



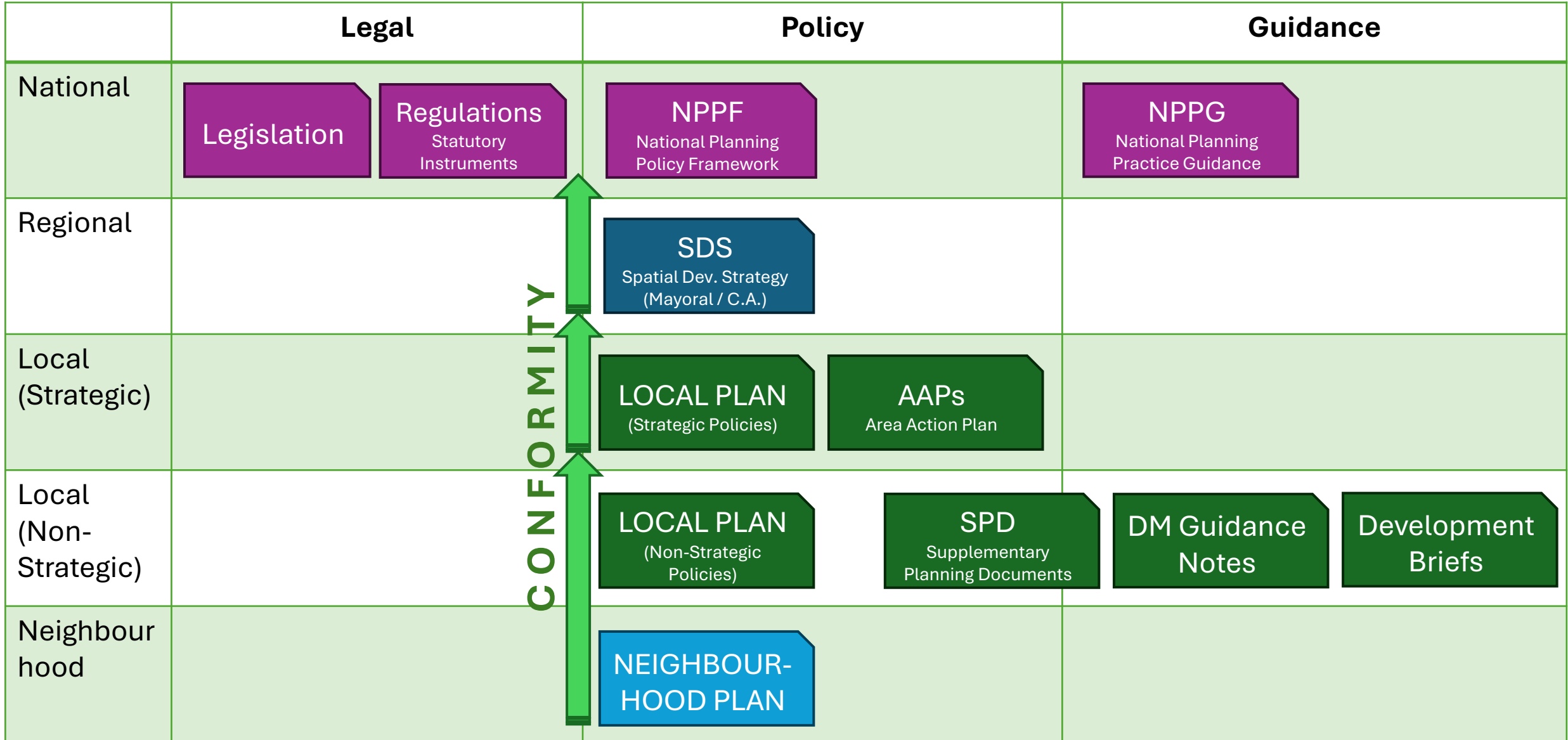
Draft Changes to the Planning System and National Planning Policy Framework (NPPF) Main Implications for Parishes

