

ROUND-UP OF OTHER IMPORTANT CHANGES

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Economic considerations and improving productivity



- Before:
 - Building a strong, competitive economy one of the three aspects of sustainable development;
 - Sustainable economic development the third core planning principle;
 - Detail found at paras 18-22;
- After:
 - Building a strong, competitive economy remains one of the three aspects of sustainable development;
 - Economic considerations have their own chapter (6);
 - Substance similar to current paragraphs 18-22;
 - Now significant weight to need to support economic growth and productivity; (82)

Local Industrial Strategies

- Express reference to Government's White Paper, 'Industrial Strategy: Building a Britain fit for the future' (2017);
- Planning policies should have regard to Local Industrial Strategies produced under the White Paper policies (83(a));
- Potential material consideration in decision making.

Protection of employment land

- Para 22 of current NPPF;
- Now, chapter 11 (effective use of land). Requirement for regular reviews of allocations remains; also
- For developed sites not allocated for a specific purpose in the local plan, in areas of high housing demand, LPAs should

“support proposals to use retail and employment land for homes... provided this would not undermine key economic sectors or sites or the vitality or viability of town centres, and would be compatible with the other policies in this Framework”

Healthy communities



- Currently in chapter 8 of NPPF, Promoting Health Communities;
- Focus on community interaction and relations;
- Paragraph 73 – 74 protection for green spaces;
- Paragraph 171 requirement to “understand and take account of the health status and needs of the local population “
- Now, chapter 8, Promoting healthy and safe communities;
 - Emphasis on promotion of social interaction retained (92(a));
 - Clearer emphasis on enabling healthy lifestyles. Planning policies and decisions should aim to (92(c)):

“enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”

Public safety

- Increased emphasis in new chapter 8 on promotion of safe communities;
- Proposed paragraph 96 requires policies and decisions to promote public safety by:
 - a) anticipating and addressing all plausible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate*. Local policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
 - b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.
- * defined as including transport hubs, night-time economy venues, cinemas and theatres, sports stadia and areas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres.

Estate regeneration



- New paragraph 94:

“Planning policies and decisions should consider the social and economic benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard. “

- Reflects the DCLG ‘Estate Regeneration National Strategy’

Heritage assets

- Largely a continuation of the approach in the current NPPF;
- Proposed paragraph 189 confirms case law that great weight should be given to all heritage harm:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, irrespective of the degree of potential harm to its significance. The more important the asset, the greater the weight should be.”

- Requirement to secure an asset’s optimum viable use (ex-paragraph 134) removed (192).

Town centre uses



- Sequential test currently paragraph 124;
- Replaced by paragraph 87.
- “Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”
- Change explained as follows:

“This addition makes clear that suitable town centre or edge of centre sites do not have to be available immediately, in order to avoid prejudicing town centre or edge of centre sites that are in the pipeline but not available straight away.”

Well designed places



- The requirement for good design (NPPF part 7) has been changed to a requirement for well designed places (draft NPPF chapter 12);
- Landscaping should be “effective” (new paragraph 126) rather than “appropriate” (current paragraph 58);
- Unclear if substantive change intended by this new wording.



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