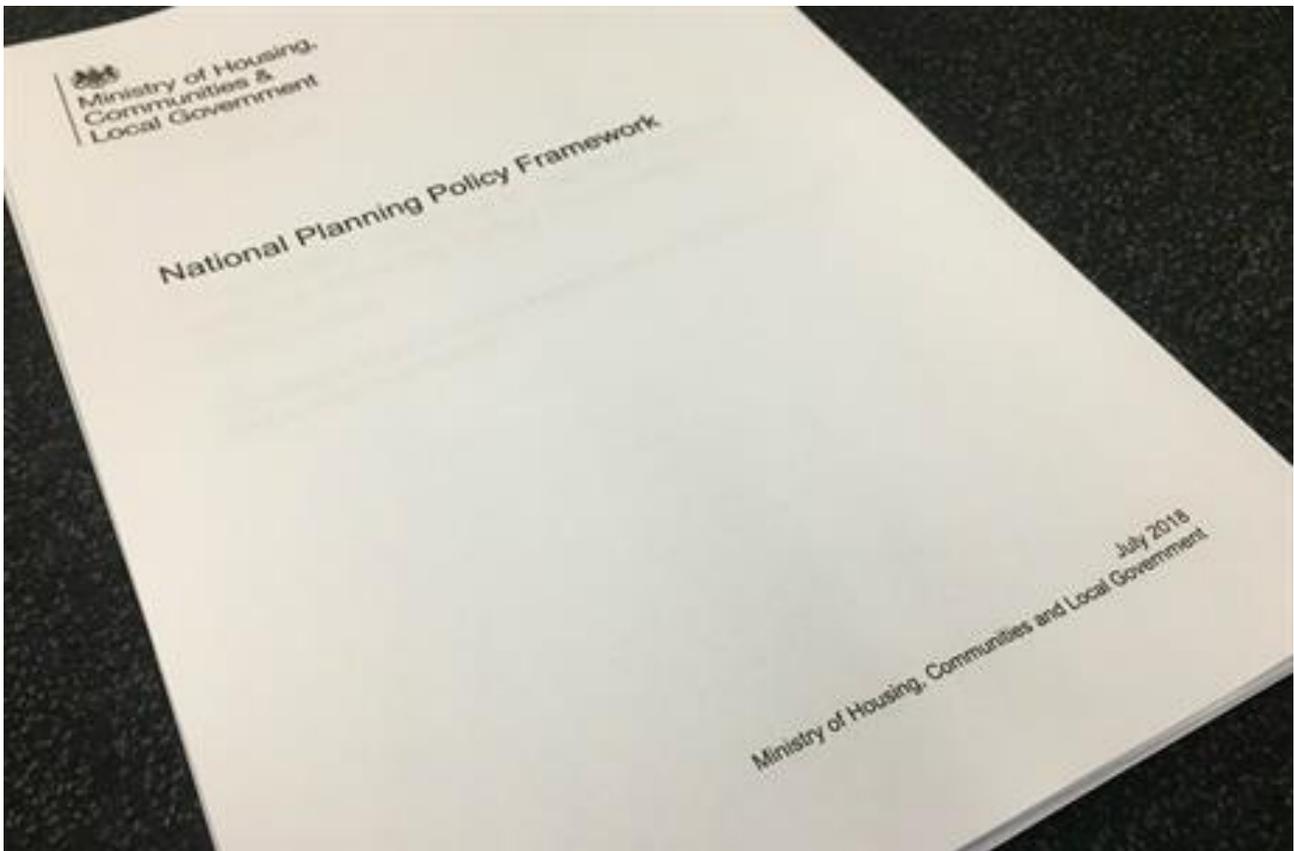


30 July 2018 by Michael Donnelly

The latest reaction from key sector groups to the government's publication of the long-awaited revised National Planning Policy Framework (NPPF).



Revised NPPF: just published

27/07/18 17:00 Local authority group the Planning Officers Society has published its response of the new NPPF [here](#).

26/07/18 16:00: The **Open Spaces Society**, which describes itself at Britain's oldest national conservation body, said it is "dismayed" that the revised NPPF "gives no additional protection to open spaces, beyond a tiny improvement in wording". The society said it objected to the draft version's "restrictive wording accompanying the designation of land as local green space". "The draft stated that the designation, first set out in the 2012 edition of the NPPF, 'will not be appropriate for most green areas or open space'", it added. But, following the society's objection, "those words have been removed from the revised version". However, the society said it is "disappointed that there has been no further clarification of the process for designation of local green space nor clarification of the criteria".

17 things you need to know about the new NPPF

- Seventeen things you need to know about the final version of the revised National Planning Policy Framework (NPPF). [More.](#)

Nicola Hodgson, a society case officer, said: "We had hoped the revised NPPF would take the opportunity to set out how local green space (LGS) can be a clear part of the planning process. Planning authorities have different interpretations of the LGS criteria and the process. The process is undermined because there is nothing to stop a planning application from being made and determined even when local people have applied for land that they believe is special to be designated as LGS. The protection given to LGS is alleged to be the same as for green belt, but green belt can be developed in certain circumstances and so this weakens the LGS designation. We believe that LGS should provide opportunities for public enjoyment and well-being, but the designation does not bring with it any rights of public access so such opportunities are limited.