**Staffordshire Moorlands Parish Forum
21 November 2024**

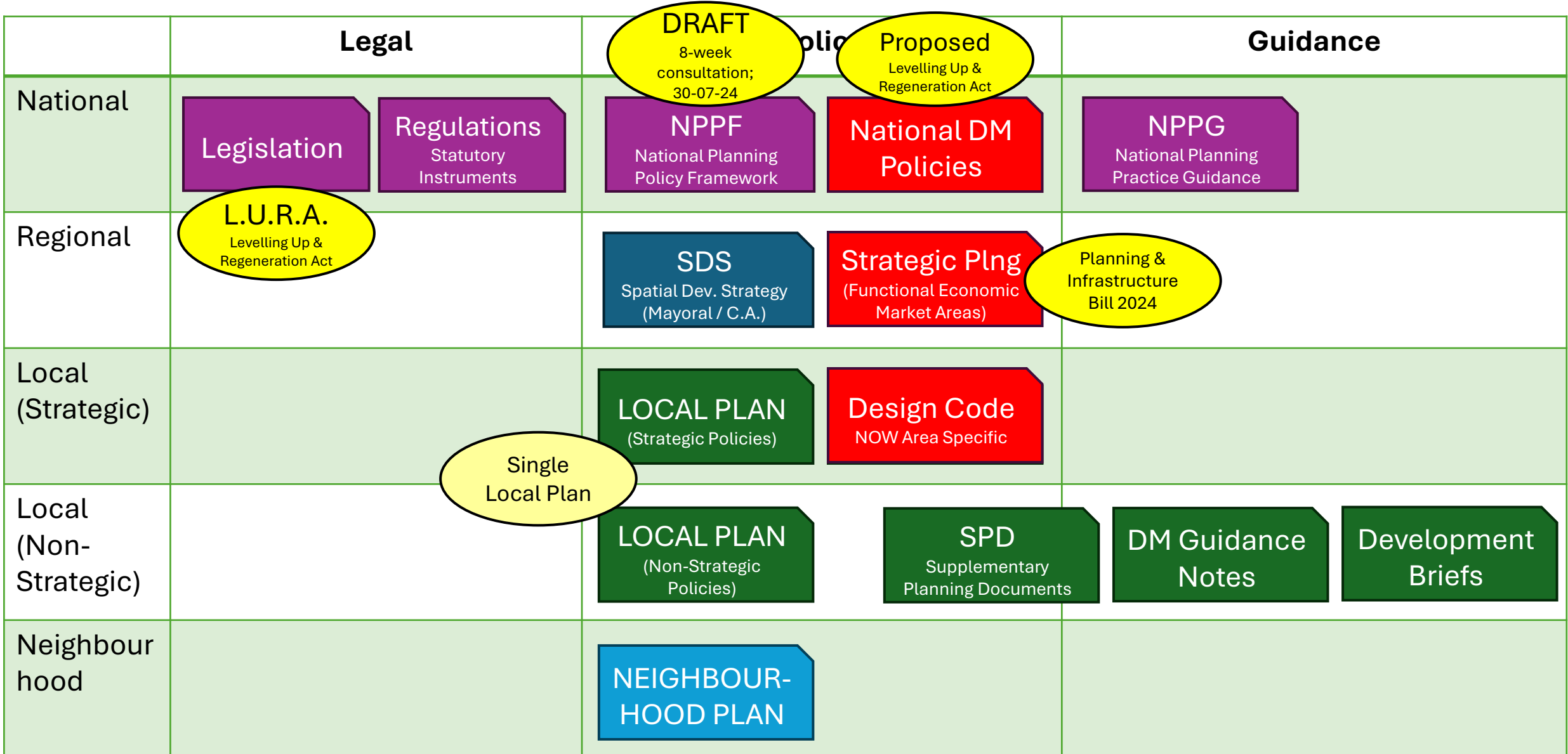
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The Planning Hierarchy : Current system



