

The NPPF and Brownfield Development

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Land and Planning



Agenda

- Context
- The key points in the Localism Act and NPPF
- What does it mean for sustainable land use
- Implications for Developers
- The Local Authority's Role
- Taylor Wimpey's response
- Conclusions

Context

Housing Shortage:

- Only c.110,000 built in England in 2011 – at the lowest level since the 1920's
- Household projections indicate 232,000
- First time buyers at historic low
- 18% of women and 29% of men between ages of 20-24 still living with parents (2.7m people)
- 1.8m families on housing waiting lists

House Building and the Economy:

- Significant contributor to UK economy
- 3% of UK GDP and employs 1.25m people
- 1.5 direct and 3 indirect jobs per house

Planning:

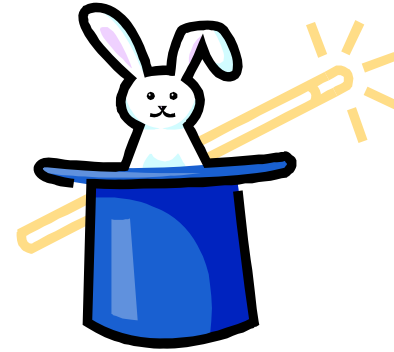
- 'Planning is a serious break on growth... Reform is imperative' (CLG)
- Killian Pretty Review (2008) – only 3 out of 64 planning applications went ahead without difficulties
- 50% encountered substantial problems
- Planning laws create highest regulatory costs (NAO)

Some simplification was required

- NPPF Practitioners Advisory Group draft – May 2011
- Government draft NPPF – July 2011
- Localism Act – November 2011
- National Planning Policy Framework – March 2012



Miracles can happen!



- **We have an NPPF that is simpler and more accessible**
- **All participants are relatively happy – and some claiming victory**

What is the NPPF

- It is Government policy – **not** legislation
- It has replaced most of the previous national planning policies
 - PPS
 - PPG
 - Planning circulars
 - Chief Planning Officer's letters
- It is a material consideration to be taken into account in plan making and decision taking
- It came into force on 27th March 2012 with some transitional arrangements

The NPPF – Key Points

Sustainable Development

- **Planning has the role of securing a sustainable future and helping deliver sustainable growth**
- **Resolution 24/187 United Nations General Assembly**

‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’

- ***UK Sustainable Development strategy: Securing the future***
 - 5 guiding principles
 - Living within the planet’s environmental limits
 - Ensuring a strong, healthy and just society
 - Achieving a sustainable economy
 - Promoting good governance
 - Using sound science responsibly

The NPPF – Key Points

The Three Dimensions of Sustainable Development

- Economic
 - Identify and coordinate development requirements including infrastructure provision
 - Provide the offices, industrial buildings and other places for jobs
 - Development must be deliverable and viable – a competitive return
- Social
 - Create a supply of housing for the present and future
 - Create a high quality built environment – accessible to local services
- Environmental
 - Protect/ enhance our natural, built and historic environment
 - Move to a low carbon economy
- Mutually dependant – to achieve gains in all three areas

The NPPF – Key Points

The Golden Thread

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking’

What does this mean?

The NPPF – Key Points

Plan making

- LPAs should positively seek opportunities to meet their area's development needs
- Plans should meet objectively assessed needs unless significant and demonstrable adverse impacts outweigh the policies of the NPPF taken as a whole or specific NPPF policies indicate development should be restricted
- Must be consistent with the presumption in favour of sustainable development
- Seek opportunities to achieve each of the economic, social and environmental dimensions – and net gains in all of these
- Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery **NOT** to add unnecessary financial burden to development
- Early, meaningful engagement with neighbourhoods and business is essential
- Must be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.
- Plan across LA boundaries

The NPPF – Key Points

Decision taking

- Approve development proposals that accord with the development plan without delay
- If plan is absent, silent or out of date, grant permission unless significant and demonstrable adverse impacts outweigh the policies of the NPPF taken as a whole or specific NPPF policies indicate development should be restricted
- Relationship between plan making and decision taking should be seamless
- Look for solutions not problems – in assessing and determining applications apply the presumption in favour of sustainable development
- Try to resolve issues at pre-application stage
- Only request information that is relevant, necessary and material to any application

The NPPF – Key Points

Delivering Sustainable development

- Building a strong competitive economy
- Promoting sustainable transport
- Delivering a wide choice of quality homes
- Requiring good design – raising the bar
- Promoting healthy communities
- Protecting Green Belt Land
- Climate change and flooding
- The Natural Environment
- The Historic Environment

The Localism Act

- Local Authority Duty to Consult
- Local Authority Requirement to be Competent
- Neighbourhood Planning
- Developer Duty to Consult

Sustainable Land Use

- National Brownfield Strategy abolished
- 60% brownfield target and brownfield first policies gone
- The principle of developing the most appropriate land in the right location
- Allocation of land for development should prefer that of lesser environmental value – where consistent with other policies
- Encourage the effective use of brownfield land – provided it is not of high environmental value
- Promote mixed use development



Implications for Developers

- Early involvement with Plan making
- Early community engagement
- Account for Presumption in favour of Sustainable Development. Schemes must have good sustainability credentials and provide enhancement in the 3 areas of social, environmental and economic.
- Well designed schemes
- Explain the direct and indirect benefits:
 - Job creation
 - Social benefit
 - Environmental gains



The Local Authority's Role

- 'Significant weight' on need to support economic growth
- Apply the Presumption in determining planning applications
- Prepare new shorter, clearer Local Plans that provide more certainty of LA position
- Prepare robust evidence bases and plan to deliver their requirements
- Allocate a rolling 5 year supply of housing land (+5% or +20%)
- Ideally bring forward CIL and Plan proposals at the same time
- Review human and financial resources
- Engage with developers and communities prior to planning applications



Taylor Wimpey's Response

- Company wide Community-Led Planning and Engagement procedures from pre-planning to site completion
 - Training
 - Framework
 - 'About Taylor Wimpey' website and brochure
 - Sharing best practice
 - Economic benefit statements
 - Standardised public facing materials
 - Bringing the sales process forward

Conclusion

- NPPF is radical re-think of planning that we can work with
- Developers and Local Authorities alike will require new methods of working and understanding
- The right land in the right place should be developed
- The transition could be long
- Early Community Engagement is the key