

The background of the slide is a Renaissance painting depicting a bustling town square. In the foreground, a group of women in elaborate, colorful dresses are engaged in conversation. To the right, a man stands next to a white horse. In the background, a large, multi-story building with arched windows and a balcony dominates the scene. The architecture is detailed, with various levels and structures. The overall scene is filled with activity and life.

# The draft National Planning Policy Framework



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mediation of space · making of place

Discussion on the NPPF  
7th September 2011



Discussion on the NPPF  
7<sup>th</sup> September 2011

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**the Government's planning reforms could lead to unchecked and damaging development in the undesignated countryside on a scale not seen since the 1930s**

Government reforms threaten green spaces

For decades our planning system has protected much of our countryside from harmful development. The Government has put this on its head, using it as a tool primarily to promote economic growth instead of protecting the countryside.

We believe in growth – but not at all costs. Planning for people and places is another important thing to think about. We need a system that serves all our needs – for the economy, the environment, tranquility and beauty. We need a system that serves all our needs – for the economy, the environment, tranquility and beauty.

The Government's reforms fail this test – they need to be stopped. Think again.

- [Sign our petition](#): show your support
- [Read the latest developments on our blog](#)

**Why do we care?**

The Government's planning reforms could lead to unchecked and damaging development in the undesignated countryside on a scale not seen since the 1930s.

New plans published by the Government contain a core presumption that the default answer to development will be 'yes'.

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- [Sign our petition](#)
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such criticisms are 'wide of the mark' with the reforms being 'far from a green light for new buildings being approved that detract from the environment'.

Letter from Minister of State for Decentralisation and Cities to the Daily Telegraph, 3<sup>rd</sup> September 2011



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The Coalition:  
our programme  
for government

 HM Government

**We will publish and present to Parliament a simple and consolidated national planning framework covering all forms of development and setting out national economic, environmental and social priorities.**



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# Timetable

- **Published: 25<sup>th</sup> July 2011**
- **Select committee Inquiry evidence by: 9<sup>th</sup> Sept.**
- **DCLG consultation ends: 17<sup>th</sup> October**
- **DCLG Structural Reform Plan states that, new national planning policy will be in place by April 2012**



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# Draft NPPF - documents



Draft National Planning Policy Framework



Draft National Planning Policy Framework  
Impact assessment



Draft National Planning Policy Framework



Easier to read summary – draft National Planning Policy Framework



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# The Purposes and Impacts of the NPPF



Draft National Planning Policy Framework  
Impact assessment



the planning system has become overloaded with over 1,000 pages of policy statements .... This has resulted in inefficient working practices and a system with contradictions. Rather than helping local communities to shape development in their neighbourhoods, the planning system often has the opposite impact by imposing rules and targets that aggravate and reduce community support. Together this means the existing system is not set up to support economic growth.



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# The Purposes and Impacts of the NPPF