The Planning Hierarchy : The NEW system



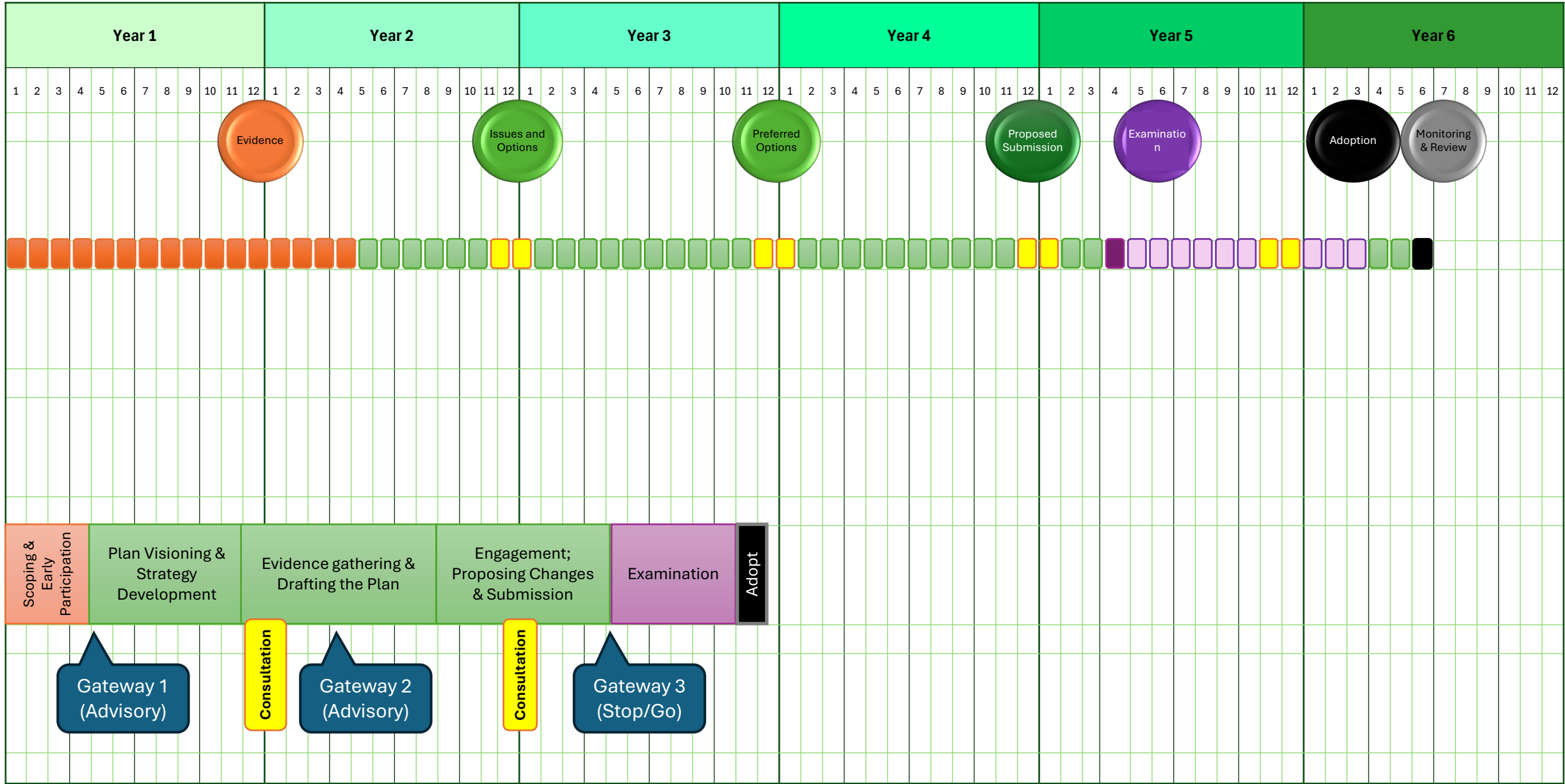
Proposed Changes (Local Plans)

