



**CORNWALL
COUNCIL**

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Planning Changes - Local Council Briefing

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The changes and consultation

- Immediate changes – National Planning Policy Framework (Spring 2023)
- Longer scale changes (via LU&R Bill):
 - NPPF
 - National Policies
 - New Local Plan system
 - Additional neighbourhood level tools
- Further changes will follow – expect lots of consultations!

Other changes

Further changes following the LU&R Bill (Spring 2023):

- ‘Fuller review’ of the NPPF to address net zero strategy
- Monitoring and measures for development build out
- Replacement of the ‘duty to cooperate’ and evidence requirements
- National Development Management Policies
- Infrastructure Levy

Neighbourhood Planning

- Retained and strengthened in the new system
- Protected from expiry
- Housing supply
- Some further changes to integrate into new system
- Neighbourhood Priority Statements and street votes

Other measures (without a timetable)

- Preventing pre-emptive clearance of sites
- Further protection for Ancient Woodlands (Environmental Improvement Plan)
- Use of artificial grass
- Review of Strategic Flood Risk Assessment policy guidance
- 'Irresponsible behaviour' clauses

Detail – immediate NPPF revision

- Changes to tests applied to creating local plans
- Protections for NDPs increased from 2 to 5 years
- Changes to the housing delivery test requirements
- Beauty, design coding and conditions
- Renewables
- Agricultural land and food growing

Prospectus: wider planning changes - drivers

- Building beautiful and refusing ugliness
- Securing the infrastructure needed to support development
- More democratic engagement with communities on local plans and decision making
- Better environmental outcomes
- Empowering communities to shape their neighbourhoods
- Deliver more homes in the right places supported by infrastructure

Wider planning changes - proposals

- Housing figures advisory with factors to reflect local constraints
- Five year housing land supply changes
- Meeting the needs for different types of housing (inc social housing)
- Commencement and completion notices
- Design codes mandatory and applied to permitted development

Wider planning changes - proposals

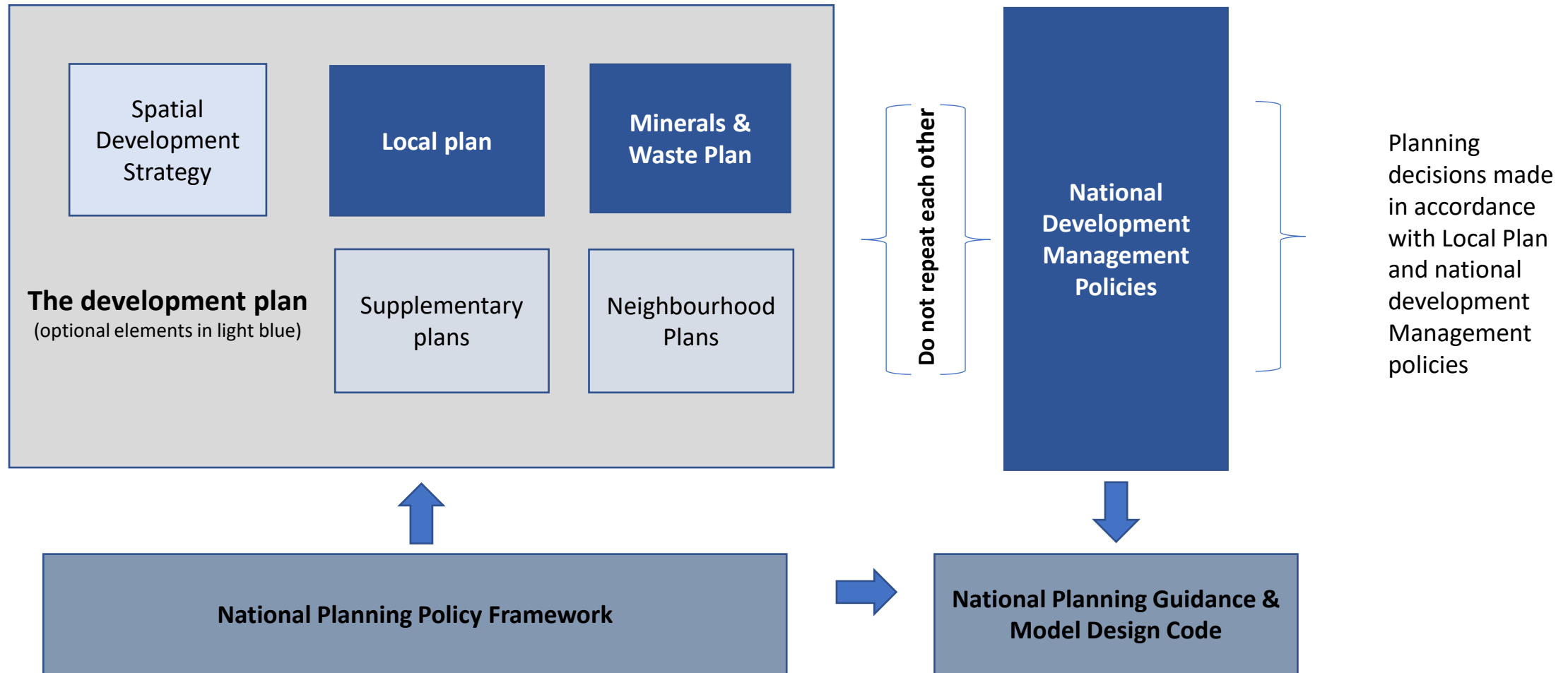
- Nature Recovery policy and coding changes
- Carbon impact assessment process
- Climate change and mitigation measures
- Supporting business investment
- Supporting levelling up aims
- Environmental Outcome Reports
- Infrastructure Levy and Infrastructure Delivery Statements