"Furthermore, the revised NPPF fails to give adequate protection to land registered as common land or as a town or village green (TVG) because such land is not regarded as a 'material consideration' for planning purposes. The regime for regulating works on common land should not be regarded as a substitute for protective planning policies. Common land is vital for its wildlife habitats, landscape, cultural heritage and opportunities for recreation. TVGs are equally important for the health and well-being of local communities. There should be a requirement on new developments to designate land as LGS or voluntarily to register it as a TVG to protect open space for use by local people.

"All this flies in the face of the pledges in the government's 25-year environment plan to help people improve their health and well-being by using green spaces—we need to protect them first."

The society added that it is "delighted that the revised NPPF retains the wording of the 2012 version and recognises that national parks and areas of outstanding natural beauty should 'have the highest status of protection'", which were missing from the revised draft. Hodgson said: "As we approach the 70th anniversary of the National Parks and Access to the Countryside Act 1949 which established these designations, it is more important than ever that the land is protected and enhanced."

26/07/18 12:00 Conservation body **The Wildlife Trusts** said it is pleased the revised NPPF has reinstated protection for local wildlife sites following its campaign. Local wildlife sites are "identified and selected locally using scientifically-determined criteria and surveys following Defra guidance", the body said, but the only type of protection they have is through national planning policy. More than 25,000 people supported the trusts' campaign to call for protection for local wildlife sites after they were omitted from the draft revised version published in March.

The trusts said: "The good news is that local wildlife sites have been reinstated in the document released today. The all-important new wording says that local councils will need to identify, map and safeguard components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity. Locally designated sites, as it explains in the glossary, means local wildlife sites.

"The bad news is that the wording doesn't go quite as far as we would like – we would have preferred an explicit recommendation against development of these sites. We will work with the government to ensure that the guidance that accompanies the National Planning Policy Framework makes it clear to everyone how local wildlife sites should be safeguarded."

Stephanie Hilborne OBE chief executive of The Wildlife Trusts said: "We are relieved that some protection for local wildlife sites is now to be given again under English planning rules. Taking away protection for these beautiful places, as originally proposed, would have been a disaster for wildlife. This is why thousands of people backed our call for protection to be reinstated. Today the government has published a revised version of its National Planning Policy Framework which does require local authorities to 'identify, map and safeguard' these vital places rich in wildlife.

"Now the future of these wonderfully wildlife-rich pockets of England is brighter but they will remain under pressure from built development. The true test of this commitment will come as local authorities implement the framework. This will be the test of the political commitment there is to

wildlife locally and nationally and The Wildlife Trusts and our friends will be watching. Protection for local wildlife sites is fundamental to securing nature's recovery."

26/07/18 10:30 Michael Holmes, chair of the **National Custom and Self Build Association (NaCSBA)** said he welcomed the increasing recognition of the role of custom and self build in delivering more, and better, homes faster, in the updated NPPF. He said: "The updated NPPF now fully recognises the custom build sector, in addition to self build. Furthermore, it is clear that the needs of those wishing to commission or build their own home must be assessed and reflected in planning policies.

"In addition, the NPPF reminds English planning authorities of their statutory obligations to maintain a register of those seeking to acquire serviced plots and to deliver enough suitable development permissions to meet identified demand, as set out in the Right to Build legislation.

"The NPPF provides further support for the development of smaller sites as well as encouraging councils and developers to sub-divide larger plots to help speed up the delivery of new homes."

NaCSBA said it lobbied government "to ensure that custom and self build is represented in the new planning framework". The Right to Build places a duty on English local authorities to grant sufficient development permissions for serviced building plots to meet the demand evidenced on their registers on a rolling three-year basis.

Mario Wolf, director of NaCSBA's Right to Build Task Force, also welcomed the new NPPF, saying: "We are delighted that the revised NPPF has been further strengthened to support the implementation of the Right to Build legislation, particularly its recognition that custom and self build can deliver affordable housing, and we look forward to working with our partners and local authorities to deliver it".

26/07/18 9:00 Lucy Thomas, partner in the planning and environmental team at law firm **Ashurst**, said: "When Oliver Letwin, in his interim review of build out rates, concluded that it was not desirable to increase the use of small sites without increasing build out rates on large sites, we questioned how the government would respond in the final NPPF.

"The draft contained an absolute requirement for 20% of all sites identified for housing to be half a hectare or less. It is reassuring to see that the government has taken note and made adjustments in the final version. Now, in addition to a recognition that medium sized sites are equally as important as small ones, there is a significant shift whereby at least 10% of an authority's housing requirement must be accommodated on sites no larger than one hectare, unless there are strong reasons why this is not possible.

"This move away from a top-down approach is encouraging and will enable local authorities to determine how best to plan for the housing needs of their area, rather than having to bow to the might of Westminster."

25/07/18 16:00 Tony Bateman, managing director of planning consultancy **Pegasus Group**, said: "The assessment of local housing need using the standard method in national planning guidance is one of the key components of the changes announced. But despite months of consultation the Government now says the standard method will be reviewed again in the autumn."

Bateman said the new household projections, due to be published in September, are expected to show a significant fall in line with lower population growth, resulting in a national figure of around 220,000 homes using the standard method. He added: "However, the Government has signalled its intention to consult on adjustments to the standard method to ensure that 300,000 new homes are

built each year by the mid-2020's. This is sure to prompt fierce debate about whether the existing national target remains appropriate, in turn frustrating efforts for more certainty in establishing a council's 5 year housing land requirement with changes to the way this will be calculated over the next year or so.

