



Association of Directors of
Environment, Economy, Planning & Transport

Meeting Notes of the Planning Working Meeting

24 January 2023
11.00 – 12.30

Held on Microsoft Teams

Item		Notes	Actions
1	Welcome and introductions	Apologies to be stated above when recorded.	
2	Actions and minutes from the previous meeting	Not applicable.	
3	NPPF Consultation Ruby Thompson (Deputy Director of Policy at DLUHC)	<p>Presentation from Ruby Thompson:</p> <ul style="list-style-type: none">- Targeted changes committed to implementation Spring 2023: housing and onshore wind.- Views welcomed on a wide range of proposals, areas of interest and wish to build up an evidence base prior to further consultation – part of wider review of NPPF to kick off later this year. This will be alongside future DM policies which will take on elements stripped out of NPPF.- Transitional arrangements set out in consultation.- Consistent focus on issues about build out, reflected in proposed changes to housing delivery test.- Housing numbers – standard method (SM) is the starting point, clearer definitions to exceptional circumstances. Won't be reviewing SM until after updated housing projections are published in 2024.- 3 key changes (or areas with more emphasis) when determining housing requirements – taking account of density, Green Belt (can review GB but not compelled to do so to meet need), taking into account oversupply.- 35% urban uplift has been part of the proposals since 2020. Will apply to SM until new projections published. Suggested that this is an arbitrary figure and very difficult for some authorities to meet with a huge impact on density – confirmed this would need to be a trade-off between character and housing need.- 5YHLS – removing requirement to demonstrate rolling need for this for those with an up-to-date plan. Dropping buffers, making process more straight forward. Transitional arrangements for Reg18/19 plans – 4YHLS proposal to reduce challenges from speculative development.	

Item	Notes	Actions
	<ul style="list-style-type: none"> - Housing Delivery Test - additional component, where LPAs have ‘sufficient’ (to be defined) permission to meet housing need, presumption will be switched off. DLUHC very interested in how best to operate this. - LURB will sharpen legislation on commencement notices, completion notices <ul style="list-style-type: none"> - all intended to put more onus on developers to deliver. Also, consultation on financial penalties due later this year. Future monitoring requirements from LPAs would need a reassessment of the burdens funding. A plea from chair to ensure this has a minimal bureaucratic affect on LPAs. - Specialised adult care provision emphasised, building on 2021 additions on beauty - mansard roofs. Attendees mentioned mansard roofs as appearing to be unnecessary and a matter for local character. - Onshore wind, softening the tests, a broader approach to how to demonstrate community concern. - Energy, retrofit and character – greater weight given to energy efficiency. - Broader themes: <ul style="list-style-type: none"> - Affordable housing, more prescriptive on approach to social rent? First homes? The role of smaller sites for SMEs. - Nature and climate – BNG, LNRS, planning policy reflecting those amendments. Already accords with Climate Act 2008 – but what about other updated amendments across other policy areas? - Enabling Levelling-Up – commercial development, is policy right for high value commercial such as lab space? - Safety in public spaces. <p>Discussion:</p> <ul style="list-style-type: none"> - The Climate Change Committee and the role of the planning system more generally – this consultation is the development of this and will be broached through a wider review later this year. For example, the trade-off between climate change and heritage. The Skidmore Review (published 13/01/23) – will be reflected in emerging changes as appropriate. - Net zero carbon and whole life carbon – welcome views on how to manage this through national policy to support local decisions. The move to net zero energy is in conflict with embodied carbon – can you offset? How do you demonstrate additionality? Moving from concentrating on net zero carbon, to net zero energy in some areas. - Wind – increased capture of community support is an awkwardness for this when it doesn’t apply to other forms of development. A product of particularly strong views on the impact on the landscape. Consultation on a softened approach, but should this extra hurdle be removed completely? - Removal of the D2C? Proposed that Arthur Young come to future meeting as he leads the Local Plans team – still a work in progress. - National DM policies due later this year and worthy of a future major agenda item. DLUHC expect the development of these policies will be a collaborative approach – still evolving. - Transitional arrangements are a concern for a number of LPAs, suggested as a discussion point for AY. - Environment Agency concerned about crossover with other policies and further engagement between EA and DLUHC required to ensure there are no unintended consequences. - Removal of ‘justified’ – supported but will authorities move away from some key pieces of evidence to demonstrate removed tests? The only way a 30 	

Item	Notes	Actions
	<p>month period for local plan delivery can be achieved is to reduce the amount of evidence to meet the tests. Rationalisation of evidence required. Ruby was thanked for the very useful overview and presentation.</p> <p>Action – invite Arthur Young (DLUHC) to next meeting.</p>	HB
4	<p>Levelling Up & Regeneration Bill – further updates Lucy Hargreaves (DLUHC)</p> <ul style="list-style-type: none"> - Now in House of Lords, 2nd reading last week and a long session. - Lot of interest in Levelling Up, the Levy, Crown provision, enforcement, heritage. - Now moving to Lords Committee – planning measures due to be heard in March – heritage, local plans, digital plans to start. - Amendments to Bill started to come in, snapshot: <ul style="list-style-type: none"> - Short-term lets and second homes - Localisation of planning fees - The Levy - NPPF consultation to March. Others emerging include (at final stages of Govt clearance): <ul style="list-style-type: none"> - Environmental outcomes report - Fees consultations (hopeful that consultation is Feb 23 with implementation over the summer) - PDR consultation - Followed by a consultation on the Levy – probably a few weeks after the above 3. - Short-term lets and the planning system – should the planning system be used to regulate the number of short-term lets in some areas. Connected to work completed in Wales on this topic, and second homes. - Minister holding some stakeholder roundtables, has invited Adept. First is hearing about difficulties in resourcing the system. Hannah able to coordinate attendance, and thanked Lucy for inclusion of Adept. 	
5	<p>AOB</p> <p>Martin Wells at Hertfordshire County Council is collating comments on the NPPF on behalf of Adept. Please forward comments as soon as you are able to ensure we capture them in time for the 02 March deadline. martin.wells@hertfordshire.gov.uk</p>	
6	<p>Confirm date of next meeting</p> <p>28 February 2023.</p>	