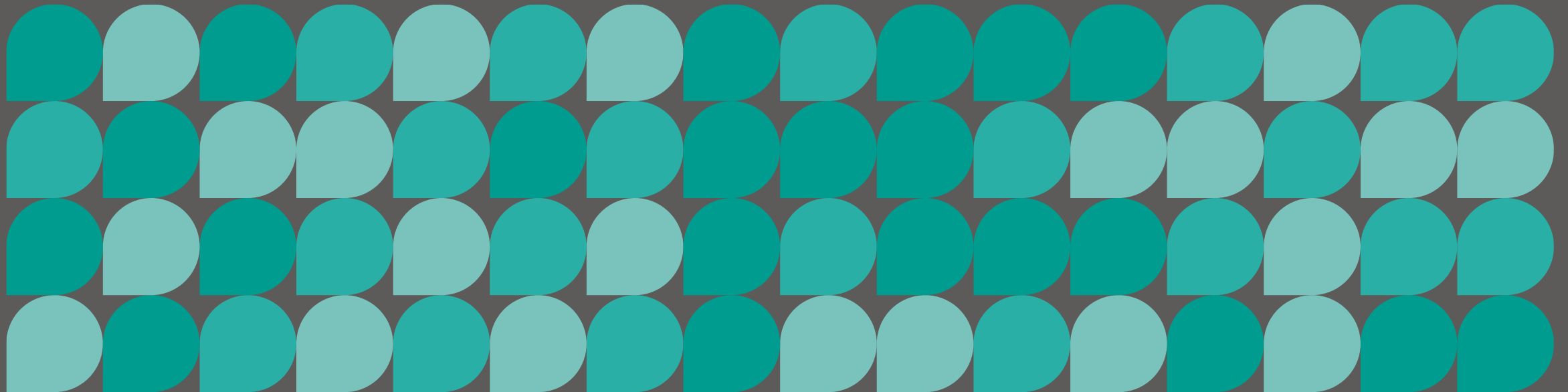


Planning Update

Planning and Housing Commission: 5 February 2025



Content

- PfE update
- National Planning Policy Framework
- Future planning reforms
- Devolution White Paper
- Reforming planning system – Compulsory Purchase Consultation

Places for Everyone

- Permission hearing refused on 4 grounds
- One ground (Ground 5 Green Belt Additions) has permission
- No date set for hearing yet

National Planning Policy Framework

- Published 12 December
- Broadly the same as consultation draft with some tweaks
 - Standard method, more weight given to affordability, redistribution from north to south
 - Decision taking
 - Transitional arrangements
 - Funding

NPPF standard method

- Use of standard method effectively mandatory
- Method is housing stock x affordability weighting
- Affordability weighting changed from 4x average income to 5x
- Affordability weighting changed from 0.6% to 0.95%
- Annual total just over 370,000
- Changes shift distribution from north to south
- GM figure reduces 14,941 to 13,684
- PfE continues to provide housing figures for the 9 districts (10,305)

Table showing the implications of the published Local Housing Need methodology alongside draft NPPF and the current targets

	'PfE annual average March 2024	Draft NPPF July 2024	New NPPF December 2024	GM 'housing targets' December 2024
Bolton	787	1,340	1184	787
Bury	452	1,054	979	452
Manchester	3,533	2,686	2430	3,533
Oldham	680	1,049	910	680
Rochdale	616	1,031	918	616
Salford	1,658	1,475	1308	1,658
Stockport	N/A	1,906	1,815	1,815
Tameside	485	1,223	1124	485
Trafford	1,122	1,607	1599	1,122
Wigan	972	1,572	1418	972
PfE Total	10,305	13,037	11869	10,305
GM Total	N/A	14,941	13,684	12,120

NPPF – Green Belt

- Unmet development needs identified as an ‘exceptional circumstance’ to release Green Belt
- Grey belt definition introduced
- Sequential approach to development in Green Belt – previously developed land, grey belt, Green Belt – but always need to be promoting sustainable patterns of development
- Golden Rules – 15% above existing affordable housing requirement up to cap of 50%; site specific viability assessments not allowed

NPPF – decision making

- A 20% buffer on top of five-year housing supply will apply for some authorities for decision-making purposes from 1 July 2026. It will apply where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the NPPF, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure (paragraph 78c)
- Footnote 42 states ‘Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.’
- In terms of PfE, the housing requirement, taken across the plan as a whole equates to 87% of new LHN, so this requirement should not have an impact on decision making for the PfE authorities.

NPPF – transitional arrangements

The new NPPF applies straight away for decision-making

For plan-making, the new NPPF applies from 12 March 2025. This is with the exception of the following cases:

- a) Where the plan has reached the Regulation 19 stage of consultation on or before 12 March 2025, and its draft housing requirement meets at least 80 per cent of local housing need
- b) Where the plan is submitted for examination on or before 12 March 2025
- c) **Plans which include policies to deliver levels of housing and other development set out in a preceding local plan adopted since 12 March 2020**
- d) The local plan is in an area where there is an operative Spatial Development Strategy and the local plan has reached Regulation 19 stage on or before 12 March 2025.
- e) The plan deals only with minerals and/or waste matters and has reached Regulation 19 on or before 12 March 2025; or has been submitted for examination under Regulation 22 on or before 12 March 2025.

Future planning reforms

- introducing agile, shorter, and faster local plans and improving engagement
 - updating viability guidance
 - designing a new strategic planning system
 - refreshing the National Model Design Code
 - rolling out increased planning fees
 - Planning and Infrastructure Bill
 - Planning Reform Working papers:
 - [Brownfield Passports](#)
 - [Planning Committees](#)
 - [Development and Nature](#)
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Devolution White Paper

- Published 16 December 2024
- GMCA will receive all new powers/duties
- Activity is sequenced:
 - preparation and adoption of SDS first
 - strategic development management powers
 - powers to raise a Mayoral Community Infrastructure Levy
 - power to make Mayoral Development Orders

Spatial Development Strategy (SDS)

- Will be approved with the support of a majority of constituent members, including the Mayor
- SDSs will guide development for the Local Planning Authorities in the area,
- Content of SDSs will be kept deliberately high level with the dual purpose of preserving detailed policy and site allocations for local planning authorities through their local plans
- Local plans will need to be in general conformity with the SDS.
- Local Planning Authorities should not delay development of Local Plans while they await the adoption of an SDS. Relevant Local Plans should continue to be updated or developed alongside the SDS process
- Obligation to apportion an assessment of the cumulative total housing need of the Strategic Authority across its constituent members.

Compulsory Purchase Process and Compensation Reforms consultation

- Consultation began on 19 December 2024 and closes 13 February 2025
- The Levelling-up and Regeneration Act 2023 (“LURA”) to allow acquiring authorities to include in CPOs directions to remove the payment of hope value from compensation providing it is in the public interest.
- Government want to go further than the LURA and ensure that ensure the process for compulsorily acquiring land with a direction to remove the payment of hope value for schemes in the public interest is more efficient