Levelling Up and Regeneration Act (LURA) (26 Oct 2023)

Local Plan processes / requirements (Consultation 31st July 2024)

- 5 yearly reviews
- Streamlined (33 Month) plan preparation process
- Design Codes (100% coverage)
- Infrastructure Development Levy
- [New] Planning and Infrastructure Bill (Regional Planning ~ Functional Economic Market Areas)
- Amended Duty to Co-operate

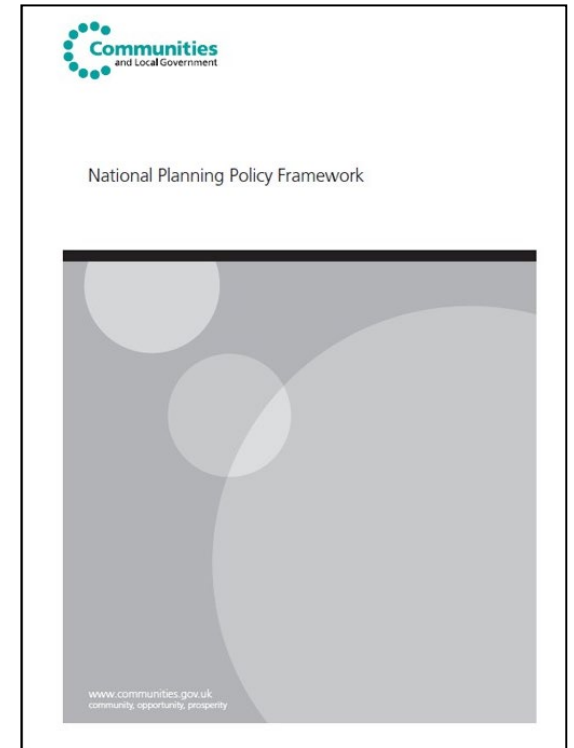
Local Plan : Shortening the Process / Formal Consultation



Why does the NPPF matter?

Plan led system

- Applications for planning permission **must be determined in accordance with plans** (unless there are other important factors which indicate otherwise)
- Presumption in favour of ‘sustainable development’
- Purpose is to achieve sustainable development



Proposed Changes (Policy)

National Planning Policy Framework (Consultation 31st July 2024)

- New standard method calculation (Local Housing Need)
- Standard Method = minimum requirement (No longer advisory starting point)
- Strict 5-year (housing) supply requirements (Triggers ‘tilted balance’)
- Affordable Housing Definition (Increased focus on Social Rent / less ‘First Homes’)
- Shortfall of supply = exceptional circumstances (requiring Green Belt Review)
- New ‘*Grey Belt*’ category – (Land serving little Green Belt function / PDL)
- Increased focus on small sites (SME builders)
- Increased focus on different housing needs (Looked after children)
- Green Belt release to be 50% Affordable
- Strict treatment of existing use value in viability calculations (Former Green Belt)

Proposed Changes

National Planning Policy Framework (Consultation 31st July 2024)

The Government believes that decisions about what to build and where should reflect local views, and planning should be about **how to deliver the housing an area needs - not whether to do so at all.**

Proposed Changes

Standard Method (NPPF Consultation 31st July 2024)

Years			2014 Hhld Projections 10 Year Average	Affordability Uplift	Local Housing Need
1					159
<i>Current Staffs. Moorlands Local Plan Policy :</i>					320
Proposed new method					
Years	Housing Stock	Stock uplift %	Stock Uplift No.	Affordability Uplift	Minimum Requirement
1	45,214	0.8%	362	135	497
17	45,214	14%	6,154	2,295	8,449
20	45,214	16%	7,040	2,700	9,740

New

Grey Belt

For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the green belt comprising **Previously Developed Land** and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes (as defined in para 140 of this Framework), but excluding those areas or assets of particular importance listed in footnote 7 of this Framework (other than land designated as Green Belt).

