

<b>Report to</b>	Sustainable Development Panel	<b>Item</b>
	21 March 2018	
<b>Report of</b>	Director of regeneration and development	<b>5</b>
<b>Subject</b>	Publication of draft revisions to the National Planning Policy Framework	

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### **Purpose**

To alert members to the publication of the draft revisions to the National Planning Framework and associated documents and invite member comment on the suite of documents to inform the response of the city council to the consultation which will be submitted under delegated powers.

### **Recommendation**

That the panel comments on the draft document to inform a possible response to the consultation.

### **Corporate and service priorities**

The report helps to meet the corporate priority a prosperous and vibrant city, and a healthy city with good housing.

### **Financial implications**

None direct.

**Ward/s:** All Wards

**Cabinet member:** Councillor Stonard - sustainable and inclusive growth

### **Contact officers**

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### **Background documents**

None

# Report

## Introduction

1. Draft revisions to the National Planning Policy Framework (NPPF) we published on 5 March for consultation until 10 May.
2. Owing to the timing of release of the consultation material and the timing of Panel meetings it is not possible to prepare a draft response to the consultation for members to comment on. It is still intended that the city council respond to the consultation and this response will be issued by officers under delegated powers.
3. A presentation will be given to the panel about the significant aspects of the consultation and its potential implications for Norwich to inform debate.

## Material published in support of the consultation

4. To date six documents have been published to inform the consultation. These are as follows:

### Consultations

NPPF consultation proposals – This document summarises the main changes proposed in the revised NPPF and asks a series of questions related to its content:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685288/NPPF\\_Consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685288/NPPF_Consultation.pdf)

NPPF draft text for consultation – this is the revised NPPF as proposed:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685289/Draft\\_revised\\_National\\_Planning\\_Policy\\_Framework.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf)

Developer contributions – this is a consultation seeking views on reforming the process for developers contributing to affordable housing and infrastructure. It covers the following areas: Community Infrastructure Levy; Sec 106 Planning Obligations; Strategic Infrastructure Tariff; and Technical Clarifications to Regulations, and seeks to implement measures outlined as part of Autumn Budget 2017

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685428/Developer\\_Contributions\\_Consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685428/Developer_Contributions_Consultation.pdf)

### Draft documents

Viability – this document sets our draft planning policy guidance for assessing viability in the planning process:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685291/Draft\\_viability\\_guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685291/Draft_viability_guidance.pdf)

Housing Delivery Test – this is a draft document setting out a proposed methodology for calculating the Housing Delivery Test proposed in the revised NPPF:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685292/Housing\\_Delivery\\_Test\\_Measurement\\_Rule\\_Book.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685292/Housing_Delivery_Test_Measurement_Rule_Book.pdf)

It is expected that further draft documents will be published during the consultation period. For instance para 61 of the proposed NPPF refers to housing numbers in local plans being based upon a local housing need assessment, conducted using the standard method in national planning guidance. This draft methodology was the subject to consultation last autumn the outcome of which is still not known.

## **Evidence**

Planning obligations and CIL 2016 to 17. This is academic research examining the use of developer contributions in England during the financial year 2016/17, presenting an account of the value, incidence and delivery of both S106 planning obligations and CIL.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685301/Section\\_106\\_and\\_CIL\\_research\\_report.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685301/Section_106_and_CIL_research_report.pdf)

The current NPPF dates from March 2012. If members are interested in checking how it compares to the proposed revisions it is still available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)