National Development Management Policies

- A new document to be published – NPPF refocussed on plan making
- Strategic in nature – will refocus local plan policy scope
- Generic issues – to avoid repetition for issues regularly encountered
- Review of existing national policy directions
- Reflective of national priorities (e.g. net zero)
- Close gaps in existing national policies and practice
- May make local policy more detailed and site specific/impact NDP making

Proposed new Government framework for Local plans

(as at January 2023)



* Plans with full statutory weight in decisions shown in dark blue

What does that mean?

Now (2004 onwards)

National Planning Policy Framework (guidance and policies if required)



Local plan
(mainly strategic policies)

NDPs
(provide local policies)

- Introduction of generic national planning policies will reduce strategic policy content of the local plan. NPPF only guidance for plan making
- Local plans will have more detailed policies and include site allocations – may provide content currently left to Neighbourhood Plans
- Neighbourhood Priority Statements produced at parish level and must be taken into account in producing new local plans
- Mandatory Design Code for Cornwall included in the Local Plan
- NDPs still form part of the Local Plan will still provide very local policy and not repeat Local Plan policies - increased focus on design coding and setting out character etc
- Supplementary Plans have the same status as local plans and can be used to add detail, site allocations and design codes at a later date

Future (2024+)

National Development Management policies



Local plan (mix of strategic and local policies)

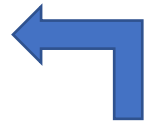
NDPs
(very local policies/codes)

