

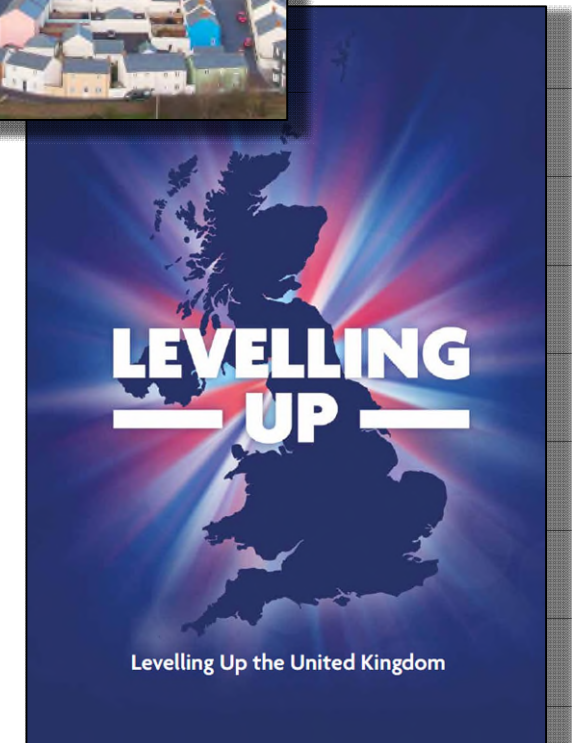
Levelling-up and Regeneration Bill Consultation on Reforms to National Planning Policy

Folkestone & Hythe District and Parish
Councils' Joint Committee

19 January 2023

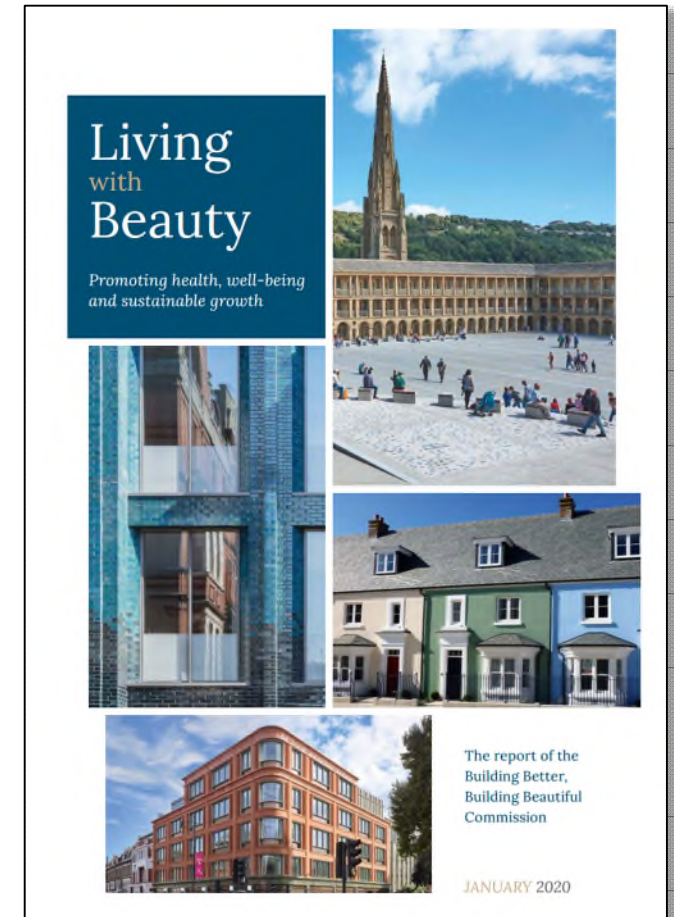
Background

- Planning White Paper '*Planning for the Future*' (August 2020)
- Levelling Up White Paper '*Levelling Up the United Kingdom*' (February 2022)
- Levelling-up and Regeneration Bill – at House of Lords stage in Parliament
- Current consultation - '*Levelling-up and Regeneration Bill: reforms to national planning policy*'



Key Government reforms

- ‘Beauty’ and the use of design codes to secure better quality development
- Digital engagement in the planning process
- Simpler and shorter local plans
- National Development Management Policies
- New infrastructure levy



Current consultation

- Consultation from Department for Levelling-up, Housing and Communities (DLUHC) opened 22 December 2022
- Consultation closes on **2 March 2023**
<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>
- Two parts:
 - Proposed changes to text of National Planning Policy Framework (NPPF)
 - Online document setting out background and additional reforms

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

From: [Department for Levelling Up, Housing and Communities](#)
Published 22 December 2022

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Summary


The Department for Levelling Up, Housing, and Communities is seeking views on how we might develop new national planning policy to support our wider objectives.


This consultation closes at 11:45pm on 2 March 2023

Consultation description

This consultation seeks views on our proposed approach to updating to the National Planning Policy Framework. We are also seeking views on our proposed approach to preparing National Development Management Policies, how we might develop policy to support levelling up, and how national planning policy is currently accessed by users.

Documents

 [Levelling-up and Regeneration Bill: reforms to national planning policy](#)
HTML

 [National Planning Policy Framework: draft text for consultation](#)
PDF, 843 KB, 78 pages

Changes to text of NPPF

- Simplifying local plan process – reducing tests that planning Inspectors use to determine if a local plan is ‘sound’
- Removing need for authorities to meet unmet housing need from neighbouring areas
- **No change to method for calculating housing numbers**, but national housing figures become *“an advisory starting point for establishing a housing requirement for the area”*
- Five-year housing land supply removed as a requirement where there is an up-to-date local plan **but** the housing delivery test remains

Changes to text of NPPF

- Period during which Neighbourhood Plans are up-to-date is extended to five years and reduced scope to override Neighbourhood Plan policies if housing supply is insufficient
- Term ‘beauty’ is introduced into NPPF at several points (accompanying document states: *‘beauty is not a cost to be negotiated away once planning permission has been obtained. It is the benchmark that all new developments should meet’*)
- Support for ‘repowering’ renewable energy developments
- Support for onshore wind developments, where there is community backing
- Need to consider availability of food producing land

Proposals in online document

- **Government commitment to build 300,000 new homes a year by the mid-2020s is reaffirmed**
- New style local plans to be produced within 30-month timescale – reforms expected to be implemented from late 2024
- All local authorities to prepare and adopt Design Codes
- Discussion about how past irresponsible behaviour (e.g. breaches of planning permission) could be considered when deciding new applications
- Discussion of how developers' slow build-out rates could be tackled
- Discussion about whether planning can do more to promote the safety of women, girls and vulnerable groups

Proposals in online document

- **National Development Management Policies:**
 - National Development Management Policies will be drafted to accompany the NPPF, with increased status
 - Will reflect national priorities and fill gaps in policy
 - Would override local plan policies where there is conflict
- **Local plan policies:**
 - Should not repeat national policies
 - Should focus on local issues (e.g. student housing, basement developments, expansion of business clusters, coastal management)

Overview

- Some welcome reforms
- Lack of clarity in some areas
- Previously-raised issues not advanced to any extent
- More consultations to come!
 - Further changes to NPPF due later in 2023
 - Consultation on new Infrastructure Levy due 'shortly'

Questions?