

Levelling-up and Regeneration Bill and reforms to national planning policy



Overview of the changes



- Views sought on:
 - Planning Changes in the **LURB**
 - Track-change version of the **NPPF**
 - Canvassing opinion on proposed approach to preparing **National Development Management Policies**

Housing Need



- Govt. will **explore** implications for the standard method of new household projections published in 2024. - no changes proposed now though.
- More explicit guidance of the types of **local characteristics** which may justify the use of an alternative method of assessing housing need. Examples could include areas with high percentages of elderly residents, or **university towns with an above-average proportion of students**

Housing Need cont.

- **Draft NPPF revisions:**
- **Authorities would not need to review their green belts, even if meeting housing need would be impossible without such a review.**
- **Councils would be able to take past over-delivery of housing into account when assessing housing need.** If permissions granted exceed the provision of the existing plan, that surplus may be deducted from what needs to be provided in the new plan. **May be relevant for Nottingham.**
- **The government intends to retain the uplift of 35 per cent to the assessed housing need for the 20 largest towns and cities in England.** This uplift is required, “so far as possible”, to met by the cities concerned rather than exported to surrounding areas, except where there is voluntary cross-boundary agreement to do so.

Housing Supply



- **Authorities with an up-to-date local plan will no longer need to continually show a deliverable five-year housing land supply.** “Up-to-date” means where the housing requirement as set out in strategic policies is less than five years old.
- **Councils would no longer have to provide five-year housing land supply buffers**



Changes cont.

- **The test of ‘soundness’ for local plans is to be softened.** Plans will no longer be required to be ‘justified’. Instead, the examination would assess whether the local planning authority’s proposed target meets need so far as possible, takes into account other policies in the Framework, and will be effective and deliverable.
- **The duty to co-operate is to be replaced with an as-yet-unformulated “alignment policy”.** The duty will remain in place until those provisions come into effect, and “further consultation on what should constitute the alignment policy will be undertaken”.

Tackling climate change



- The possibility of embedding a broad form of **carbon assessment** in planning policy will be explored.
- Policy and guidance in relation to the production **of Strategic Flood Risk Assessments** will be reviewed. “



Plan Making

- Plan-makers will have until **30 June 2025** to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the **existing legal framework**.
- The government is also proposing that, to be examined under existing legislation, all independent examinations of local plans, minerals and waste plans and spatial development strategies must be concluded, with plans adopted by **31 December 2026**.
- Authorities that do not meet the **30 June 2025** submission deadline for 'old-style' plans will need to prepare plans under the new plan-making system.
- Authorities will no longer be able to prepare **supplementary planning documents (SPDs)** in the revised planning system.

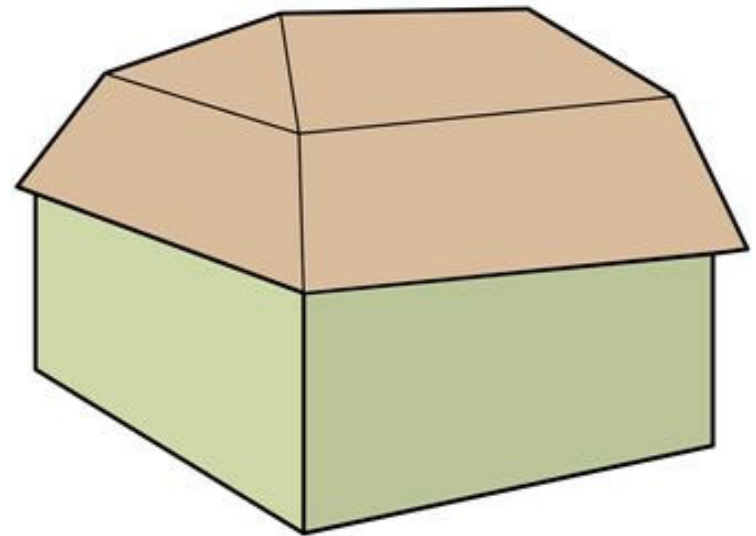
National Development Management Policies

- There is intended to be a consultation next year on how **National Development Management Policies (NDMPs)** are implemented
- Will cover planning considerations that apply regularly in decision-making across England or significant parts of it, to cover:
 - conserving heritage assets
 - preventing inappropriate development in the Green Belt
 - areas of high flood risk.



Further Changes

- Authorities will be expected to take particular care to ensure that they meet need for **retirement housing, housing-with-care and care homes**.
- Planning for provision of **social rent** homes is to be given high priority in the NPPF.
- **Mansard roofs** would be encouraged.





Next Steps

The government also promises a wider review of the NPPF, to follow Royal Assent of the Levelling Up and Regeneration Bill.

“The government will consult on the detail of these wider changes next year, reflecting responses to this consultation.”