Previously Developed Land (PDL)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes:

- land that is or was last occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures;
- land in built-up areas such as residential gardens,
- parks, recreation grounds and allotments; and
- land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

New

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Green Belt Purposes

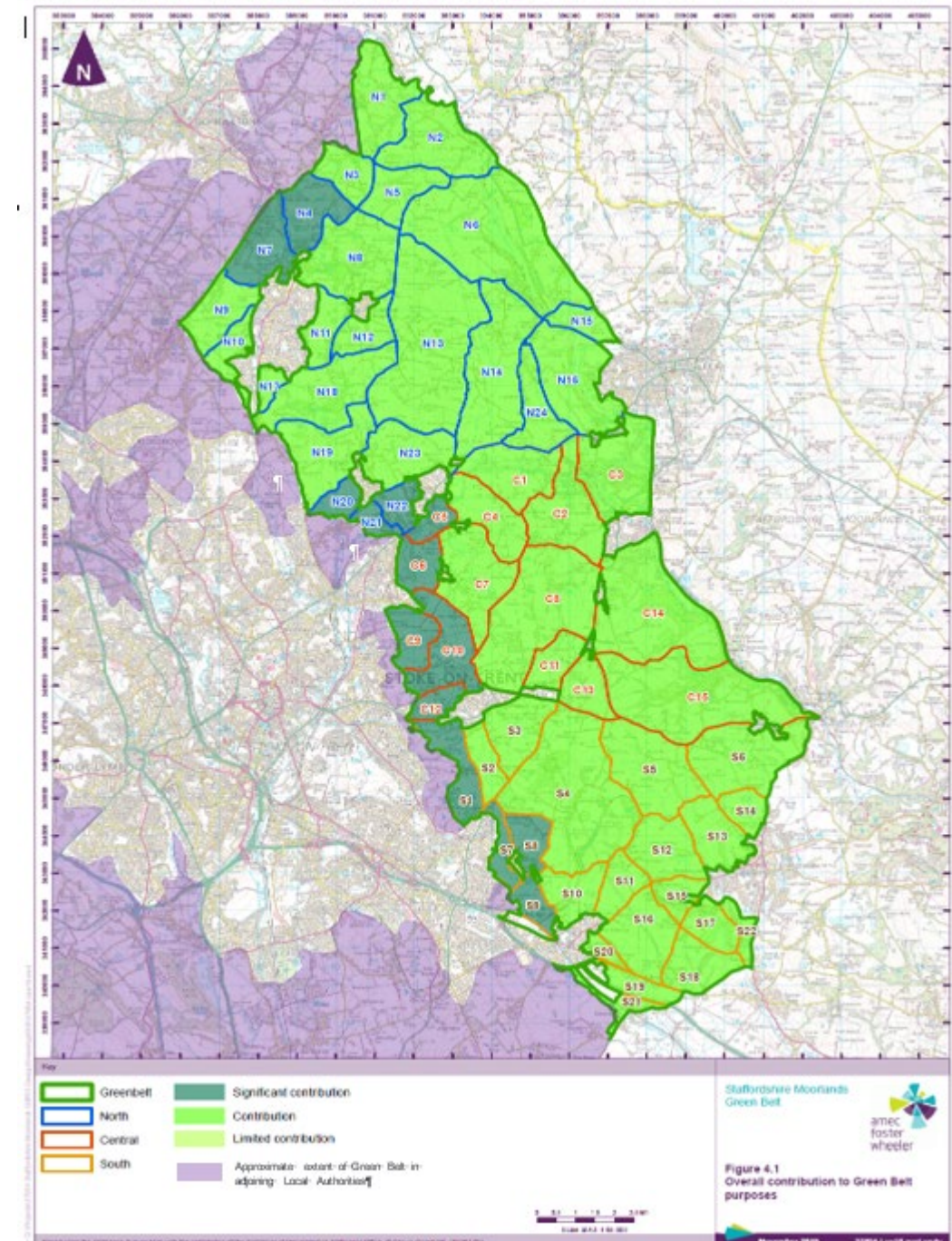
Green Belt serves five purposes:

- 1) to check the unrestricted sprawl of large built-up areas;
- 2) to prevent neighbouring towns merging into one another;
- 3) to assist in safeguarding the countryside from encroachment;
- 4) to preserve the setting and special character of historic towns; and
- 5) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

New Grey Belt

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Figure 4.1 → Overall Contribution to Green Belt Purposes



New

Grey Belt

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Green Belt Reviews (Local Plan)

~~146-144.~~ When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. ~~Where it has been concluded that it is necessary to release Green Belt land for development,~~ plans should [give first consideration to previously-developed land in sustainable locations, then consider grey belt land in sustainable locations which is not already previously-developed, and only then consider other sustainable Green Belt locations.](#) They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

Amended

Sequential Search : Potential development sites / allocations

[1]

Urban Brownfield
Land

- a) Previously developed land e.g. former factory, office, school, transport sites
- b) Conversions
- c) Windfall
- d) Small sites
- e) Derelict sites

[2]

Urban Greenfield
Land

- a) Vacant / unused sites
- b) Surplus open space

[3]

Non-urban /
Non-Green Belt
land

- a) Safeguarded land
- b) Open countryside
- c) Other

[4]

Non-Green Belt
Land in
Neighbouring LAs

- Agreement with neighbouring authority through Duty to Co-operate for them to meet some of our Local Housing Need requirement

[5]

Green Belt Land

- a) Previously Developed Land (PDL) in sustainable locations.
- b) Grey Belt in sustainable locations
- c) Other Green Belt land in Sustainable locations.
- d) Other Green Belt land

New

Grey Belt

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Development Management

¹⁵². In addition to the above, housing, commercial and other development in the Green Belt should not be regarded as inappropriate where:

- a. The development would utilise grey belt land in sustainable locations, the contributions set out in para.155 below are provided, and the development would not fundamentally undermine the function of the Green Belt across the area of the plan as a whole; and
- b. The local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 76) or where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years; or there is a demonstrable need for land to be released for development of local, regional or national importance.
- c. Development is able to meet the planning policy requirements set out in paragraph 155.

New

Green Belt Release land

155. Where major development takes place on land which has been released from the Green Belt through plan preparation or review, or on sites in the Green Belt permitted through development management, the following contributions should be made:

- a. In the case of schemes involving the provision of housing, at least 50% affordable housing [with an appropriate proportion being Social Rent], subject to viability;
- b. Necessary improvements to local or national infrastructure; and
- c. The provision of new, or improvements to existing, green spaces that are accessible to the public.

