

## Annex A – Overview Summary of Proposed Changes

Reforming the 5 year housing land supply (5YHLS)	
Proposal	When will it be introduced
Whilst LPAs will still need to identify a deliverable 5-year housing land supply at the point of local plan adoption, the requirement to continually demonstrate this will be removed, provided the local plan is up to date (i.e. less than 5-years old).	To take effect when initial changes to the NPPF are introduced in spring 2023.
The requirement to include a buffer' (5%, 10% or 20%) as part the 5YHLS calculation will be removed.	To take effect when initial changes to the NPPF are introduced in spring 2023.
LPAs will now be able to take into account past 'over-supply' of homes when calculating their 5YHLS as well as past under-supply.	To take effect when initial changes to the NPPF are introduced in spring 2023.
Boosting the status of Neighbourhood Plans	
Proposal	When will it be introduced
Under the current NPPF, areas which have neighbourhood plans in place are protected from the 'tilted balance' of the NPPF provided certain criteria are met including the age of the neighbourhood plan (i.e. it must be less than 2 years old) and housing land supply considerations.	To take effect when initial changes to the NPPF are introduced in spring 2023.
Under the proposed changes, the age of the neighbourhood plan is to be extended to 5 years and the requirements relating to housing land supply are to be removed.	
Planning for Housing	
Proposal	When will it be introduced
Minor changes to paragraphs 1 and 7 of the NPPF to signal that providing for necessary development, integrated with local infrastructure is a core purpose of the planning system, while not negating the fundamental importance of respecting the overarching economic, social and environmental objectives of achieving sustainable development.	To take effect when initial changes to the NPPF are introduced in spring 2023.

<b>Local housing need and the standard method</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
Being clearer about how local constraints can be taken into account when setting a local housing requirement.	Not specified but will in part be achieved by initial changes to the NPPF to be introduced in spring 2023.
Taking a more proportionate approach to local plan examination to speed up plan-making.	Not specified but will in part be achieved by initial changes to the NPPF to be introduced in spring 2023.
Proposed changes to the operation of the Housing Delivery Test to support a plan-led system.	Not specified but will in part be achieved by initial changes to the NPPF to be introduced in spring 2023.
<b>Introducing new flexibilities to meeting housing needs</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
The standard method for calculating housing need will be retained but the NPPF will make it clearer that it is an advisory starting point to inform plan-making i.e. a guide that is not mandatory.	To take effect when initial changes to the NPPF are introduced in spring 2023.
Planning guidance to be updated to include more explicit indications of the types of local characteristics which may justify the use of an alternative to the standard method, such as islands with a high percentage of elderly residents, or university towns with an above-average proportion of students.	Not specified but likely to be spring 2023 alongside the initial changes to the NPPF.
NPPF text to be amended to make it clear that if housing need can only be met by building at densities which would be significantly out-of-character, this may be considered an adverse impact which could outweigh the benefits of meeting need in full.	To take effect when initial changes to the NPPF are introduced in spring 2023.
NPPF text to be amended to make it clear that LPAs are not required to review and alter Green Belt boundaries if this would be the only way of meeting housing need in full (although authorities would still have the ability to review and alter Green Belt boundaries if they wish and can demonstrate exceptional circumstances).	To take effect when initial changes to the NPPF are introduced in spring 2023.

<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to make it clear authorities may take past 'over-delivery' into account, such that if permissions granted exceed the provision made in the existing plan, any surplus may be deducted from future provision.	To take effect when initial changes to the NPPF are introduced in spring 2023.
NPPF text to be amended to make it clearer that authorities who wish to plan for more homes than the standard method (or an alternative approach) may do so, for example to capitalise on economic development opportunities.	To take effect when initial changes to the NPPF are introduced in spring 2023.
Local Plan tests of 'soundness' to be simplified and amended to that local plans no longer need to be 'justified'. Instead they will need to be effective and deliverable and meet identified needs as far as possible.	<p>To take effect when initial changes to the NPPF are introduced in spring 2023.</p> <p>This will not however apply to plans which have already been submitted or have reached the Regulation 19 stage within 3 months of this change being introduced.</p>
NPPF text to be amended to make it clearer that the standard method for assessing housing need includes an uplift of 35% for major urban areas and that any such uplift should be accommodated within those cities and urban centres themselves unless it would conflict with the policies in the NPPF and legal obligations.	To take effect when initial changes to the NPPF are introduced in spring 2023.
The Duty to Co-Operate to be removed and replaced with an 'alignment policy' as part of a future revised Framework. Further consultation on what should constitute the alignment policy will be undertaken.	<p>Assumed to form part of wider NPPF reforms which will be the subject of further consultation later this year.</p> <p>Formal removal of the Duty to Co-Operate will be enacted by the Levelling-up and Regeneration Bill.</p>
<b>Enabling communities with plans already in the system to benefit from changes</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
For a period of 2 years from spring 2023, LPAs who have carried out a Local Plan consultation (either under Regulation 18 or 19) which included both a policies map and proposed housing allocations would benefit from only having to demonstrate a 4-year housing land supply rather than the usual 5.	To take effect when initial changes to the NPPF are introduced in spring 2023.