"Unfortunately, at the same time it also ensures that the housebuilding industry remains in a state of uncertainty on this key issue. While changes to the standard method could be beneficial overall, it is clear that the method is a mathematical calculation to achieve a top down growth figure for England. There remains no consideration of the specific local challenges - such as attracting additional economic growth - that local planning authorities may face. It will be for other organisations, including the housebuilding industry, to bring such issues and evidence to the table and as such developers should be prepared to invest in the process at an early stage to influence the future growth strategy for their area."

25/07/18 15:30 Sarah Povall, policy advisor at local authority directors' group **ADEPT** said: "ADEPT welcomes the standardisation in the calculation of housing needs in the revised NPPF, but notes the risk that simplified housing targets will put more emphasis where demand is already high, undermining areas that have growth ambition but currently lack market stimulus to meet it. Emphasis on a singular objective such as housing must not detract from the broader place making objectives that serve to create new communities where people want to live."

"ADEPT saw this revision as the opportunity to bring back together fragmented policies across government departments. The opportunity to consider the golden thread that runs through some of the major policy positions, including the Clean Growth Strategy, Circular Economy, 25 Year Environment Plan and Industrial Strategy has been missed. These themes remain disjointed largely due to the loss of core principles, such as the economic, social and environmental objectives of sustainable development, which used to underpin it."

25/07/18 15:00 The **Mineral Products Association (MPA)** said it welcomed the revised NPPF, "which recognises that a sufficient supply of minerals is essential to provide the infrastructure, buildings, energy and goods that society relies upon". It said: "The MPA has been pressing government to recognise that minerals and mineral products, and the industry that supplies them, provide the foundations for the economy and our quality of life. Supply cannot be assumed; and the revised NPPF reinforces the need for an effective policy framework to ensure these essential raw materials can be delivered through the mineral planning system. At a time when supplies are becoming strained by increasing demands, the need to ensure a steady and adequate supply of aggregates and industrial minerals has arguably never been stronger, particularly in light of the government's focus on the need for more housing and infrastructure. The importance of a resilient supply chain of raw materials to ensure the security of sustainable mineral supply over the medium and long term which was identified in the recently published Industrial Strategy Construction Sector Deal, has now been further reinforced by the policies contained in the revised NPPF."

Mark Russell, the MPA executive director of planning, said: "The Mineral Products Association broadly welcomes the publication of the revised National Planning Policy Framework. While this understandably focuses on Government's priorities around housing, in doing so it is telling that the NPPF also recognises that the sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs is essential. The continuing need for mineral planning authorities to plan for a steady and adequate supply of aggregates and industrial minerals reinforces the fact that supply cannot be assumed, but needs to be planned, monitored and managed to ensure that the right minerals are made available in the right place and at the right time to support Government's priorities around housing and infrastructure."

25/07/18 13:30 Rural landowner and business group **CLA** (formerly the **Country Land and Business Association**) warns that "the lack of flexibility in new planning rules which prevent a mix

of affordable and market homes from being built on special sites in the countryside will severely limit the chances of solving the rural housing crisis". It states that, despite the government's aim of wanting to help build more homes, more quickly, the "changes made to the criteria for entry level exception sites will now encourage less land being made available for much needed homes in the countryside".

CLA president Tim Breitmeyer said: "The new rules now state that all properties on an entry level exception site must be affordable. While we desperately need affordable homes so people can live and work in the countryside, the reality of the policy means that landowners will not bring land forward because the incentive of including market homes on the site has been removed. Without the benefit of cross subsidy, the decision to release land for housing is not financially viable so fewer homes are likely to be built.

"In the last five years, 13 per cent of CLA members have donated or sold land at a discount for affordable housing. We made a robust case to the government for greater incentives to help grow this figure but by making it less attractive for landowners, the entry level exception site policy severely limits the chance to solve the rural housing crisis."

25/07/18 13:00 The **National Federation of Builders (NFB)** said the revised NPPF "shows the government lacks ambition to tackle housing crisis". It says that it "regrets the government rolling back on several of its more radical approaches, which were laid out in the draft proposal of the National Planning Policy Framework". It highlights the watering down of the draft requirement for councils to provide a fifth of their housing sites on small sites.

The NFB states: "Small and medium-sized sites are normally delivered by non-volume developers such as SMEs, housing associations and community land trusts. The government has missed an opportunity to fix the broken housing market – as set out in the Housing White Paper – by not defining them separately and giving them increased emphasis.

"However, the inclusion of social rent and starter homes in the definition of affordable housing is very welcome, along with the standard methodology for assessing housing need. These changes will encourage rural communities to grow, as will changes to rural exception sites which now accept some market housing and embolden opportunities to build adjacent to existing settlements."

Richard Beresford, chief executive of the NFB, said: "The government has proven to be much less ambitious than it had originally aspired to. Cutting the small sites requirement to 10 per cent is a clear sign that the revised NPPF is not radical thinking but ponderous progress. Despite some positives, 99 per cent of the construction industry has been overlooked. The government has missed a golden opportunity to put this country on the road to addressing its housing crisis and solving the broken housing market."

