p>
<p>Q12) Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation? If no, which if any, plans should the revised tests apply to?</p>	<p>N/A as tests of soundness were not revised</p>
<p>Delivering the urban uplift</p>	

Consultation Topic / Question	Government Response
<p>Q13) Do you agree that we should make a change to the Framework on the application of the urban uplift?</p> <p>Q14) What, if any, additional policy or guidance could the department provide which could help support authorities plan for more homes in urban areas where the uplift applies?</p> <p>Q15) How, if at all, should neighbouring authorities consider the urban uplift applying, where part of those neighbouring authorities also functions as part of the wider economic, transport or housing market for the core town/city?</p>	<p>Government considered responses to Qs 13, 14 and 15 together.</p> <p>Proposed changes implemented with amendments via revision to NPPF. Associated footnote revised to ensure consistency with existing policy in Chapter 11 (on making the most effective use of land, optimising densities and prioritising brownfield and other under-utilised urban sites.)</p>
Enabling communities with plans already in the system to benefit from changes	
<p>Q16) Do you agree with the proposed 4-year rolling land supply requirement for emerging plans, where work is needed to revise the plan to take account of revised national policy on addressing constraints and reflecting any past over-supply? If no, what approach should be taken, if any?</p>	<p>Proposed changes implemented with amendments via revision to NPPF</p>
<p>Q17) Do you consider that the additional guidance on constraints should apply to plans continuing to be prepared under the transitional arrangements set out in the existing Framework paragraph 220?</p>	<p>Proposed changes not implemented in revision to NPPF. Government position set out in Annex 1 of the framework will not change.</p>
Taking account of permissions granted in the Housing Delivery Test	
<p>Q18) Do you support adding an additional permissions-based test that will 'switch off' the application of the presumption in favour of sustainable development where an authority can demonstrate sufficient permissions to meet its housing requirement?</p> <p>Q19) Do you consider that the 115% 'switch-off' figure (required to turn off the presumption in favour of sustainable development Housing Delivery Test consequence) is appropriate?</p>	<p>Government considered responses to Qs 18, 19 and 20 together.</p> <p>Proposed changes not implemented in revision to NPPF due to operability challenges. But further consideration for future policy update to be explored.</p>

Consultation Topic / Question	Government Response
Q20) Do you have views on a robust method for counting deliverable homes permitted for these purposes?	
Q21) What are your views on the right approach to applying Housing Delivery Test consequences pending the 2022 results?	Proposed changes not implemented in revision to NPPF as set out in Qs 18 and 19. But Government will publish the results of the 2022 Housing Delivery Test and consequences applied as set out in the National Planning Policy Framework.

Chapter 5 – A planning system for communities

More homes for social rent

Q22) Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions? If yes, do you have any specific suggestions on the best mechanisms for doing this?	Further consideration of views, for future policy update to be explored.
Q23) Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of specialist older people’s housing?	Proposed changes implemented with amendments via revision to NPPF

More small sites for small builders

Q24) Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)?	Government considered responses to Qs 24 and 25 together. Proposed changes implemented with amendments via revision to NPPF.
Q25) How, if at all, do you think the policy could be strengthened to encourage greater use of small sites, especially those that will deliver high levels of affordable housing?	Further consultation on specific proposals to strengthen small sites planning policy in due course.

More community-led developments

Q26) Should the definition of ‘affordable housing for rent’ in the Framework glossary be amended to make it easier for organisations that are not Registered Providers – in particular, community-led developers and almshouses – to develop new affordable homes?	Government will consider proposed changes for future policy updates.
Q27) Are there any changes that could be made to exception site policy that would make it easier for community	Government considered responses to Qs 27 and 28 together.

Consultation Topic / Question	Government Response
<p>groups to bring forward affordable housing?</p> <p>Q28) Is there anything else that you think would help community groups in delivering affordable housing on exception sites?</p>	<p>Proposed changes implemented with amendments via revision to NPPF. Associated footnotes revised to reflect the replacement of the entry-level exception site policy.</p>
<p>Q29) Is there anything else national planning policy could do to support community-led developments?</p>	<p>Government amended NPPF - new para 82 of NPPF to emphasise on role of community led development in affordable housing; new para 73 to focus exclusively on newly introduced community-led housing exception sites; and added a definition of community-led development in the Glossary.</p> <p>Further changes to be considered in future updates.</p>
<p>Q30) Do you agree in principle that an applicant's past behaviour should be taken into account into decision making? If yes, what past behaviour should be in scope?</p> <p>Q31) Of the 2 options above, what would be the most effective mechanism? Are there any alternative mechanisms?</p>	<p>Government considered responses to Qs 30 and 31 together.</p> <p>Government will consider proposed changes for future policy updates</p>
<p>Q32) Do you agree that the 3 build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly? Do you have any comments on the design of these policy measures?</p>	<p>Government proposes to take forward these changes, after a full consultation on them in the future.</p>
<p>Chapter 6 – Asking for beauty</p>	
<p>Q33) Do you agree with making changes to emphasise the role of beauty and placemaking in strategic policies and to further encourage well-designed and beautiful development?</p> <p>Q34) Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places' to</p>	<p>Government considered responses to Qs 33 and 34 together.</p> <p>Proposed changes implemented via revision to NPPF</p>