<b>Taking account of permissions granted in the Housing Delivery Test (HDT)</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
The Housing Delivery Test (HDT) to be amended to take account of housing permissions as well as completions. Where the LPA can demonstrate enough deliverable permissions (i.e. 115% of its housing requirement) the 'tilted balance' of the NPPF would not be engaged. The LPA would however still need to prepare an action plan to assess the cause and actions to increase delivery.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>More homes for social rent</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to make clear that LPAs should give greater importance in planning for social rent homes.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>More older people's housing</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to include a specific expectation that LPAs should have particular regard to retirement housing, housing-with-care and care homes in planning for the needs of older people.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>More small sites for small builders</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
General views sought on whether the NPPF should be strengthened to encourage greater use of small sites for housing, particularly in urban areas.	Depending on consultation feedback this would form part of wider NPPF reforms which will be the subject of further consultation later this year.
<b>More community-led development</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be strengthened to provide more emphasis on community-led housing development. The NPPF glossary would also be updated to include a specific definition of community-led development.	To take effect when initial changes to the NPPF are introduced in spring 2023.

<p>General views sought on whether the definition of ‘affordable housing for rent’ should be amended to make it easier for organisations that are not Registered Providers to develop new affordable homes and whether there are any other measures which could encourage community involvement in affordable housing delivery.</p>	<p>Depending on consultation feedback it is assumed that this would form part of wider NPPF reforms which will be the subject of further consultation later this year.</p>
<p>General views sought on whether the past ‘behaviour’ of an applicant should be taken into account when planning permission is applied for – either treating it as a material consideration alongside other such considerations, or allowing LPAs to decline to determine applications prior to the application being considered on its planning merits.</p>	<p>Depending on consultation feedback this would form part of wider NPPF reforms which will be the subject of further consultation later this year. It would also require primary legislation.</p>
<p><b>More build out</b></p>	
<p><b>Proposal</b></p>	<p><b>When will it be introduced</b></p>
<p>The Levelling-up and Regeneration Bill includes a number of proposals to incentivise developers to build out sites more quickly (e.g. builders being required to formally notify the LPA when they commence development and having to report to LPAs annually on build out compared to anticipated trajectories).</p> <p>This consultation proposes three more measures including 1) the publishing of data about slow builders on sites over a certain size 2) developers being asked to explain how they will increase the diversity of their product and thus the rate at which homes are sold or occupied and 3) making it clear within the NPPF that delivery can be a material consideration in planning applications such that schemes with slow anticipated build outs could be refused in certain circumstances.</p>	<p>Depending on consultation feedback this would form part of wider NPPF reforms which will be the subject of further consultation later this year.</p> <p>A separate consultation will also be carried out on proposals to introduce a financial penalty against developers who are building out too slowly.</p>
<p><b>Ask for beauty</b></p>	
<p><b>Proposal</b></p>	<p><b>When will it be introduced</b></p>
<p>NPPF text to be amended to:</p> <ul style="list-style-type: none"> <li>● Emphasise the use of local design codes in line with the National Model Design Code;</li> <li>● Emphasise the role of beauty and place-making in the development of strategic policies;</li> </ul>	<p>To take effect when initial changes to the NPPF are introduced in spring 2023.</p>

<ul style="list-style-type: none"> <li>• Make a stronger link between good design and beauty through additions to Chapters 6, 8 and 12; and</li> <li>• Refer to ‘well-designed <u>and beautiful</u>’ places - not just well-designed places.</li> </ul>	
<b>Refusing ugliness</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to ensure that LPAs use planning conditions to provide visual clarity about the design of the development and are clear about the approved use of materials to make enforcement easier.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>Embracing gentle density</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to make specific reference to mansard roofs as an appropriate form of upward extension.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>Delivering biodiversity net gain and local nature recovery</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
DLUHC to work with DEFRA to reduce the risk of habitat clearances prior to the submission of planning applications, and before the creation of off-site biodiversity enhancements.	Not specified.
General views sought on how national policy could be strengthened in relation to small scale nature interventions.	Depending on consultation feedback it is assumed that this would form part of wider NPPF reforms which will be the subject of further consultation later this year.
DLUHC to bring forward further guidance on how local authorities will be expected to comply with the duty to have regard to local nature recovery strategies through their planning functions.	Not specified.
DLUHC to work with DEFRA to review the protection currently afforded to ancient woodlands and ancient and veteran trees protection in the NPPF.	Not specified.