25/07/18 13:00 The **Place Alliance**, which campaigns for place quality, said it welcomed "the new strong endorsement in the revised NPPF for the importance of design". In a statement, the body said: "The new policy leaves no doubt that design should be taken seriously by local authorities and developers alike, and should be prioritised everywhere. The Place Alliance made a joint submission to government alongside the Academy of Urbanism, Civic Voice, Institute of Historic Building Conservation and the Urban Design Group, arguing that the consultation draft released earlier in the year was too timid and that Government needed to show greater determination and leadership on this issue. The revised paragraphs on design (124-132) have considerably bolstered the advice, and now argue that *"The creation of high quality buildings and places is fundamental to what the planning and development processes should achieve"*. It emphasises that local authorities need to be proactive in this respect and clear about their expectations, and how these will be tested. The quality of development is now also explicitly recognised as a key strategic objective of planning."

The Place Alliance chair, Professor Matthew Carmona, said: "We welcome the new stronger emphasis on design in the revised NPPF. Local authorities and developers can now be in no doubt

that delivering better place-making is a national priority and will play a key role in making new development more acceptable to communities."

25/07/18 12:00 Councillor Gillian Brown, the **District Councils Network's** planning spokeswoman, said: "Whilst the revised NPPF provides some much needed clarity on local plan production and introduces greater transparency in the planning system, it should go even further, to empower local authorities with the powers they need to drive housing growth. If the government expects councils to manage their local housing markets then it's essential that councils are supplied with the need the practical, legal and financial tools to do it.

"National policies will always find it difficult to reflect local circumstances, so we look forward to the publication of the Letwin review later this year, which we hope will introduce a rebalancing of negotiating powers between housing authorities and developers. This is needed alongside the provision of greater fiscal freedoms, which would ensure that the houses we plan for are actually delivered."

25/07/18 11:00 Ben Derbyshire, president of the **Royal Institute of British Architects (RIBA)**, said: "The RIBA's welcomes the publication of the revised National Planning Policy Framework (NPPF) by government yesterday. Time and the fulfillment of these proposals will be the real test for the NPPF. But we are pleased to see commitments to the Climate Change Act, to Garden City principles and that our call for increased transparency in viability tests has been formally incorporated. We will now be urging Government to closely monitor confidentiality exemptions to ensure this is not abused.

"The government have also highlighted the importance of quality design to address any concerns about the potential impact of higher density development and the importance of well-designed housing generally. The RIBA welcomes this awareness and urges further action on how to design high density homes that are desirable. This includes urging the Government to give planners the resources, tools and power to raise the bar of quality design in the system.

"It is vital that we now ensure these proposals make a real impact on the quality of the built environment. The new NPPF must be accompanied by appropriate guidance for local planning departments on proactive placemaking that delivers sustainable wellbeing as well as aesthetic quality. We will continue to work with the enhanced team now at the Ministry for Housing, Communities and local Government to help get this right."



Duncan Field @FieldDuncan · Jul 24, 2018

#NPPF2 - most significant changes since consultation draft seem to me to be paras 32 (review of local plans), 33 and 56 (viability), 34 (soundness), 68 (small sites as a proportion of housing requirement), 72 (new settlements), 136 (green belt boundary changes)



Duncan Field
@FieldDuncan

Correction: most significant changes at paras 33 (review of local plans), 34 and 57 (viability), 35 (soundness), 68 (small sites as a proportion of housing requirement), 72 (new settlements), 136 (green belt boundary changes)

6 6:10 PM - Jul 24, 2018

[See Duncan Field's other Tweets](#)

25/07/18 10:30 A statement from the **Woodland Trust** welcomes the new NPPF giving ancient trees and woods "the highest possible protection from development". The amendments to the NPPF "come after almost two decades of campaigning by the Woodland Trust, which has had to defend the UK's oldest and most important trees and woodland habitats from insensitive and unnecessary development", it says.

Beccy Speight, Woodland Trust chief executive, said: "We welcome this shift. A country that cares for its future cares for its past. It's absolutely right that ancient woodland is afforded the highest possible protection from development – it is one of our top wildlife habitats and there is so little of it left. And it's absolutely right that ancient and veteran trees should be considered equally irreplaceable and given the same protection – the UK is unique in the number it has and the species they support. They are both exceptional natural assets. This new policy makes it clear that from now on, loss or damage should only be considered in 'wholly exceptional' circumstances, putting them on a par with our best built heritage. This is a victory for common sense and a huge step forward, although effective local enforcement will be key. The new changes come into effect immediately; we now expect to see a shift down in number from the current 586 damaging live applications in play as planners and developers take this change into account."

Rebecca Pow MP, chair of the All-Party Parliamentary Group on Ancient Woodland and Veteran Trees, said: "This is great news for these exceptionally precious and irreplaceable habitats which are such an important part of our natural history and yet regularly face threats from unnecessary and insensitive development. I am delighted that England's ancient woodland and its ancient and veteran trees will finally get the protection they deserve in the planning system."

25/07/18 09:18 Shoosmiths planning partner Tim Willis said: "The overarching emphasis is pro-growth with caveats, particularly in term of securing the most effective use of land in order to deliver housing growth by increasing densities. Green belt land remains fully protected with a new a tighter test which directs development to non-green belt alternatives

"There is a shift towards removing the red tape seen as impediments to deliver development, by simplifying the use of planning conditions and obligations.