Mandatory Design Code

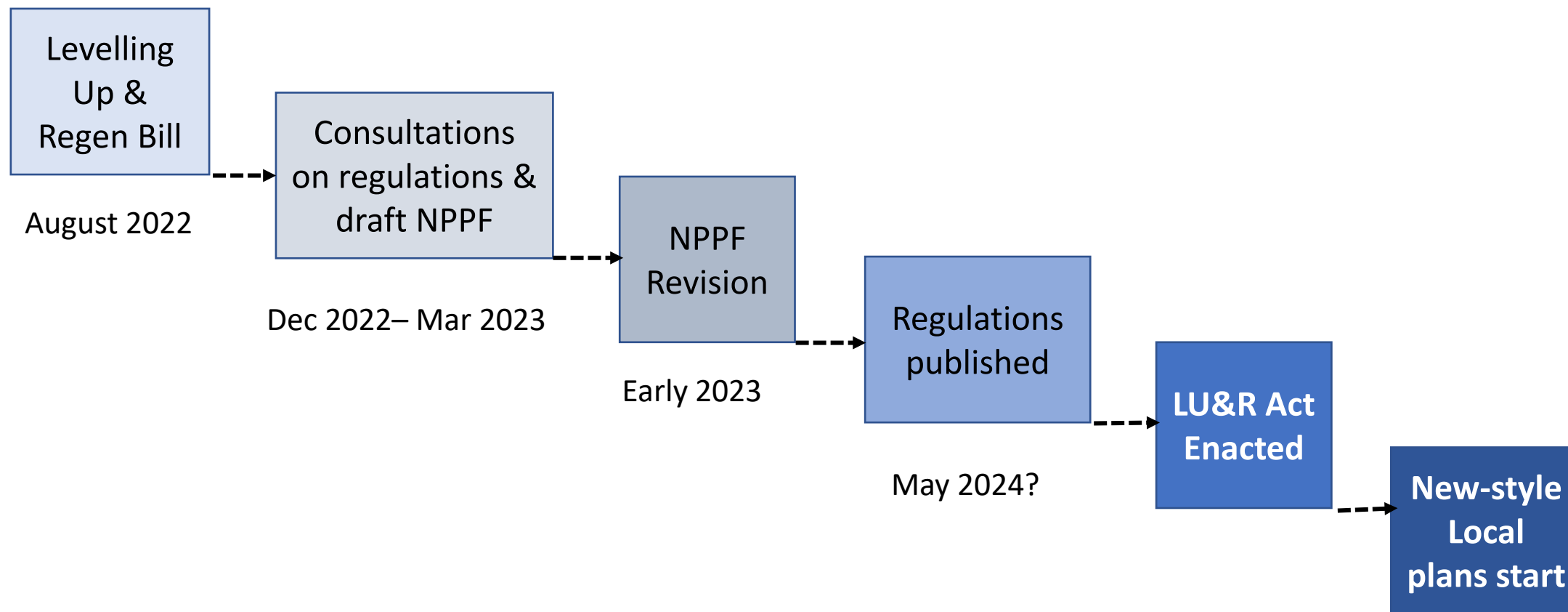
Supplementary Plans
(detail, design codes, site allocations)

Infrastructure Delivery Strategy

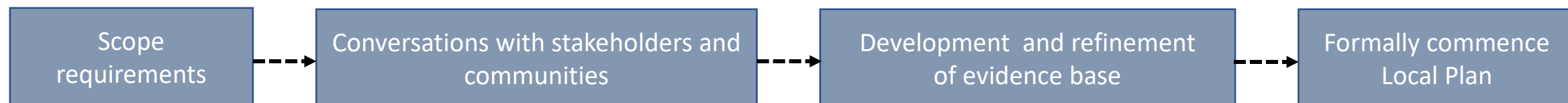
NPSs



What are the implications for timing?



Cornwall:



What will this mean for local Councils?

- A learning curve for us all!
- A new Local Plan and accompanying engagement
- May make local policy more detailed and site specific which may impact NDP making
- Neighbourhood Priority Statements increase choice for plan making
- National policies, Local Plan Policies and NDP policies
- Design coding opportunities

Developing a response

- A draft response from Cornwall Council will be circulated
- Contributing ideas where asked in the consultation, but particularly around the questions posed <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy#chapter-14--table-of-questions> including:
 - Q.22) social rent support
 - Q.26-29) facilitating community-led development
 - Q.30-31) judging past behaviour of applicants
 - Q.39-40) any views on implementing carbon assessment and how policy could support climate adaptation and nature recovery further
 - Q.47) the proposed timeline for preparing NDPS under the new system
 - Q.49-51) the scope, principles and content for National Development Management Policies
- But, please make any points that you feel need to be heard.

Any questions?

**What would you find useful for
further briefings?**