Draft National Planning Policy Framework  
Impact assessment



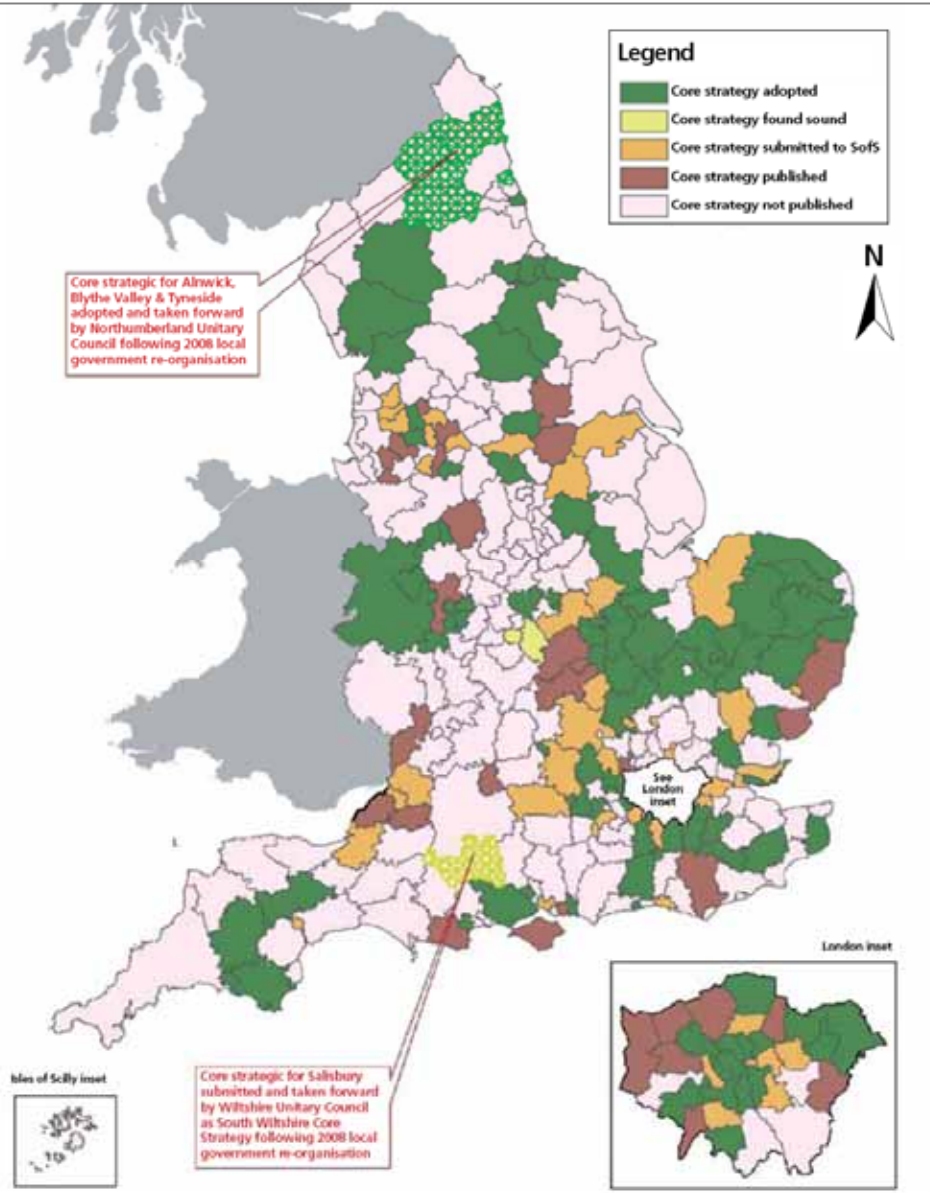
- (i) improve clarity to give developers better outcomes through greater certainty, reduce costs and burdens for businesses, improve efficiency in processes and promote sustainable economic growth;**
- (ii) hand power back to local communities instead of imposing an excessive number of rigid rules from the centre;**
- (iii) be more user-friendly and accessible, improving community engagement and reducing objections late in the process.**



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# Impacts of the NPPF

Provid[e] an incentive for local councils to get up-to-date plans in place

# December 2010 Consultation



Draft National Planning Policy Framework: Consultation



**3,426 responses were received - 3,071 were stock responses**

- **How and where 'sustainable development' should be defined;**
- **Whether the NPPF should be a 'spatial' plan;**
- **The need for advice on 'larger-than-local' planning;**
- **Specific issues that should – and should not – be in the NPPF.**



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# Practitioners Advisory Group

national planning policy framework practitioners advisory group

**National Planning Policy Framework**

A proposed draft from the  
Practitioners Advisory Group

May 2011

- **Pete Andrew – Director of Land and Planning at Taylor Wimpey UK**
- **Simon Marsh – Acting Head of Sustainable Development at the RSPB**
- **Cllr Gary Porter – Leader of South Holland District Council. Then Chairman of LGA Environment and Housing Programme Board (now Conservative Group Leader and LGA Vice-Chairman)**
- **John Rhodes – Director Of Quod (Planning consultancy) and former head of RPS Group Plc's London Office**



