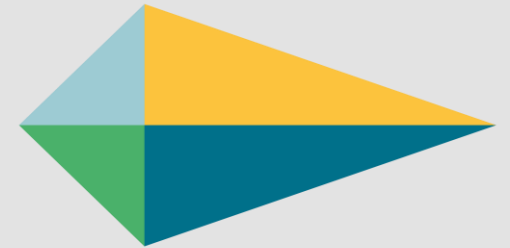


# National Planning Policy Framework update

Strategic Planning Committee  
8<sup>th</sup> January 2024



**EASTSUFFOLK**  
COUNCIL

# National Planning Policy Framework

- First published March 2012, Revisions in 2018; 2019; 2021; September 2023
- Latest revisions published **December 2023**, following consultation undertaken between Dec 2022 and March 2023.
- NPPF accompanied by topic based online Planning Practice Guidance, updated periodically by topic (some not changed since first published in 2014, others amended more recently – further amends expected)
- Planning Policy for Travellers sites also updated in December 2023



Department for Levelling Up,  
Housing & Communities

National Planning Policy Framework

# Planning system

Re-emphasises importance of Local Plans, and delivering housing and other forms of development:

- Para 1 – “The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied<sup>1</sup>. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.”
- Para 7 – further explanation added around achievement of sustainable development “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes and other forms of development, including supporting infrastructure in a sustainable manner. ...”

## Delivering a sufficient supply of homes

- Para 15 – refers to “meeting” rather than “addressing” housing needs
- Para 60 – addition of “The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”
- Para 61 – explains the outcome of the ‘standard method’ is the advisory starting point for establishing a housing requirement for the area. Exceptional circumstances may justify an alternative approach.
- Para 62 – Uplift (of 35% as set out in PPG) for the ‘top 20’ major towns and cities expected to be applied in those places unless agreements exist for cross boundary redistribution (doesn’t apply to East Suffolk)
- Para 63 – housing for different groups – reference added to retirement housing, housing with care and care homes
- Para 69 – clarifies that local plans should identify specific deliverable sites for the first five years from adoption of the plan (previously referred to years 1-5)

# Delivering a sufficient supply of homes

## Housing land supply (para 75 – 77) –

- No longer need to demonstrate a five year housing land supply if adopted plan is less than five years old, and identified a five year supply at the time the Examination concluded (but will still apply for applications submitted prior to the publication of the NPPF);
- For two years from publication of Dec 2023 NPPF, need to demonstrate only a four year supply if a local plan under preparation has reached at least Regulation 18 with a policies map and allocations towards meeting housing need;
- Removal of need to apply a 5% or 10% buffer, only 20% buffer in cases where Housing Delivery Test shows delivery to be below 85% (2022 results published in December 2023, East Suffolk = 104%)
- Consideration of past over-supply

# Delivering a sufficient supply of homes

## Community led housing

- Para 70 – Additional criteria added in relation to supporting small and medium sized housing sites “seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing”.
- Para 73 – Support given to community-led development on sites that would not otherwise be suitable as rural exception sites. Should include affordable housing but can also include a proportion of market homes at the LPA’s discretion. Sites not larger than 1ha or exceeding 5% of the size of the existing village. Replaces reference to entry-level exception sites.
- Para 82 – Rural areas - reference to supporting community-led housing proposals inserted
- Definition of community-led developments added to the glossary

# Affordable Housing

- Clarifies that the Written Ministerial Statement on First Homes, dated 24<sup>th</sup> May 2021, is material when preparing plans and determining planning applications (para 6).
- Also now referenced in footnote in the definition of Affordable Housing in Annexe 2.
- Para 66 – Existing policy for 10% of total number of homes on major developments to be for affordable home ownership – community-led exception sites now referenced as exempt (entry level exception sites no longer referenced).

# Neighbourhood Plans

## Paragraph 14 – Presumption in favour of sustainable development

- ‘Protections’ in areas with a made Neighbourhood Plan extended.
- In situations where the presumption in favour of sustainable development applies, the adverse impact of allowing development that conflicts with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits where:
  - The Neighbourhood Plan became part of the development plan **five years** or less before the date the decision is made (amended from two years); and
  - The Neighbourhood Plan contains policies and allocations to meet its identified housing requirement

There is no longer reference to the local authority having at least a 3 year housing land supply or scoring at least 45% in the Housing Delivery Test.



# Design

Reference to creating 'beautiful' places e.g:

- Para 20 – “Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes **support beauty** and placemaking),...”
- Para 88 – “Planning policies and decisions should enable:
  - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, **beautiful** new buildings;...”
- Para 96 – “Planning policies and decisions should aim to achieve healthy, inclusive and safe places **and beautiful buildings...**”
- Para 128 – “Planning policies and decisions should support development that makes efficient use of land, taking into account:...e) the importance of securing well-designed **and beautiful**, attractive and healthy places.”
- Ch12 – Achieving well-designed **and beautiful** places

Para 138 - Design codes identified as the primary means of assessing and improving the design of development

Para 140 - Reference to planning conditions referring to clear and accurate plans and drawings.

# Climate change

## Ch 14 – Meeting the challenge of climate change, flooding and coastal change

- Para 164 – “In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.”
- Amendments through September 2023 NPPF in relation to providing for repowering and life extension, and enabling SPDs to identify suitable areas for wind energy.

## Other topics / chapters

### Ch11 - Making effective use of land

- Para 124 – reference added to support for mansard roofs on suitable properties (defined in glossary)
- Para 130 – significant uplifts in the average density in existing urban areas may be inappropriate if the resulting built form would be wholly out of character with the existing area. To be evidenced through an authority-wide design code.

### Ch13 - Green Belt

- Para 145 – no requirement for Green Belt to be reviewed or altered when plans are being prepared or updated (not relevant in East Suffolk).

### Ch 15 – Conserving the natural environment

- Para 181 – new footnote “The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.”