

Okehampton Town Council
Planning Meeting 20th February 2023
Meeting Report

Date:	13 th February 2023
Name:	Caroline Ellis

National Planning Policy Framework (NPPF) - To consider to the previously circulated revised National Planning Policy Framework.

<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>

Twenty-six things Clerks need to know about the Government's consultation on the National Planning Policy Framework

The Government has published its long anticipated and delayed prospectus 'Levelling-up and Regeneration Bill: reforms to national planning policy' setting out its proposed revisions the National Planning Framework (NPPF).

The NPPF covers all planning issues and sets out the Government's planning policies for England and how these should be applied.

The key proposals or areas of interest to clerks are outlined below:

1. **It is big.** It is over 50 pages, spans most of the planning system and poses 58 questions.
2. **A key theme is determining how to assess how many new homes need to be built and this should be distributed.** The Government remains committed to its manifesto commitment of building of 300,000 new homes a year. It is not proposing any major changes to the existing national formula used to distribute this housing target across local authorities but will enable them plan for fewer homes in special circumstances "taking into account what should be protected in each area - be that our precious Green Belt or national parks, the character or an area, or heritage assets". Local authorities will also be able to bring forward their own method for assessing housing needs if they have exceptional circumstances, such as unusual demographic and geographic factors.
3. **Local planning authorities (LPAs) will be not required to alter Green Belt boundaries** if this would be the only way of meeting their housing need.
4. **Nor will they be required to build at high densities** (which would be significantly out-of-character with the existing area) if this would be the only way of meeting their housing need.
5. **The requirement for LPAs with an up-to-date local plan to continually demonstrate a five-year housing land supply will be removed.**
6. **They will also not be required to have a buffer of 5%, 10% or 20% on top of their 5-year housing land supply.**
7. **The uplift of 35 per cent to the assessed housing need for the 20 largest towns and cities in England will be retained.**
8. **Additional protections for neighbourhood plans** where a LPA's policies for the area covered by the neighbourhood plan are out-of-date.
9. **The process to prepare Local Plan** will be simplified such as relaxing the 'soundness' text through which they are examined.

10. **The provision of Social Rent homes to be enhanced.**
11. **More to be done to support the supply of specialist older people's housing.**
12. **Measures to encourage more community led housing developments especially affordable housing.**
13. **Past "irresponsible planning behaviour" by developers could in future be taken into account when applications are being determined.**
14. **Government data will be published on developers of sites over a certain size who fail to build out according to their commitments.** Such developers also may be subject to financial penalties.
15. **References to "Well-designed" to be changed to "Well designed and beautiful".**
16. **To consult on whether permitted development rights can be moderated by Design Codes.**
17. Mansard roofs to be encouraged.
18. **Seeking views on how planning policy can be strengthened to promote small-scale changes that can enhance biodiversity and support wildlife recovery including restricting the use of artificial grass by developers.**
19. **Food production value of land to be a consideration in the determination of planning decisions.**
20. **More measures aimed at supporting energy efficiency especially onshore wind development.**
21. **Reformed plan-making system to be introduced in late 2024.** LPAs will be required to start work on new plans by, at the latest, five years after adoption of their previous plan, and to adopt that new plan within 30 months.
22. **Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, etc.** for independent examination under the existing legal framework.
23. **Supplementary planning documents (SPDs) will be replaced by Supplementary Plans, which will be afforded the same weight as a local plan.**
24. **The new National Development Management Policies (NDPMs) to be published as a separate document and have statutory weight.** The concept is that such 'general' development control policies will be set by the Government through the NDMP rather than LPAs.
25. In addition, to the reforms contained in the prospectus the Government has also stated that it proposes to consult on measures to **give places greater local control over tourism accommodation** including a tourist accommodation registration scheme and reviewing the Use Classes Order.

The deadline for comments is 11.45pm on 2 March 2023.

Further information including a copy of the consultation document and how to consult can be found at [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy)

Devon Housing Taskforce – To consider the previously circulated report from Devon Housing Taskforce.

Devon Housing Taskforce: update - Cllr Judy Pearce

Devon Housing Commission

Thank you to all partners who have agreed to contribute to the establishment of the Devon Housing Task Force. The creation of the Devon Housing Commission was one of the key objectives of the Task Force when it was established back in May 2022.

Exeter University is now in the process of appointing a Programme Director and have been tasked with setting out a project plan for a start early in the new year. In order to keep down the costs of the project all partners have agreed to provide data to the Commission. The University has also been asked to develop a Communications and Engagement Protocol which recognises the individual and collective contributions of the partners. The Task Force secretariat will be in contact with your Chief Executive for your single point of contact for any data requests or approval of communications.

