

TENDRING DISTRICT COUNCIL

PLANNING POLICY & LOCAL PLAN COMMITTEE

20 December 2023

Update Regarding the New National Planning Policy Framework (NPPF)

Yesterday, 19 December 2023, the Government published a new version of the National Planning Policy Framework. Officers have reviewed the changes made since the previous version (which was published in September 2023) and summarised the key issues below.

All subsequent work to review and update the Local Plan will need to be undertaken in accordance with the most recent NPPF. References to NPPF paragraph numbers in the report appendices may now be out-of-date and will be reviewed by Officers in due course. However, there are no changes that directly affect the recommendations made in any of the Committee reports being considered tonight.

Preparing and maintaining up-to-date Plans is an made an explicit priority

- The first paragraph of the NPPF has been updated to emphasise the Government's view that every authority should have an up-to-date Local Plan.

Greater emphasis on housing delivery

- There are several changes that place greater emphasis on the importance of delivering new housing, including at paragraphs 1 and 7. Paragraph 15 requires Local Plans to 'meet' rather than 'address' housing needs.
- Chapter 5 (Delivering a sufficient supply of homes) deals with this in greater detail and sets out that the overall aim should be to meet as much of an area's identified housing need as possible.

Standard Method

- The outcome of the Standard Method for establishing a housing requirement is now seen as a starting point – although exceptional circumstances (including relating to the particular demographic characteristics of an area) are still required to justify an alternative approach. The specific example given of exceptional circumstances is islands with no land bridge that have a significant proportion of elderly residents.

Community-led developments

- New references to 'community-led developments' throughout the NPPF, which are defined in detail in the glossary: *A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the*

purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise.

- Policies and decisions should support small sites to come forward for community-led development.

Five-year Housing Land Supply

- Local Planning Authorities with an up-to-date Local Plan (less than five years from adoption) are no longer required to demonstrate annually that they can identify a five year housing land supply for decision-making purposes, if their adopted Local Plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Beauty

- Throughout the NPPF, additional references to beauty have been added. This is reflected in the Local Plan Review 'guiding principles' appended to Report A.1.
- Greater emphasis on the use of design codes to improve the design of new development.

Mansard Roof Extensions

- Specific and detailed requirements for Local Planning Authorities to support proposals to develop mansard roof extensions.

Renewable Energy

- Significant weight should be given to the need to support energy efficiency and low carbon heating improvements to existing buildings (including heat pumps and solar panels).

Correction to report A.2 MONITORING REPORT AND UPDATED HOUSING SUPPLY POSITION

There is a typing error in three places within this report that refer to the financial year 2021/22. However, the data being reported is in fact for the period 1st April 2022 – 31st March 2023 (the financial year 2022/23).

Correction applies to the second bullet point in the Purpose of the Report section (Page 41), and the first and third paragraphs of Page 45.