

Report to Planning Committee 14 August 2018

Revised National Planning Policy Framework

This revised Framework replaces the previous NPPF published in March 2012 and sets out the planning policies for England and how these are expected to be applied by local authority planning departments and others.

The government claims the new NPPF will provide a comprehensive approach for planners, developers and councils to build more homes, more quickly and in the places where people want to live. The new rule book will focus on:

- Promoting high quality design of new homes and places
- Stronger protection for the environment
- Building the right number of homes in the right places
- Greater responsibility and accountability for housing delivery from councils and developers

The new NPPF sets out a new way for councils to calculate the housing need of their local community (including affordable housing) and this new methodology aims to deliver more homes in the places where they are most needed, based on factors including the affordability of existing homes for people on lower and medium incomes.