Community Land Trusts

Following recent work on the LGA funded Devon Community Land Trusts project, the Devon Housing Task Force has written to the Housing Minister to put forward suggestions to accelerate the delivery of CLT projects across Devon including the replenishment of the Community Housing Fund. In the letter the Task Force refers to the recent speech by the Secretary of State, Michael Gove, to the Levelling Up, Housing and Communities Committee on 21st November 2022 in which he outlined his need to understand why Community Land Trusts have been under-utilised over time and investigate whether the incentives are right and whether local authorities have the powers they need. The Task Force is hopeful of a positive response from the Housing Minister.

Responses to lobbying

As Members are aware another key objective of the Task Force is joint lobbying. The Task Force is building a credible reputation as an adviser to Government.

Presentation to the House of Lords Built Environment Select Committee – 8th November

On the 8th November 2022 I gave evidence to the HoL Select Committee regarding the issue of holiday lets and second homes. Drawing evidence from the work of the Devon Housing Task Force I made representations about the importance of policy makers looking beyond holiday lets and second homes to the wider housing system and the importance of achieving the balance in communities through more local control.

Registration of holiday lets

Following on from our joint response to DCMS/DLUHC on a Registration Scheme for Holiday Lets the new Housing Minister, Lucy Frazer, has responded to a Devon MP on 5th December as follows:

“Firstly, I intend to deliver a new registration scheme for short-term lets starting with a further consultation on the exact design of the scheme that will launch before summer recess.

Working with DCMS, I intend to launch the registration scheme by Autumn 2024. We will seek to accelerate that timetable if possible. I am working with officials and Parliamentary Counsel to table a new government amendment that will commit us to the delivery of this new registration scheme that we hope to table in the House of Commons in advance of the remainder of Report Stage.

I will also consult on going further still and reviewing the Use Classes Order so that it enables places such as Devon, Cornwall, and the Lake District to better control changes of use to short term lets if they wish. This consultation will be launched early next year and subject to its outcome, will be implemented in 2024, or before if possible. These reforms, along with the other measures in the Bill, will help to deliver enough of the right homes in the

right places and will do that by promoting development that is beautiful, that comes with the right infrastructure, that is done democratically with local communities rather than to them, that protects and improves our environment, and that leaves us with better neighbourhoods than before.”

Discussion with the DLUHC Housing Strategy Team and the Task Force Chief Executive on the private rented sector in Devon

The three Devon Chief Executives supporting the Task Force met with the DLUHC Housing Strategy Team to provide insight into the Private Rented Sector in Devon. The Housing Strategy Team is currently working on the Renters Reform Bill. The Chiefs emphasised the need for Government to look at the problems across the wider housing system and the unintended consequences of taking action in one tenure type without sufficient understanding of the wider impact on other tenures. The Chiefs emphasised the ongoing work of the Devon Housing Task Force in looking at the challenges across the whole housing system across the County.

Perspective from Registered Providers

At its Task Force meeting in November the Members heard from Livewest on the challenges, issues and pipeline of development of this major Registered Provider. The Task Force explored with Livewest the need for closer working relationships to tackle homelessness; policies relating to stock management not just about delivery of new homes; housing standards and energy efficiency measures and expectations relating to the impact of the rent cap in the Autumn Statement. The presentation is available to Team Devon Members upon request.

Housing Standards

On 19th November all local authorities received a letter from Michael Gove regarding actions they are taking to raise housing standards in the light of the tragic death of Awaab Ishak. If Leaders are in support, the Task Force Secretariat will be in touch to collate copies of the individual Council responses so we can collate a Devon-wide position. For any queries, please contact sue.rose@devon.gov.uk Secretariat Devon Housing Task Force

Dear Planning Policy Consultee,

We have now published our draft Housing Supplementary Planning Document (SPD) for public consultation. This SPD provides planning guidance to support the delivery of housing in Dartmoor National Park.

The draft SPD can be viewed on our website - [Housing SPD | Dartmoor](#) - it is also available to view at our offices at Parke.

The consultation is open until 5pm Monday 27th March 2023. To comment, please download the [comment form](#) and return it via email to: forwardplanning@dartmoor.gov.uk, or by post to: Forward Planning, Dartmoor National Park Authority, Parke, Bovey Tracey, TQ13 9JQ.

We are holding a number of awareness-raising events and workshops aimed at a variety of audiences. A public virtual drop-in event is being held on 23 February at 3pm. We will be presenting the guidance and answering your questions. If you are interested in attending this, please email hq@dartmoor.gov.uk for an invite.

Please take every opportunity to share the details of this consultation with anybody who may be interested. You have been notified because you have requested to be updated on DNPA's planning policy matters via our Planning Policy Consultee List. If you wish to be removed from this list, please notify us by reply to this email.