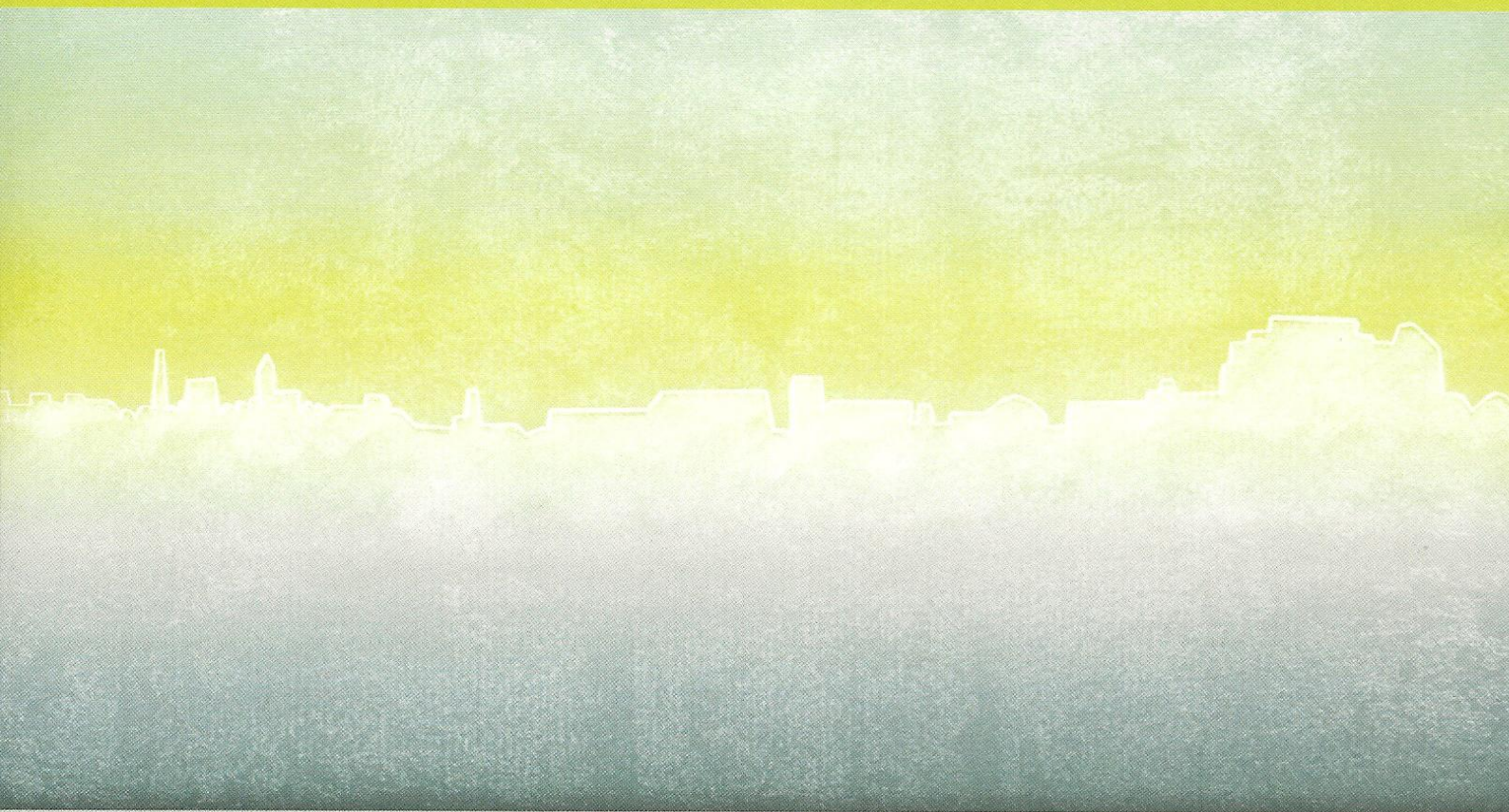


Kirkwells

The Planning People



NPPF Part 4: Housing

Introduction

1. To streamline national planning policy the Government has launched for consultation a draft National Planning Policy Framework (NPPF).
2. This is the fourth in Kirkwells' mini-guides to the main points in the draft Framework. In part 4, we look at one of the more controversial policy areas in the draft NPPF – Housing.

Planning for the delivery of new homes

3. The Government's key objective for housing is to increase significantly the delivery of new homes. The key word here is "significantly". Government policy for a number of years has been to increase housing supply. But the Coalition are committed to going beyond previous commitments and increasing the supply. The NPPF will be one of the planning tools seeking to do this. How?
4. The starting point to planning for housing is the Local Plan. This should be based on evidence that has fully assessed the requirements for market and affordable housing.
5. The first significant change included in the draft NPPF for housing is the requirement not only to have a five year supply of deliverable sites against their identified housing requirements, but also to "include an additional allowance of at least 20%" to ensure choice and competition in the market for land.
6. Local planning authorities should also identify a supply of specific developable sites, or broad locations for 6-10 years, and, where possible, for years 11 to 15.
7. Local planning authorities should continue to not to make allowances for windfall sites in the first ten years of supply. Previously, local planning authorities would have been able to make assumptions for windfall sites if they could provide robust evidence, now they must show a compelling case. It remains to be seen what impact this subtle, but potentially significant wording, could have at examinations of local development frameworks.
8. The draft NPPF will not have any nationally set housing density target. Local planning authorities should set out their own approach reflecting local circumstances.
9. Housing like all development will now be subject to the new presumption in favour of sustainable development. For more information on the new presumption read Part 1 of this series.

10. The Draft NPPF makes a number of specific references to housing in rural areas. Local planning authorities should plan housing development to reflect local needs, particularly affordable housing. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant affordable housing to meet local needs.”
11. Isolated homes in the countryside should be avoided unless there are special circumstances, such as:
- where there is essential need for a rural worker to live permanently near their place of work;
 - where the development would secure the future of buildings of special architectural or historic interest;
 - where the development would re-use redundant or disused buildings; and
 - where the dwelling is of exceptional quality or of innovative design.

What Next?

12. Does this affect you? Need to know more? Call Mick or Gareth on 01282 872570 they will be happy to provide free, initial, independent advice. Or email Mick (michaelwellock@kirkwells.co.uk), or Gareth (garethfort@kirkwells.co.uk) your questions, and we will get back to you to discuss your needs.

Further information

You can find out more about Kirkwells, including staff profiles, and details of all our services at www.kirkwells.co.uk

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