



The
countryside
charity

Northamptonshire Planning Roadshow

State of Play June 2023

Delivered by Elizabeth Bundred Woodward,
MRTPI, CPRE Planning Policy Lead

CPRE National Update

- Rooftop Renewable Report launched in May.
- Planning appeals research launched in May.
- The hedgerow campaign was awarded first prize in the Animals and Environment category at the 2023 Charity Awards earlier this month.
- Roger Mortlock appointed CEO in May.
- Ongoing campaigning work to affect legislation, improve local democracy and protect the countryside.

Still targeting the countryside

April 2023



Shout from the rooftops: delivering a common sense solar revolution

May 2023



Levelling Up and Regeneration Bill (LURB) Update

Headlines include:

Propose to ‘simplify and standardise’ the planning process (as ever). Greater weight to be given to the Development Plan as decision makers will have to give regard to the “*development plan and any national development management policies, unless material considerations strongly indicate otherwise.*” However, introduction of national development management policies could potentially undermine the Local Plan making process.

NPPF is likely to be split into statutory development policies and national guidance, which will remain a material consideration.

Local Plans need to be prepared within a 30 month timeframe. However, burden of evidence and soundness tests at examination will be changed to assist with ease of adoption.



5 year land supply dropped where Local Plan is in place. Carrot to keep Local Plans up to date and adopted quickly?

Duty to co-operate dropped in favour of an 'alignment policy', which will involve voluntary Joint Spatial Strategies.

Area-wide design codes to be prepared and included within Local Plans.

New non-negotiable infrastructure levy set at a local level (to replace S106 and CIL).

Replacement of Environmental Impact Assessment (following revocation of EU regulations) with Environmental Outcomes Report.

Introduction of measures to make Compulsory Purchase Order process more efficient.

New neighbourhood planning powers – Neighbourhood Priority Statements.

Move towards a digital planning system.

Street Vote Powers.



National Planning Policy Framework (NPPF) Update

What's In?	What's Missing?
Removal of 5 YLS for up-to-date Plans and 4 year rolling supply for emerging plans.	Missed opportunity to take concrete action on climate change – CPRE research demonstrates renewable energy needs can be greatly assisted via rooftop solar. National policy should reflect this.
Green Belt does not need to be reviewed or altered when making plans.	Not enough emphasis on dire need for social rented/ other affordable homes.
Removal of explicit requirement for plans to be 'justified'. Revocation of SPD's and introduction of Supplementary Plans to be afforded same weight as the Local Plan.	Not enough protection given to Best and Most Versatile Agricultural Land – brownfield land first approach. No monitoring of BMV land (and losses).
Greater support for housing for older people and to meet different needs.	No brownfield land first policy (but open to increasing density in urban centres and investing in promoting housing on small and brownfield sites.)
Emphasis on role of 'beauty' and creating 'beautiful places' – proposals to 'refuse ugliness'. Updates to and greater weight given to the National Model Design Code, alongside new, locally-led design codes.	
Strengthened policy on small-scale nature interventions.	
National Development Management Policies.	
Increased support of rural exception sites, and encouragement of community involvement in bringing sites forward.	
Less rigid requirement for on-shore wind to be designated in the Local Plan. Need to ensure local support for new on-shore wind permissions.	

CPRE's Response

CPRE responded to the Gov. Consultation in March 2023.

From CPRE's perspective, a critical outcome of any policy change is to achieve sustainable land use and minimise the unnecessary loss of greenfield land to build development, whilst improving the provision of genuinely affordable homes to create thriving rural communities.

It's unclear whether DLUCH propose to undergo a further consultation on a final draft version or whether they will publish the final adopted version later in the year.



What are NDMPs and how will they affect local democracy?



Scope & Principles

The proposed policies will cover:

1. Existing policies within the NPPF,
2. Selective new additions to reflect national priorities,
3. Selective new additions to close existing gaps.

The policies will:

- Only cover matters that relate to the development management process,
- Be limited to key nationally important issues,
- Only cover planning issues.