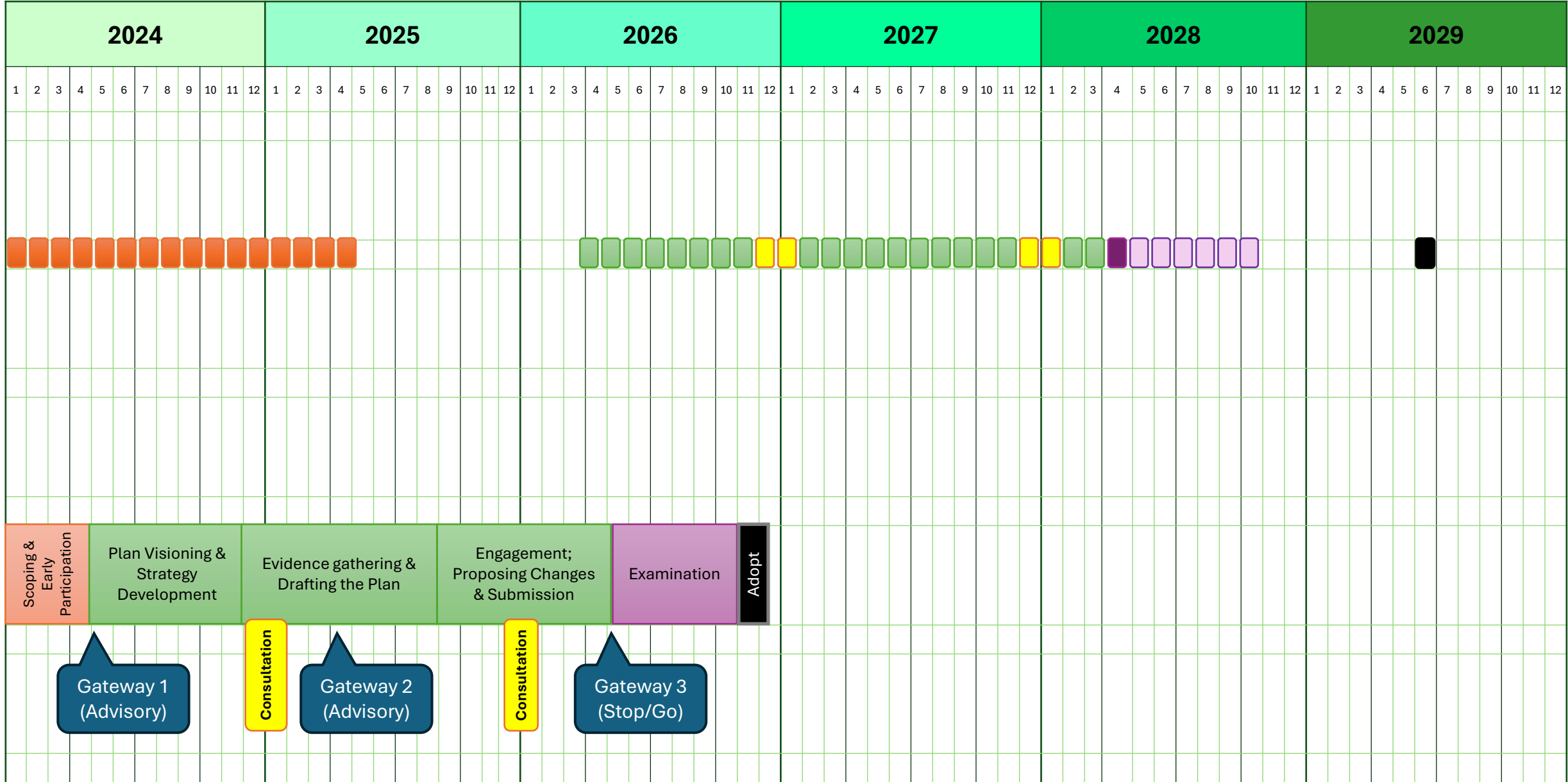
Where residential development is involved, the objective should be for new residents to be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

Green Belt Release : Viability Issues

Annex 4: Viability in relation to Green Belt release

- 1) To determine land value for a viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a reasonable and proportionate premium for the landowner. For the purposes of plan-making and decision-taking, it is considered that a benchmark land value of [xxxx] allows an appropriate premium for landowners. LPAs should set benchmark land values informed by this, and by local material considerations.
- 2) When determining planning applications, if land released from Green Belt is transacted above the benchmark land value and cannot deliver policy-compliant development, then planning permission should not be granted, subject to other material considerations.
- 3)...
- 3) Where policy compliant development can be delivered, viability assessment should not be undertaken, irrespective of the price at which land is transacted, and higher levels of affordable housing should not be sought on the grounds of viability.
- 4) Where land is transacted below the benchmark land value but still cannot deliver policy-compliant development, it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. Where a viability negotiation to reduce policy delivery has been undertaken, a late-stage review should be conducted to assess whether further contributions are required.

Local Plan Preparation Cycle : Indicative Timelines



Questions



[Link to the NPPF consultation](#)