"The old paragraph 14 presumption in favour of sustainable development is now replaced with a new and revised paragraph 11 test which includes reference to a new housing delivery test. This will cause concern to councils that have underperformed on housing delivery as it places greater responsibility on local authorities to deliver target housing numbers and includes sanctions on councils failing to meet housebuilding targets in their local plans; effectively rendering its adopted local plan policies as out of date and triggering the paragraph 11 presumption in favour of development. The new Housing Delivery Test will apply from an appointed date in November 2018 and transitional provisions will apply on a sliding scale from that date.

"The government is also looking to standardise the calculation of the numbers for housing need which should speed up the process for the adoption of local plans."

18:00 Carl Dyer, head of planning at law firm **Irwin Mitchell**, said: "This is very much as predicted, and I haven't found a significant departure from the recent draft yet.

"As expected, the government is still targeting "entry level housing", which at least sounds like a change from "first time buyers" even if they are the same target.

“The overarching emphasis is pro-growth with caveats, particularly in term of securing the most effective use of land in order to deliver housing growth by increasing densities. Green belt land remains fully protected with a new a tighter test which directs development to non-green belt alternatives”

Shoosmiths planning partner Tim Willis

"They will still be taxing house building by the affordable housing levy, albeit there are at least some exceptions in paragraph 64, including notably for retirement living - which will help Audley and similar retirement living and care home clients.

"The new NPPF anticipates a widely trailed finding of Sir Oliver Letwin's review: councils are asked to allocate at least 10 per cent of their housing land on sites of one hectare or less, which it is believed will come through sooner - so watch for larger sites being sub-divided to achieve allocations under this threshold; and we will need to consider if this is an option for some of our land owning clients seeking allocations.

"There is also encouragement for larger sites in single ownership to be split up. (Sir Oliver is fixated on large scale house builders drip feeding their sites into the local market to avoid exceeding the perceived local "absorption rate" for the area.) That is likely to prove problematic - but we shouldn't complain: that has the potential to be a job creation scheme for lawyers; it just won't deliver much new housing any faster...

"There is as predicted a "stick" for councils which fail to deliver housing: a duty to compensate by allocating variously five, ten, or twenty per cent above the land they would otherwise have to allocate to try to catch up."

17:45 Katherine Evans, partner and head of planning at law firm **TLT**, said: "There are a lot of changes to the revised NPPF in the government's responses.

"Looking at paragraph 67, it appears that "small sites" have changed to "small and medium sized sites" and in addition to this, whereas the previous version stated that 20% of sites identified for housing should be half a hectare or less, the new version states that "at least 10% of their housing requirement on sites no larger than one hectare". This is a relatively large change and is probably to provide more flexibility in the identification of these sites, both in terms of number and size.

"Another notable revision of the NPPF is that paragraph 69 reflects the change to small and medium sized sites in the requirement for Neighbourhood planning groups to consider opportunities to allocate this size of site. This broadens the scope for development opportunities.

"Paragraph 71 changes where exception sites might be located. Previously, it referred to sites outside existing settlements but this has now been deleted so that it is just sites that are not allocated for housing. There is a question as to how well this change sits with sub-paragraph b, however, which still refers to the sites being "adjacent to existing settlements". Sub-paragraph a also changes the type and potentially the proportion of "entry-level homes" necessary by removing the reference to a "high proportion" so that it must be one or more types of affordable housing rather than discounted sale or affordable rent. A footnote also adds that entry level exception sites should not be more than one hectare in size or exceed 5 per cent of the size of the existing settlement.

"Paragraph 72, on planning for larger scale development, has been substantially expanded and sub-paragraphs b to d have been added. These provide references to Garden City principles and are probably taking a lead from the Letwin review. For example, sub-paragraph d refers to rates of delivery, lead-in times, rapid implementation – references to joint ventures or locally-led development corporations.

"Overall, this response to the revised NPPF consultation demonstrates that the government has drawn some lessons from the feedback it has received. The result is a revised NPPF which deviates more than expected from the draft and which provides greater flexibility for developers."

17:00 Michael Voges, executive director of the **Associated Retirement Community Operators (ARCO)**, which represents the UK's retirement community sector, said: "The NPPF is right to recognise the need for a sufficient supply of housing for older people, especially for those seeking specialised housing with access to care.

"But more work needs to be done, including clear guidance for councils to make provision for the different needs of older people. Without this there is a risk of the NPPF becoming a blunt instrument which fails to make a difference to planning decisions. We also need to see a more explicit statement that C2 use classes include genuine housing with care developments.

"We will continue to work with MHCLG and local authorities to help secure the future supply of Retirement Community housing that the UK's ageing population needs."

16:45 Jason Lowes, partner in the planning team at property and planning consultancy **Rapleys**, said: "With a couple of exceptions, the new policy looks on the surface to be fairly similar to the draft released earlier in the year, not to mention the old one.

"There are some changes, however, in comparison to the draft. For example, the new NPPF implies greater reliance on larger sites. It puts far less pressure on local authorities to identify smaller sites to meet housing need. At the same time, there is more detail provided relative to new settlements. The new NPPF does appear to mark a shift back in approach towards viability from the draft, with more explicit allowance for this to be reviewed in the context of a planning application."