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# Strategic Environmental Assessment

The NPPF is not subject to SEA – unlike National Policy Statements:  
***(3) Before designating a statement as a national policy statement for the purposes of this Act the Secretary of State must carry out an appraisal of the sustainability of the policy set out in the statement.***



Planning Act 2008

CHAPTER 29

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# Other National Policy Documents



# Other National Policy Documents



HM TREASURY



Infrastructure UK

## National Infrastructure Plan 2010

October 2010



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# Other National Policy Documents


**Biodiversity 2**  
A strategy for England  
and ecosystem services

The Natural  
securing the  
of nature



HM Government

**The UK Renewable  
Energy Strategy**



HM Government

HM TREASURY

**BIS**  
Department for Business  
Innovation & Skills

**The Plan for Growth**

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March 2011

# National Policy Statements



**“For the time being national policy statements (which are separate statutory documents published in accordance with the Planning Act 2008, setting out the Government's policy on major infrastructure projects such as nuclear power stations and ports) will not be included in the framework”.**

**Minister of State for  
Decentralisation and Cities.  
HoC. 20<sup>th</sup> December 2010**



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# Definition of Sustainable Development



House of Commons  
Environmental Audit  
Committee

## Sustainable Development in the Localism Bill

Third Report of Session 2010–11

*Volume I: Report, together with formal  
minutes, oral and written evidence*

Ordered by the House of Commons  
to be printed 16 March 2011

HC 799  
Published on 22 March 2011  
by authority of the House of Commons  
London: The Stationery Office Limited  
£10.00

The Localism Bill must provide a statutory duty to apply the principles of sustainability in the planning system and other functions of local government. The Bill must also provide a commitment to define the term ‘sustainable development’ in the planning context. An essential prerequisite of such a commitment will be to include in the Bill the five internationally recognised principles of sustainable development as set out in the 2005 Sustainable Development Strategy. A fuller explanation of what sustainable development means in the planning context should then be developed for the National Planning Policy Framework



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# Definition of Sustainable Development

... development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future

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# different elements of sustainable development

These three components should be pursued in an integrated way, looking for solutions which deliver multiple goals. There is no necessary contradiction between increased levels of development and protecting and enhancing the environment, as long as development is planned and undertaken responsibly.

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# different elements of sustainable development

... planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth. Decision-takers at every level should assume that the default answer to development proposals is “yes”, except where this would compromise the key sustainable development principles set out in this Framework

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# The presumption in favour

**Local planning authorities should:**

- prepare Local Plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes
- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.

All of these policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.



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# Changes to Policy

## Strategic housing land supply

*Local planning authorities should ... include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land.*

## Positive Planning for Green Infrastructure and Local Green Space Designation

*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.*



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# Changes to policy

- the removal of the brownfield target
- the removal of the housing density
- and residential parking guidelines
- the change to the definition of 'affordable housing' to include housing at no more than 80 per cent of market rent



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# Changes to Policy

- **Greenbelt (extending the categories of development that is permissible – including Community Right to Build)**
- **‘Town Centre First’ (removing offices from the policy)**
- **Minerals (time required for landbanks)**
- **housing (removing the minimum 15 dwelling threshold for affordable housing requirements and removing ‘exception sites’ policies)**

# Changes to Policy

- **community facilities (extending the area within which local authorities must take into account the impact on existing facilities)**
- **protected sites (specifying which sites should have special protection)**
- **energy (removing the requirement for local authorities to set decentralised energy targets and introducing an expectation that local authorities will map opportunity areas for low-carbon and renewable energy generation)**



# Discussion

- The need for an NPPF;
- Will this approach help you?
- How will it work in practice given both RSS abolition and the introduction of neighbourhood plans?
- Its relationship to other national planning policy;
- Are the assessment of impact right – more local plans, more applications, more approvals?
- Is the balance right between different elements of sustainable development?
- Is the presumption in favour needed – and how will that work in practice?
- Key changes to policy – notable re housing, brownfield, green space, ....



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