

## National Planning Policy Framework Prospectus Consultation (December 2022)

As the Levelling-up and Regeneration Bill (LURB) moves towards its second reading in the House of Lords, the National Planning Policy Framework (NPPF) Prospectus was released on 22 December 2022, with the consultation seeking views on the proposed approach to updating the NPPF running until 23 March 2023.

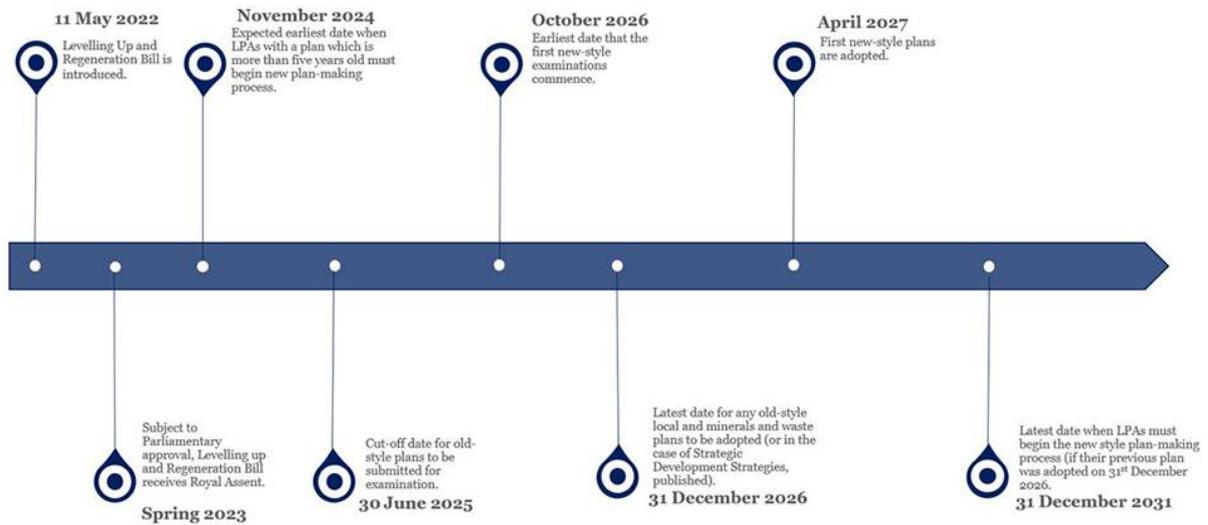
The government expects that the reformed plan-making system will be introduced in late 2024. To give some certainty for local authorities currently producing Local Plans, a submission deadline of 30 June 2025 for plan-making under the existing legal and policy framework is proposed, with the conclusion of examinations by 31 December 2026.

Presented as a tracked changes document, some of the proposed revisions to the NPPF include:

- The standard method output now being an advisory 'starting point' for housing need and plan-making rather than mandatory, with the urban uplift remaining.
- Recognition that if housing need can only be met by building at significantly out-of-character densities, the adverse impact could outweigh the benefits of meeting need in full.
- Removal of the requirement to review and alter Green Belt boundaries if this is the only way of meeting need in full, to alleviate existing ambiguity around the expectation to review Green Belt.
- Allowing the surplus of planning permissions granted in excess of the provision made in the existing plan to be deducted from the needs required in new plans.
- No changes to the standard method formula or data. However, the approach will be reviewed on publication of the 2021 Census data on household projection in 2024.
- Removal of the requirement for local authorities to demonstrate a continuous 5-year housing land supply in lieu of up-to-date Local Plan policies, and the scrapping of buffers.
- Simplification of the tests of soundness for Local Plan examinations, removing the requirement of justification. Examination will instead focus on effectiveness, deliverability and whether the proposed housing target meets needs so far as possible.
- Retaining paragraphs 31–33 regarding the need for Local Plan preparation to be underpinned by up-to-date evidence and a sustainability appraisal.
- Increasing the weight and protections afforded to Neighbourhood Plans with the removal of the 5-year housing land supply, and with protection against the presumption in favour of sustainable development extended from two years to five years from adoption.
- Further emphasis on the achievement of beauty in development, with a requirement for local authorities to produce a statutory design code for its area.

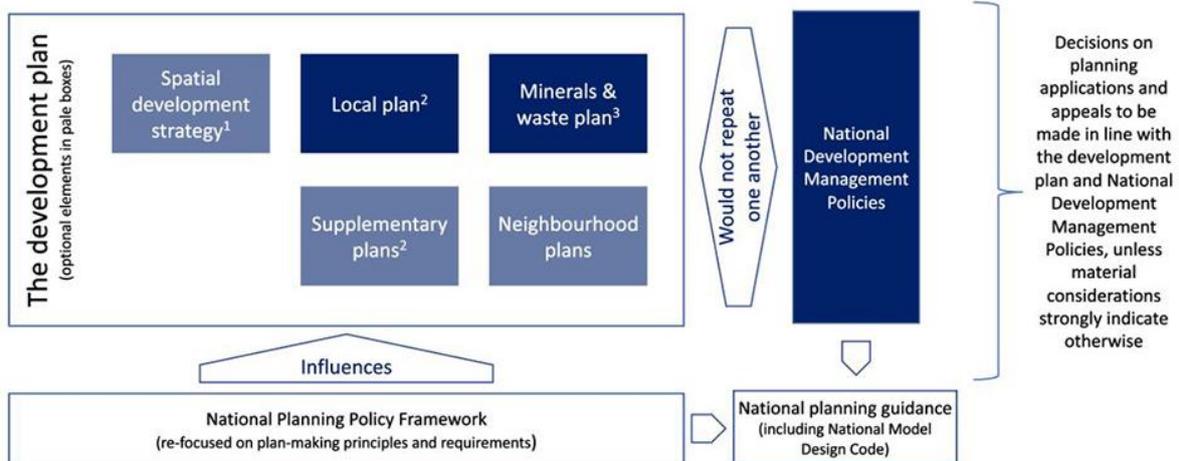
Some wider, future changes to national policy are discussed in the Prospectus also, with the Government planning to undertake a full consultation on the revised NPPF and proposals for the National Development Management Policies once the LURB has passed through Parliament. This includes proposals to replace the statutory Duty to Cooperate, set to be abolished by the LURB, with a new 'alignment policy' for cross-boundary strategic planning.

Read the Prospectus in [full](#).



LURB Timeline 2022-2031

**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.

The role of plans and national policy in the reformed system