"However, on green belt policy the final NPPF is almost identically worded to the draft in that it allows for residential development that contributes to local affordable housing on brownfield Green Belt sites, so long that it doesn't cause substantial harm. This is a sensible move – particularly given that much Green Belt land isn't actually green. As ever time will tell, but this could in fact be one of the biggest Green Belt shake ups in many years.

"The government could have gone much further, though. By selling the NPPF essentially as reform to housing, planning for jobs - through including certain commercial uses – has seemingly taken a back seat. Although solving the housing crisis is obviously of enormous importance, one wonders whether the government has missed a trick, as it is critical that housing delivery is allied with sustainable commercial development."

16:30 Ian Fletcher, director of real estate policy at the **British Property Federation** said: "The government's NPPF gives formal recognition to the build-to-rent sector, which will give the sector a much-needed boost to deliver more high-quality rental homes across the country. Now, local authorities across the country must understand the sector's benefits including its commitment to offering family-friendly tenancies, such as for three years, to those customers who want or need security".

On assessing housing need, Fletcher said: "Currently, methods employed to calculate housing need vary significantly across the country and result in significant time and cost burdens, fundamental flaws that will impede an ambitious housebuilding programme if not resolved. We strongly support the standardised approach to assessing housing need without exception. Equally, we support the housing delivery test – this will provide a consistent measure against which different local authorities' performances can be compared. This is the way that the government will deliver on its housing promises, and as importantly, cater for a generation that wants to have a home to call their own."

On town centres, he said: "The planning system for town centres, however, remains too inflexible and outdated. The way people use town centres is changing, and in turn town centres must be able to respond more quickly and innovatively to this. Leadership needs to come from local authorities and the starting point is a supportive planning policy. Local authorities should be given the resource to regularly monitor retail trends and adapt town centre planning policies accordingly. The continued rigid application of shop front policies, restricting changes of use, is preventing diversification and the

introduction of new uses that are needed to boost the vitality of town centres. As the NPPF now gives local authorities the tools to better understand and plan for build-to-rent, I hope more local authorities will get behind the sector and use it strategically to bring more people onto our town centres' doorsteps.

On the industrial & logistics sectors Fletcher said: "It is unfortunate that the NPPF doesn't give more impetus to sustainable economic growth, and the policies required to allow businesses to invest, expand and adapt. The government must not neglect industrial development in favour of building housing. The NPPF refers to different sector needs, including ensuring provision for storage and distribution, but it doesn't go far enough to protect key sites, strategically located fronting principal roads or at major junctions. While the pressure is on many local authorities to increase their housing figures, a balanced approach to planning is imperative. Local authorities must recognise the vital role that the industrial and logistics sectors play in creating jobs within the community, and in supporting businesses' aspirations for growth and ability to deliver products to consumers more quickly."

16:11 Town and Country Planning Association (TCPA) chief executive Kate Henderson said: "We are delighted that the government has responded so constructively to the TCPA's joint statement on reinstating the Garden City Principles in the NPPF, which was supported by over 70 organisations including councils, professional bodies, trade associations, charities, developers and designers. "Recommitting to the Garden City Principles in the NPPF is the starting point for unlocking a new generation of highly sustainable places that meet housing, employment and quality-of-life needs while promoting innovation."

The TCPA said that "another highlight" of the revised NPPF is the government's "reinstatement of a requirement for plans to be in line with the objectives and provisions of the Climate Change Act 2008".

Henderson added: "The fate of future generations depends on our ability to take radical action to deal with climate change. We strongly welcome the government's reprioritisation of climate change so that plans are required to be in line with the objectives and provisions of the Climate Change Act 2008; this is an important step towards ensuring we take a proactive approach to mitigating and adapting to climate change.

"There are many other detailed policies and issues in the NPPF that the TCPA will be analysing in the coming days. The NPPF provides an opportunity for the government to provide a strong vision for the future of England and to be clear about the structures and policy necessary to deliver it; we will let you know if the revised NPPF meets these expectations."

16:03 Matt Thomson, head of planning at the **Campaign to Protect Rural England**, said: "Rather than delivering 'what communities want' as it claims to promise, the new planning rulebook and its new 'housing delivery test' will result in almost all local plans becoming out of date within two years. It is a speculative developers' charter and will lead to the death of the plan-led system. Without a local plan, councils and communities have little control over the location and type of developments that take place. This results in the wrong developments in the wrong places - local communities' needs are ignored and valued countryside destroyed for no good reason."

16:00 John Acres, president of the **Royal Town Planning Institute**, said: "The RTPI welcomes the government's efforts to tighten definitions and processes in the NPPF, such as the presumption in favour of sustainable development, and are pleased to see a stronger emphasis on place making and design, digital technology and renewed recognition of the role of planning in creating healthy and safe communities. We are also pleased that reference to the Climate Change Act 2018 reinstated.

"It is good to see that we have helped government come up with a more implementable small sites policy based on feedback from our

"It is a speculative developers' charter and will lead to the death of the plan-led system"

Matt Thomson, head of planning at the Campaign to Protect Rural England

members who recognise the need for a greater variety of sites to come forward through the planning system.

"But we must recognise the significant pressure the new NPPF requirements will put on local authority planning teams. It is imperative that chief executives, council leaders and politicians resource planning departments sufficiently, particularly as they will now be held more accountable for delivery under the housing delivery test and are expected to carry out more regular reviews of their plans.