CPRE Response

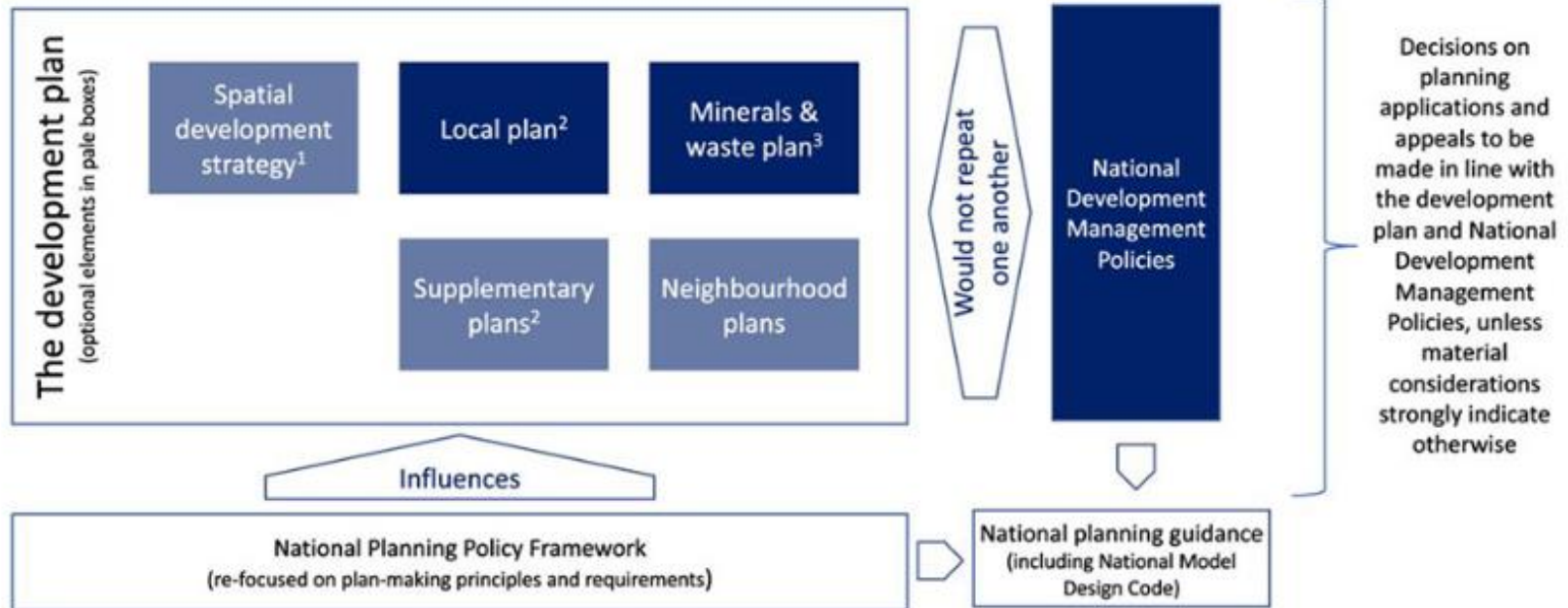
'CPRE has been pushing for much-needed amendments to the Bill to avoid this potentially disastrous outcome. But yet again, ministers have ducked their responsibility to ensure local communities have a strong voice in the planning system, despite previous assurances the undemocratic effect was unintentional. The government's refusal to heed the warnings of peers during last night's debate, including Conservative peers, is deeply worrying.

'NDMPs will mean government Ministers have more say over what happens on a person's street than their locally elected councillors. This is the polar opposite of what had been promised in the Levelling Up Bill. Local plans should be the chief factor in deciding planning applications because they give local people and our elected representatives power.



The role of plans and national policy in the reformed system

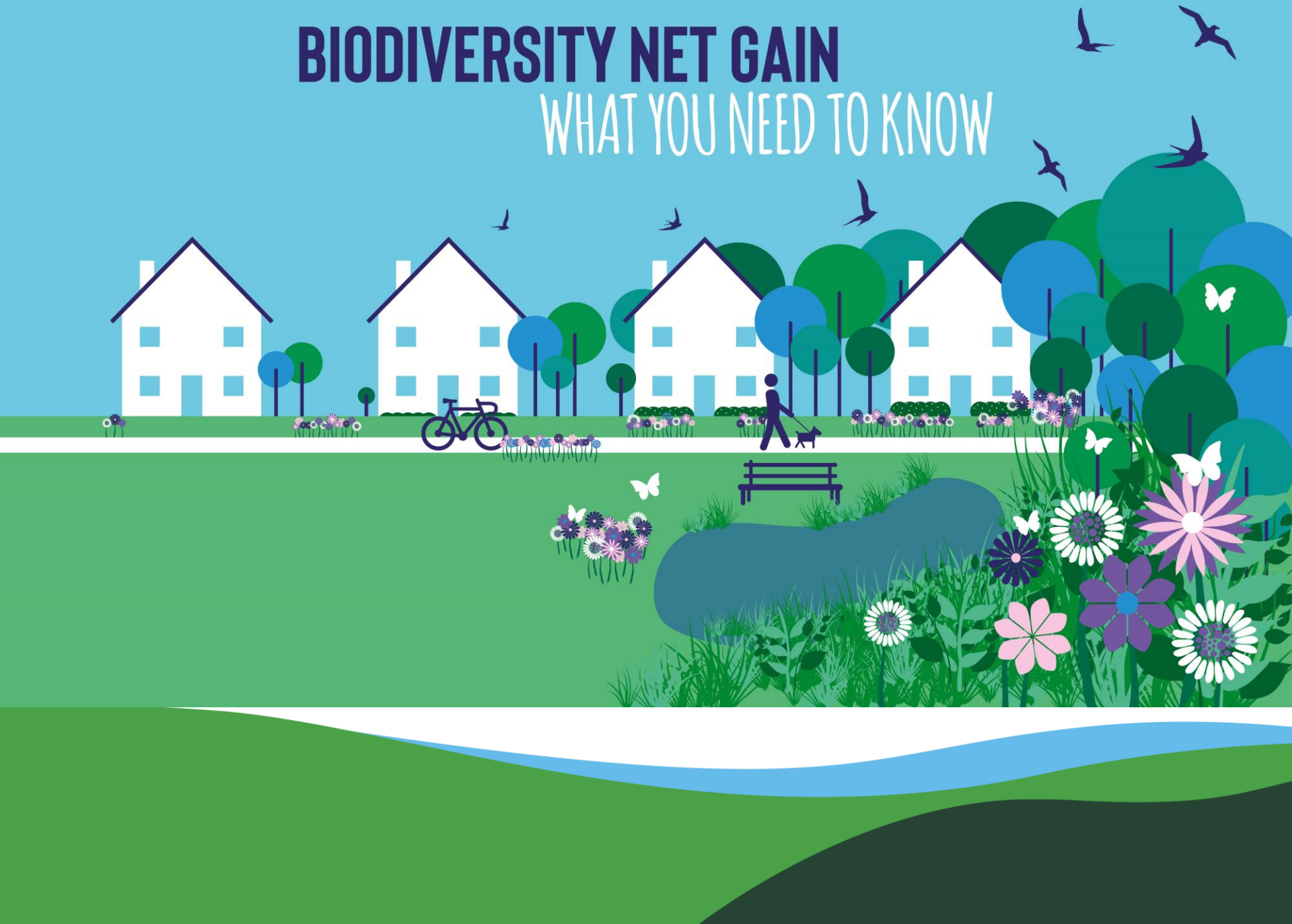
(elements with full statutory weight in decisions on applications shown in blue)