<b>Recognising the food production value of farmland</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
NPPF text to be amended to ensure that the availability of agricultural land used for food production should be considered when deciding what sites are most appropriate for development.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>Climate change mitigation: exploring a form of carbon assessment</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
General views sought on the potential incorporation of carbon assessment in the development of planning policy, in particular whether effective and proportionate assessments already exist, what they should measure and what evidence could underpin them (e.g. Local Area Energy Plans) and how they may be used in a plan-making context or in assessing individual developments.	This is intended to inform a further consultation on national planning policy 'in due course'.  Alongside this, the government intends to consult in 2023 on Quantifiable Carbon Reductions guidance as part of the statutory Local Transport Plans process.
Building on previous changes to policy and guidance relating to climate change adaptation including flood risk, general views are sought on how planning policy could further support climate change mitigation and adaptation including in relation to overheating and water scarcity (e.g. through the provision of green infrastructure).	Not specified.
<b>Enabling the repowering of existing onshore wind turbines</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
Existing NPPF paragraphs 155 and 158 to be amended to enable the 're-powering' of renewable and low carbon energy where planning permission is needed, providing that the impacts are, or can be made, acceptable in planning terms.	To take effect when initial changes to the NPPF are introduced in spring 2023.
<b>Introducing more flexibility to plan for new onshore wind deployment</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
Changes to footnote 54 of the NPPF to introduce a more localist approach that provides local authorities with more flexibility to respond to the views of their local communities in relation to onshore wind proposals.	To take effect when initial changes to the NPPF are introduced in spring 2023.

<p>Specifically the changes allow wind energy development to be granted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders, if it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.</p> <p>In addition, supplementary planning documents may be used to identify areas as suitable for wind energy development (where the local plan includes policy on supporting renewable energy) subject to consultation and community support.</p>	
<p><b>Barriers to energy efficiency</b></p>	
<p><b>Proposal</b></p>	<p><b>When will it be introduced</b></p>
<p>New paragraph to be added to the NPPF to clarify that significant weight should be given to the importance of energy efficiency through the adaptation of buildings, whilst ensuring that local amenity and heritage continues to be protected.</p>	<p>To take effect when initial changes to the NPPF are introduced in spring 2023.</p>
<p><b>Giving time to finalise and adopt plans already in development before the reformed plan-making system is introduced</b></p>	
<p><b>Proposal</b></p>	<p><b>When will it be introduced</b></p>
<p>Subject to parliamentary approval, significant plan-making reforms are expected to be implemented from late 2024 onwards (e.g. plan content will be simplified and plans will be produced more quickly).</p> <p>To provide a smooth transition from current to new style local plans, LPAs will have until 30 June 2025 to submit their local plans under the existing framework, meaning that existing legal requirements and duties such as the Duty to Cooperate, will still apply.</p> <p>In addition, all independent examinations of local plans, minerals and waste plans and spatial development strategies must be concluded, with plans adopted by 31 December 2026.</p>	<p>Anticipated to take effect from late 2024 although the transitional arrangements are likely to be published sooner.</p>



**Setting out the timeline for preparing local plans, spatial development strategies, minerals and waste plans and supplementary plans under the reformed system**

Proposal	When will it be introduced
<p>When the major plan-making reforms go live in late 2024, there will be a requirement for LPAs to start work on new plans by, at the latest, 5 years after adoption of their previous plan, and to adopt that new plan within 30 months.</p> <p>As of late 2024, any LPA that has a local plan which is more than 5 years old and is not proactively working towards submission of a new plan by June 2025 (see above) will be required to begin preparing a new style local plan immediately.</p> <p>Those LPAs with a local plan less than 5 years old will only be required to begin preparing a new style local plan when their plan becomes 5 years old.</p> <p>For example, if a plan were to be adopted in mid-2024, the preparation of the new style local plan would need to start no later than mid-2029 (i.e. 5 years from the date of adoption).</p> <p>Any LPA that does not meet the June 2025 submission deadline for 'old-style' plans will need to prepare plans under the new system.</p> <p>Neighbourhood plans submitted for examination after 30 June 2025 will be required to comply with the new legal framework</p>	<p>Through wider planning reforms which are anticipated to take effect in late 2024.</p>
<p>When the major plan-making reforms go live in late 2024, LPAs will no longer be able to prepare supplementary planning documents (SPDs). Instead, they will be able to prepare Supplementary Plans, which will be afforded the same weight as a local plan.</p> <p>When the new system comes into force (expected late 2024) existing SPDs will remain in force for a time-bound period i.e. until the local planning authority is required to adopt a new-style plan - at which point current SPDs will automatically cease to have effect.</p>	<p>Through wider planning reforms which are anticipated to take effect in late 2024.</p>