"Our members will be vital to making the most of the new measures in the NPPF to encourage joint plan making and help different parts of the country rise up to the immense economic, social and environmental challenges ahead. The NPPF should support them in their professional ambition to make great places for the benefit of the public, and we look forward to seeing their ambitions realised under the new framework."

15:56 Mark Sitch, **senior partner at Barton Willmore** said: "Disappointingly there has been minimal change following consultation on the draft NPPF in March this year. The industry - from local authorities, interested parties to developers – provided substantial feedback and it was expected to see some of this translated into the final revised NPPF. There are however no big surprises and no real changes. The focus remains on housing.

"Overall, there is less, not more, for those looking to deliver employment floorspace. This may be a critical oversight as we all move towards a post-Brexit economy. It is encouraging though to see a new reference to storage and distribution in Paragraph 82, which certainly acknowledges the continued growth in this buoyant sector. Setting that aside, the long awaited final version of the NPPF is now here, which means we can crack on with delivering what the country needs. The planning system is crucial to delivering growth and places that we all want and need and with this NPPF we can continue to do that. The trick for everyone now, is to ensure we interpret its content in the same way and remind ourselves that we're trying to respond to a housing crisis and, economically, a post Brexit environment."

15:45 Lord Porter, chairman of the **Local Government Association**, said: "It is positive to see social rent retained in the definition of affordable housing – as called for by the LGA - although the definition should be clearer in separating social rent from 'affordable' rent which is often not accessible for people on lower incomes.

"It is also encouraging to see moves towards greater transparency in the planning system, and measures that try to resolve the challenges in negotiating the number of affordable homes through the viability process. However, the new proposals fail to give councils the powers they need to ensure homes with planning permission are built out quickly, with the necessary infrastructure, in their local communities.

"It is hugely disappointing that the government has not listened to our concerns about nationally set housing targets, and will introduce a delivery test that punishes communities for homes not built by private developers. Councils work hard with communities to get support for good quality housing development locally, and there is a risk these reforms will lead to locally agreed plans being bypassed by national targets.

"Planning is not a barrier to housebuilding, and councils are approving nine out of 10 applications. To boost the supply of homes

“The new Framework is fundamental to strengthening communities and to delivering the homes communities need. It sets out a comprehensive approach to ensuring the right homes are built in the right places of the right quality, at the same time as protecting our precious natural environment. Critically, progress must not be at the expense of quality or design. Houses must be right for communities. So the

and affordability, it is vital to give councils powers to ensure homes with permission are built, enable all councils to borrow to build, keep 100 per cent of Right to Buy receipts and set discounts locally."



Kate Henderson
@KateNHF

Delighted that @mhclg has reinstated the Garden City Principles in the #NPPF. Many thanks to the 72 organisations that supported @theTCPA joint statement and to government for engaging with the sector on this important issue twitter.com/mhclg/status/1...

Ministry of Housing, Communities and Local Govt @mhclg

We've published new rules to reform planning and deliver higher quality homes across England. We've summarised some of the key points of the revised #NPPF in the below animation. The full framework is available at gov.uk/government/pub...

**THE GOVERNMENT'S NEW
PLANNING RULES WILL
DELIVER MORE QUALITY,
WELL-DESIGNED HOMES.**

**SOME OF THE THINGS THE
RULES FOCUS ON ARE:**

43 3:42 PM - Jul 24, 2018

26 people are talking about this

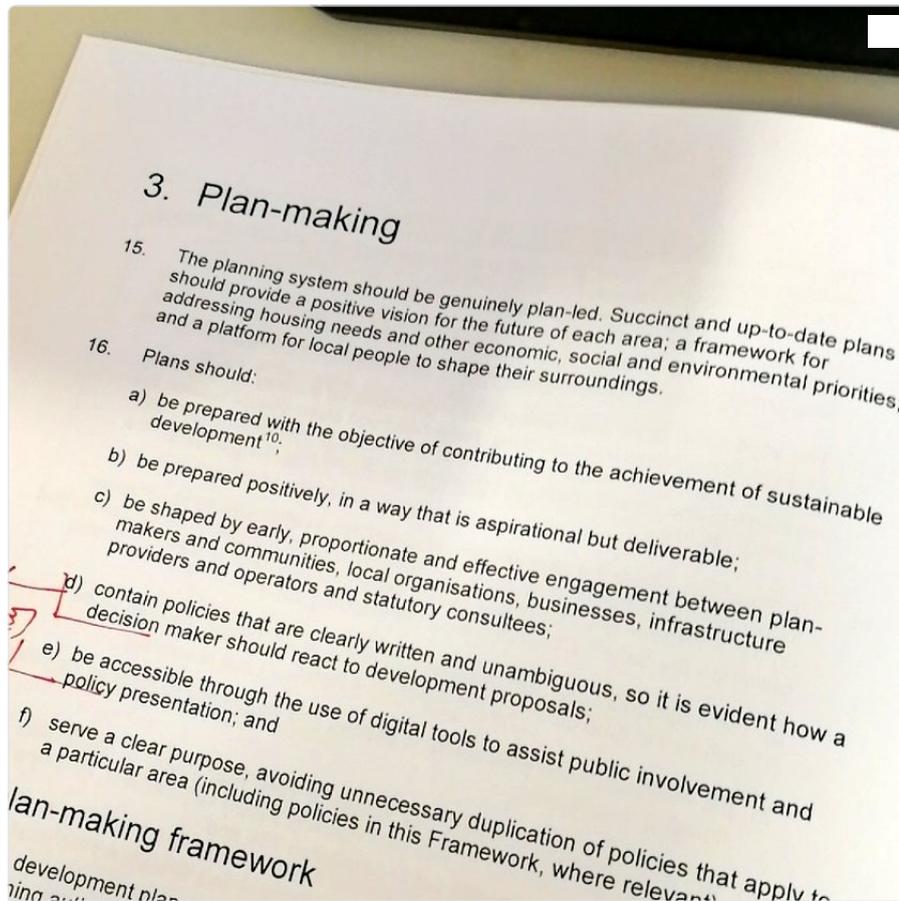
planning reforms in the new Framework should result in homes that are locally led, well-designed, and of a consistent and high quality standard. Visual tools and design guides and codes promoted by the new Framework will help create distinctive places. The Framework makes clear that developments should be visually attractive and add to the overall quality of the area. To reinforce the message on design, it also states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area."