- 1 Mandatory where SDS powers have been conferred on Mayoral/combined authorities; voluntary elsewhere.
- 2 A **district-wide design code** must form part of the local plan, or else be contained in a supplementary plan. The local plan will also be informed by an **Infrastructure Delivery Strategy**, to be produced by the local planning authority, and by any **Neighbourhood Priorities Statements** produced by neighbourhood planning groups in the area.
- 3 Minerals and waste can be covered in separate documents, and can be combined with the local plan where an authority has powers over both.

BIODIVERSITY NET GAIN

WHAT YOU NEED TO KNOW




Biodiversity Net Gain


BNG is a strategy to develop land and help nature recover.

Biodiversity Net Gain (BNG) was introduced in the Environment Bill (the Act), which gained royal assent in November 2021.

After a transition period, BNG will come into force November 2023 and will apply for most developments. (Small sites have an extension to April 2024).

The Act did the following:

- Amends the Town and Country Planning Act,
 - Requires a minimum 10% net gain on all developments (unless exempt) either on or off site, using the Metric.
 - Requires approval of a net gain plan,
 - Habitat to be secured for at least 30 years via S106/UU/Conservation Covenants,
 - National Register of BNG sites.
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The Biodiversity Metric 4.0

Auditing and accounting for biodiversity

Calculation Tool

[Open Tool](#)

ISBN: 978-1-7393362-0-2



On-site baseline	<i>Habitat units</i>	0.56
	<i>Hedgerow units</i>	0.05
	<i>River units</i>	0.00
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	1.72
	<i>Hedgerow units</i>	0.08
	<i>River units</i>	0.00
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	206.91%
	<i>Hedgerow units</i>	53.69%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	1.16
	<i>Hedgerow units</i>	0.03
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	206.91%
	<i>Hedgerow units</i>	53.69%
	<i>River units</i>	0.00%
Trading rules Satisfied?	Yes	

BNG at the Local Level

Funding has been allocated to assist LPA's with the transition.

PAS have provided guidance setting out key skills needed to assess BNG.

LPA's are being encouraged to consider how BNG can be applied locally including developing locally specific BNG policies.

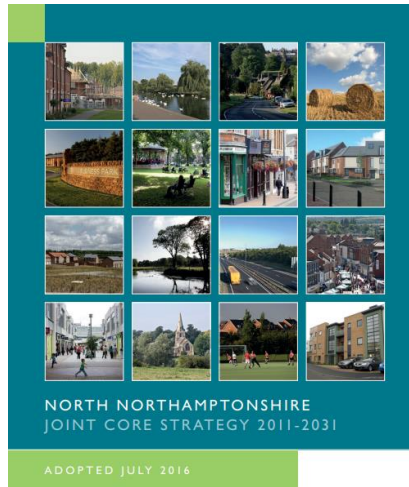


North Northamptonshire Strategic Plan

Scope and Issues Consultation



March 2022
www.northnorthants.gov.uk



West Northamptonshire Strategic Plan

Spatial Options Consultation



**Northampton Local Plan Part 2
2011 – 2029
Adopted March 2023**

Q&A

Any further questions please contact planning@cpre.org.uk or Elizabeth.b@cpre.org.uk

We also have some planning induction workshops coming up that members are welcome to attend. For further information contact Network Support at networksupport@cpre.org.uk