National Development Management Policies	
Proposal	When will it be introduced
<p>General ‘in principle’ views are sought on the principle of introducing new national development management policies.</p> <p>These are intended to carry the same weight in certain planning decisions as policies in local plans, neighbourhood plans and other statutory plans and could, where relevant, also be a material consideration in some other planning decisions, such as those on Nationally Significant Infrastructure Projects.</p> <p>Such policies would cover planning considerations that apply regularly in decision-making such as general policies for conserving heritage assets, and preventing inappropriate development in the Green Belt and areas of high flood risk.</p> <p>The starting point for developing such policies would be those aspects of the current NPPF that already include development management type policies – albeit they do not have statutory status.</p> <p>Selective new additions would also be made to reflect new national priorities (e.g. net zero policies) and to close ‘gaps’ where existing national policy is silent e.g. carbon reduction, allotments and housing in town centres and built up areas).</p> <p>Once introduced, the new national development management policies would be set out in a separate document to the rest of the National Planning Policy Framework which in itself would be re-focused on principles for plan-making.</p> <p>Importantly, the new national policies would take precedence where there is conflict between them and development plan policies when making a decision on a planning application.</p>	<p>Further consultation will follow following passage of the Levelling-up and Regeneration Bill.</p>

<b>Enabling Levelling Up</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
General views are sought on whether there are any new planning policies that might be included in the NPPF to help achieve the 12 levelling up missions in the Levelling Up White Paper.	Not specified. Subject to consultation feedback it is assumed that any such policies would form part of the wider NPPF reforms that are proposed to be the subject of further consultation later this year.
<b>Levelling up and boosting economic growth</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
The longer-term review of the NPPF will look to reshape policies to align more closely with the economic vision set out in the Levelling Up White Paper. Including: <ul style="list-style-type: none"> <li>• Making sure that local plans support new business investment and give existing business, including SMEs, the confidence to expand and grow;</li> <li>• Supporting the sectors and businesses that will drive up productivity;</li> <li>• Spreading financial capital and investment to the places, projects and people that need it most; and</li> <li>• An overall approach that helps attract new business investment to areas that have lagged in the past.</li> </ul>	To form part of the wider NPPF reforms that are proposed to be the subject of further consultation later this year.
As part of the wider Framework review, national planning policies will be amended to ensure they are fully supportive of the Government’s aim to gently densify urban centres, especially outside London and the south east.	To form part of the wider NPPF reforms that are proposed to be the subject of further consultation later this year.
<b>Levelling up and boosting pride in place</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
General views sought on whether national planning policy should do more to enable local authorities to consider the safety of women and girls, and other vulnerable groups, when setting policies or making decisions.	Not specified. Subject to consultation feedback it is assumed that any such changes would form part of the wider NPPF reforms that are proposed to be the subject of further consultation later this year.

<b>Wider changes to national planning policy in the future</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
<p>Although no views are sought, the consultation document indicates a number of areas where changes to national planning policy are likely to be needed to reflect the Levelling-up and Regeneration Bill – some applicable to plan-making, others to development management.</p> <p>Examples include reviewing the approach to town centre and out-of-centre development in the light of the Use Class Order changes and changes to reflect the role of National Development Management Policies in decision-making.</p>	<p>The government will undertake a full consultation on a revised National Planning Policy Framework and proposals for National Development Management Policies once the Bill has completed its passage through Parliament.</p>
<b>Practical changes and next steps</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
<p>It is proposed that national policies (both the statutory National Development Management Policies and the residual National Planning Policy Framework) will be made more accessible and interactive.</p> <p>General views are sought on how this might best be achieved.</p>	<p>It is assumed that such measures will be introduced alongside the proposals for National Development Management Policies once the Bill has completed its passage through Parliament.</p>
<b>Public Sector Equality Duty</b>	
<b>Proposal</b>	<b>When will it be introduced</b>
<p>General views are sought on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in the consultation document.</p>	<p>N/a</p>