Communities secretary James Brokenshire, written ministerial statement on the new NPPF 24/07/18

15:34: Paul Smith, MD, The Strategic Land Group said: "Rather than making dramatic changes, the new NPPF policies are more about marginal gains, which the government hopes will make a big difference in aggregate. Looking at the full document, some of the initiatives are likely to be more successful than others - for instance, demonstrating the required need to allow entry-level exception sites to come forward seems likely to be challenging, and there is no recourse if councils aren't proactive in helping with site assembly. However, the New Housing Delivery Test looks set to be a vitally important change - by looking back at the homes which have actually been delivered, it will complement the forward-looking five year supply calculations and put added pressure on councils to make sure that sites truly are deliverable. While none of the NPPF policies are game changing in themselves, they represent an evolution of the original NPPF which has, in reality, worked quite well - the number of homes granted planning permission has almost doubled since it was introduced. Yet

even small numbers of extra homes from each source could add up to a significant increase in supply overall, which is something we can all feel optimistic about."

15:08 Some twitter reactions..



Simeon
@sh tebunaev

Already seeing some clearer guidance for plan making and local plans that encourages [#digitalplanning](#) at the new [#NPPF](#)... Keep on reading! [#planningmatters](#) [@RTPIplanners](#)

3 3:04 PM - Jul 24, 2018 · Birmingham, England

[See Simeon's other Tweets](#)



Joshua Mellor
@joshuadmellor

New NPPF released, some interesting changes from draft - Major development definition does not apply to AONB development, Appropriate Assessment/Presumption para changes but does not resolve Sweetman ECJ issue & Discounted Market Sale included in definition of Affordable Housing

3:02 PM - Jul 24, 2018

[See Joshua Mellor's other Tweets](#)



Matt Thomson
@MattThomson42

Could someone in @MHCLG please explain what, exactly, " (rather than those in development plans)" in #NPPF2 footnote 6 is meant to mean?#NPPF

2 3:02 PM - Jul 24, 2018

[See Matt Thomson's other Tweets](#)

There was no intention to weaken the policy framework for addressing climate change through the revisions to this chapter, and so we have reinstated the reference to the Climate Change Act from the 2012 Framework. However it is not considered that the exact wording of former paragraph 93 needs to be reinstated, as the revised Framework makes the importance of addressing climate change very clear.



Daniel Slade
@_Dslade

Good to see the government has reinstated stronger language about making decisions in the context of the 2008 climate change act #NPPF

6 2:52 PM - Jul 24, 2018

[See Daniel Slade's other Tweets](#)



Joshua Mellor
@joshuadmellor

Key point from the NPPF consultation response summary on impact of People Over Wind/Sweetman + Appropriate Assessments:

"The Government is examining the implications of this judgement closely and is not proposing any changes to the Framework at this stage"#NPPF

3:16 PM - Jul 24, 2018

[See Joshua Mellor's other Tweets](#)



Avison Young | UK Views
@AYUKViews

There is an important increased emphasis on quality design and not just quantity in the new NPPF. If we built more better designed homes and focused on placemaking, then communities might be more willing to accept or even welcome necessary development- helping accelerate delivery twitter.com/PlanningMag/st...

Planning Magazine @PlanningMag

Government publishes new revised #NPPF | Planning Resource planningresource.co.uk/article/1488690

10 3:18 PM - Jul 24, 2018

[See Avison Young | UK Views's other Tweets](#)



MPC
@MeetingPlaceC

Our initial [#NPPF](#) reaction: No community engagement gamechangers, but will be interesting to see if elements such as beefed-up design text have any impact on decision-makers at committee.

3:26 PM - Jul 24, 2018

[See MPC's other Tweets](#)

15:04: The first reaction is in! **David Bainbridge, partner at consultancy Bidwells**, said: "I'm sure the new NPPF will be seen by some as evolutionary, rather than revolutionary, but it contains policy advice that can make a positive difference to the delivery of development through the planning system. The revised NPPF clearly seeks to address many of the issues identified at the consultation stage. Clarity on the supply of small sites through local plans, now defined as less than one hectare, is particularly welcome and something that Bidwells has advocated at examinations for some time."

14:25: The Ministry for Housing, Communities and Local Government (MHCLG) has published the revised NPPF.

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