Consultation Topic / Question	Government Response
further encourage well-designed and beautiful development?	
Q35) Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action?	Proposed changes implemented with amendments via revision to NPPF.
Q36) Do you agree that a specific reference to mansard roofs in relation to upward extensions in Chapter 11, paragraph 122e of the existing Framework is helpful in encouraging LPAs to consider these as a means of increasing densification/creation of new homes? If no, how else might we achieve this objective?	Proposed changes implemented with amendments via revision to NPPF to recognise that mansard roof development should be allowed only on suitable properties and the inclusion of an explanation in the Glossary.
Chapter 7 – Protecting the environment and tackling climate change.	
Q37) How do you think national policy on small scale nature interventions could be strengthened? For example in relation to the use of artificial grass by developers in new development?	Further consideration for future policy update to be explored.
Q38) Do you agree that this is the right approach to making sure that the food production value of high value farmland is adequately weighted in the planning process, in addition to current references in the Framework on best and most versatile agricultural land?	Proposed changes implemented via revision to NPPF
Climate change mitigation: exploring a form of carbon assessment	
Q39) What method and actions could provide a proportionate and effective means of undertaking a carbon impact assessment that would incorporate all measurable carbon demand created from plan-making and planning decisions?	Government will consider proposed changes for future policy updates. Government is carrying out research that will inform potential future policy decisions in this area.
Q40) Do you have any views on how planning policy could support climate change adaptation further, including through the use of nature-based solutions which provide multi-functional benefits?	Government will consider proposed changes for future policy updates.
Chapter 8 – Onshore wind and energy efficiency	
Q41) Do you agree with the changes proposed to Paragraph 155 of the	Government brought forward changes in September 2023 NPPF update with

Consultation Topic / Question	Government Response
existing National Planning Policy Framework?	minor changes to reflect responses to consultation.
Q42) Do you agree with the changes proposed to Paragraph 158 of the existing National Planning Policy Framework?	Government has amended the text in footnote 54 from planning impacts identified by the local community being “satisfactorily addressed” to “appropriately addressed”. And in
Q43) Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework? Do you have any views on specific wording for new footnote 62?	paragraph 155a from “addressed satisfactorily” to “addressed appropriately”
Q44) Do you agree with our proposed new Paragraph 161 in the National Planning Policy Framework to give significant weight to proposals which allow the adaptation of existing buildings to improve their energy performance?	Proposed changes implemented with amendments via revision to NPPF. The amendments make it clear that this policy should apply to all existing buildings, both domestic and non-domestic.
Chapter 9 – Preparing for the new system of plan-making	
Q45) Do you agree with the proposed timeline for finalising local plans, minerals and waste plans and spatial development strategies being prepared under the current system? If no, what alternative timeline would you propose?	Government confirmed intention that the latest date for plan-makers to submit local plans, minerals and waste plans, and spatial development strategies for examination under the current system will be 30 June 2025 and adoption by 31 December 2026.
Q46) Do you agree with the proposed transitional arrangements for plans under the future system? If no, what alternative arrangements would you propose?	Government confirmed intention to have in place the regulations, policy and guidance by autumn 2024
Q47) Do you agree with the proposed timeline for preparing neighbourhood plans under the future system? If no, what alternative timeline would you propose?	Proposed changes implemented via revision to NPPF.
Q48) Do you agree with the proposed transitional arrangements for supplementary planning documents? If no, what alternative arrangements would you propose?	Government confirmed intention contingent upon parliamentary approval
Chapter 10 – National Development Management Policies	

Consultation Topic / Question	Government Response
<p>Q49) Do you agree with the suggested scope and principles for guiding National Development Management Policies?</p> <p>Q50) What other principles, if any, do you believe should inform the scope of National Development Management Policies?</p> <p>Q51) Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions?</p> <p>Q52) Are there other issues which apply across all or most of England that you think should be considered as possible options for National Development Management Policies?</p>	<p>Government will use existing national development management policy as the starting point for developing the first suite of National Development Management Policies.</p>
<p>Chapter 11 – Enabling Levelling Up</p>	
<p>Q53) What, if any, planning policies do you think could be included in a new Framework to help achieve the 12 levelling up missions in the Levelling Up White Paper?</p> <p>Q54) How do you think the Framework could better support development that will drive economic growth and productivity in every part of the country, in support of the levelling up agenda?</p>	<p>Government has committed separately to consulting on adding requirements to the NPPF for decision-makers to pay particular regard to research and development needs in order to take advantage of the economic opportunities available to them.</p> <p>Government intends to publish Freeports Delivery Roadmap.</p> <p>Update of PPG in due course.</p>
<p>Q55) Do you think that the government could go further in national policy, to increase development on brownfield land within city and town centres, with a view to facilitating gentle densification of our urban cores?</p>	<p>Government will consider responses in on-going policy development work. Government has already committed to a review into identifying further measures that would prioritise the use of brownfield land and will provide further detail in due course.</p>
<p>Q56) Do you think that the government should bring forward proposals to update the Framework as part of next year’s wider review to place more emphasis on making sure that women, girls and other vulnerable groups feel safe in our public spaces, including for</p>	<p>Proposed changes not implemented in revision to NPPF.</p>

Consultation Topic / Question	Government Response
example policies on lighting/street lighting?	
Chapter 12 – Practical changes and next steps	
Q57) Are there any specific approaches or examples of best practice which you think we should consider to improve the way that national planning policy is presented and accessed?	Government will ensure that the language used in updating the NPPF and production of the NDMP is plain and concise. And will ensure that any future national planning policy documents are published in line with accessibility guidance.
Q58) We continue to keep the impacts of these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.	<p>Government recognises that any decrease in housing supply as a result of these immediate changes would affect the availability and affordability of housing, with a particularly adverse impact on younger people.</p> <p>After consideration, Government considers that the policy changes, as implemented, will not have a significant adverse impact on housing supply in the short term. As such, the changes are not expected to have a negative impact on individuals, or groups of individuals with protected characteristics, who typically are more likely to be impacted by the challenge of access to affordable housing.</p>