



Ministry of Housing,  
Communities &  
Local Government

# Building a Britain fit for the future



[GOV.UK/mhclg](https://www.gov.uk/mhclg)



- Draft National Planning Policy Framework
- Explanatory consultation paper, including further policy questions
- *Reforms to developer contributions*
- Rules for the Housing Delivery Test
- Draft guidance on viability – other guidance over coming days
- Formal Government responses to:
  - Housing White Paper *Fixing our broken housing market*
  - Local housing need consultation *Planning for the right homes in the right places*
- Research on developer contributions
- Available <https://www.gov.uk/government/collections/National-Planning-Policy-Framework-and-developer-contribution-consultations>



## Chapters 2-4: Sustainable development, plan-making, decision-taking

Presumption in  
favour of  
sustainable  
development

Appropriate plans  
for appropriate  
places: revised in  
light of NPA 2017

Plans to reflect  
local industrial  
strategies and  
deliver “net gains”  
for environment

Decision-taking  
largely unchanged

Introduces  
statement of  
common ground

New soundness  
test as proposed in  
White Paper

Neighbourhood  
plans protected





## Chapter 5: Delivering a sufficient supply of homes

Standard method  
of assessing local  
housing need

Housing Delivery  
Test as proposed at  
Budget 2017



5 year land supply  
can be agreed on  
annual basis

20% small sites –  
but welcome views  
in consultation

10% sites for  
affordable home  
ownership

Plan policies  
should cover needs  
of particular groups

Entry-level housing  
on exception sites





Ministry of Housing,  
Communities &  
Local Government

## Chapter 11: Making efficient use of land

Support use of  
brownfield,  
airspace, public  
sector land

Expect unused  
retail/ industrial  
used for housing in  
areas of high  
demand

Density: optimise  
land use, minimum  
density standards,  
tested in plans

Refuse applications  
which fail to make  
optimum use of  
land

Regular reviews of  
allocated land

Density and form to  
reflect character of  
an area





Ministry of Housing,  
Communities &  
Local Government

## Chapters 13-15: Environment & Green Belt

Exceptions test for  
Green Belt release

Clarify exception  
test policy for flood  
risk areas

Greater protection  
for ancient  
woodland

“Net gain”

Any Green Belt  
removal should be  
offset by  
improvements in  
quality/ access

Brownfield land in  
Green Belt can be  
acceptable  
development





## Other changes

New chapter on  
design

Transport to be  
considered from  
earliest stages of  
plan-making

Clear expectation  
on planning for  
public safety

Prioritise full fibre  
connections to new  
& existing  
development

Transitional  
arrangements –  
NPPF will apply  
immediately...

...but 6 months to  
submit plan under  
existing NPPF





## Developer Contributions and Viability (chapters 3/4 & separate consultation)

Clear expectations  
for developer  
contributions in  
plans

Viability  
assessment only  
needed if does not  
meet plan

Standardised  
assumptions for  
viability  
assessment – see  
guidance

Presumption of  
publication of  
viability  
assessments and  
of LPA spend

Remove pooling  
restriction on s106  
– in most cases

CIL indexed by  
house prices/  
deregulation of  
setting process



Strategic  
Infrastructure Tariff  
available for all  
combined  
authorities





Ministry of Housing,  
Communities &  
Local Government

## Next Steps

- **Consultation closes 10 May**
- **Publish final NPPF in summer**
- **Respond to: <https://www.gov.uk/government/collections/National-Planning-Policy-Framework-and-developer-contribution-consultations>**

Find out more:  
[GOV.UK/mhclg](https://www.gov.uk/mhclg)

