

NPPF 2

Planning Policy Team

Borough Council of
King's Lynn &
West Norfolk



Introduction

- Reform to Housing and Planning Policy so that it is as effective as possible in improving the Supply and the Delivery of Homes
- Ensure more land is brought forward as soon as possible
- Permissions turned into homes quicker
- Planners, developers and councils to build more homes, more quickly, in places people want to live



Overview

- Chapters on plan and decision making brought forward
- New chapter in making efficient use of land
- Distinction drawn between strategic and non-strategic polices
- Emphasis on up-to-date plans and joint working / SoCG



Ch2: Achieving Sustainable Development

- Presumption in favour of sustainable development reinforced. Now Objectives:
- **Economy:** emphasis on productivity
- **Social:** ensuring sufficient number & range of houses can be provided
- **Environmental:** Making effective use of land



Ch3: Plan - Making

- Review Local Plan every 5 years
- Set overall strategy for pattern scale and quality of development
- Clear strategy for bringing forward sufficient land
- Based on up-to-date evidence, adequate and proportionate
- Soundness: ‘an appropriate strategy’



Ch4: Decision - Making

- Encourages the use of pre-applications
- Conditions to be kept to a minimum
- Pre-commencement conditions avoided
- Ability to refuse “poor design that fails to take opportunities available for improving character and quality of an area”
- Viability Appraisals



Ch5: Delivering a Sufficient Supply of Homes

- Consider reducing implementation time
- Provide Neighbourhood Plans with numbers
- Exception Sites: consider market housing & new Entry level sites
- Wider definition of Affordable Housing
- New groups to plan for
- = New SHMA



Ch5: Local Housing Need (LHN)

- Plans and 5 year HLS to based on new standard method
- However this could be reviewed in September
- Bar raised for allocations and outline
- Failure = presumption in favour of sustainable development

Ch5: Housing Delivery Test (HDT)

- Hard hitting with high thresholds
- Not totally in our control
- Housing takes time

- **<95% = Action Plan**
- <85% = 20% buffer in 5yr HLS
- <75% = Presumption in favour of sustainable development



Ch11:Effective Use of Land

- Use of BF sites in settlements encouraged
- More intensive use of land
- Higher densities for towns, accessible places and other locations
- Plans should optimise land to meet need
- Support for development that makes the most use of land



Other elements

- Emphasis on Design
- Climate Change & Flood Risk = new SFRA
- Natural Environment : 25 year plan, GI & AONB
- Historic Environment
- 5G and Fibre to the door = NSPF
- Support for rural businesses and housing
- Neighbourhood Plans



Onwards

- Bulk of PPG still to come
- Sir Oliver Letwin review
- Possible LHN consultation September
- Green paper on Social Housing
- Government considering further planning reforms to support ambition to deliver 300,000 homes a year = further consultations and more change