

Bromsgrove Local Plan Review - Technical Evidence Base – Revised NPPF Conformity Table

Adopted Bromsgrove Local Plan Policy	Revised NPPF potential conformity issues to address through the Local Plan Review.	Issues and Options Consultation Document Reference
Key Challenges	<p>The key challenges section will need to: Address the issue of how the West Midlands will meet its housing need (as per NPPF paragraph 11 b))</p> <p>Emphasise the need for different housing types? (NPPF paragraph 61)</p>	Paragraph 3.1 (Issues and Options Topics) & 4.3 (Strategic Issues for Bromsgrove)
Vision	The vision currently does not make reference to Neighbourhood Plans (NPPF paragraph 29)	Paragraph 2.3
Strategic Objectives	The Strategic Objectives remain relevant and consistent with Revised NPPF, with the exception of S02 (due to potential need to change development strategy) and S05 (to take account of latest Local Industrial Strategy and economic information on emerging sectors/productivity)	Paragraph 2.4
BDP1 Sustainable Development Principles	<p>Revised NPPF Paragraph 11 (footnote 6) which now includes ancient woodland and veteran trees by virtue of the definition of irreplaceable habitats as set out in the glossary.</p> <p>Overarching Sustainable Development Principles policy will need to include reference to the adverse impacts of allowing development that conflicts with the Neighbourhood Plan as per Revised NPPF paragraph 14.</p>	Due to its nature as a higher level consultation document, the Issues and Options does not currently include a specific section on sustainable development principles, rather these principles run throughout all of the issues sections.
BDP2 Settlement Hierarchy	The Council will need to consider whether this should be included as a strategic policy (as per Paragraphs 20-23 of the Revised NPPF) and how it is set out against the need for policy on meeting the conurbation's housing needs.	Section 4 – Strategic Issues for Bromsgrove.

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	It will also be necessary to consider Housing Need figures for designated Neighbourhood Areas as per Revised NPPF para 66.	
BDP3 Future Housing and Employment Growth	<p>Any new housing policies will need to be based on the standard methodology for housing need as per Paragraph 60 of the Revised NPPF.</p> <p>The employment land requirements will also need to be updated as required in Paragraph 81 b) of the Revised NPPF.</p>	<p>Strategic Issue 5: Rebalancing the Housing Market.</p> <p>Section 5: Housing</p> <p>Strategic Issue 2: Growing the Economy and provision of strategic infrastructure</p> <p>Section 6: Employment.</p>
BDP4 Green Belt	Paragraph 136 of the Revised NPPF reiterates that green belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through plan preparation. Strategic policies should establish the need for any changes to Green Belt boundaries. Exceptional circumstances have already been established through the BDP Examination and are set out in the Inspectors' Report with the need for an early review included in the BDP.	Strategic Issue 3: Broad options for development distribution and allocating land uses.
BDP5A Bromsgrove Town Expansion Sites	This policy will require updating within the context of the new development strategy and strategic policies section once established through the Plan Review.	Strategic Issue 3: Broad options for development distribution and allocating

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		land uses.
BDP5B Other Development Sites	<p>This policy will require updating within the context of the new development strategy and strategic policies section once established through the Plan Review.</p> <p>The Council will need to consider whether to include a specific policy on small and medium sites in accordance with Revised NPPF paragraph 68 which requires local authorities to identify at least 10% of their housing development on sites of less than one hectare.</p>	Section 5 - Housing
RCBD1 Redditch Cross Boundary Development	Within the context of a new development strategy following consideration of housing need requirements consider whether these should be included in a new strategic policies section.	Option 8 – Section 4: Strategic Issues for Bromsgrove.
BDP6 Infrastructure Contributions	<p>Overarching viability policy/viability testing for the emerging Development Plan will be required in accordance with Revised NPPF Paragraph 57.</p> <p>The Council will also need to consider whether it wishes to implement a Community Infrastructure Levy (CIL) as part of the Plan Review.</p>	<p>Section 7 – Transport</p> <p>Section 9 – Social Infrastructure</p>
BDP7 Housing Mix and Density	Paragraph 61 of the Revised NPPF places an emphasis on the size, type and tenure of housing needed for different groups in the community which should be reflected in planning policies. The Council will need to have regard to evidence on local needs for Build to Rent properties, smaller dwellings, starter homes and self-build.	Section 5- Housing

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BDP8 Affordable Housing	The Revised NPPF has revised the definition of affordable housing to include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership (Annex 2: Glossary)	Section 5 - Housing
BDP9 Rural Exception Sites	Consider broadening the context of this policy to reflect Revised NPPF, Paragraph 71 which relates to “Entry Level Exception Sites on land which is not already allocated for housing and is adjacent to existing settlements.	Section 5 - Housing
BDP10 Homes for the Elderly	Paragraph 61 of the Revised NPPF cites homes for older people. The Council will need to consider whether the District’s need is so great that it requires a standalone policy or should be sub headed within a housing mix and density policy along with the other housing need groupings.	Section 5 - Housing
BDP11 Accommodation for Gypsies, Travellers and Travelling Showpeople	Paragraph 61 of the Revised NPPF cites homes for travellers. The Council will need to consider whether the District’s need is so great that it requires a standalone policy or should be sub headed within a housing mix and density policy along with the other housing need groupings.	Section 5 – Housing.
BDP12 Sustainable Communities	<p>The Revised NPPF sets out a standardised approach to viability at paragraph 57.</p> <p>Paragraph 92a) of the Revised NPPF places emphasis on positive planning for the use of shared spaces to deliver community facilities.</p> <p>It will also be necessary to consider how this policy can better address health and wellbeing as per Revised NPPF Para 91) c</p>	Section 9 – Social Infrastructure.

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	and Para 92b) and how this links with other Plan Policies such as local centres, green infrastructure and sports facilities.	
BDP13 New Employment Development	The employment land requirements will need to be updated as required in Paragraph 81 b) of the Revised NPPF.	Section 6 - Employment
BDP14 Designated Employment	<p>The Revised NPPF does not carry forward the original Paragraph 22 which related to the long term protection of employment sites and this policy will therefore require updating.</p> <p>Similarly Paragraph 121 states that LPAs should take a positive approach to applications for alternative land uses where this would help to meet identified development needs. Point a) in particular refers to using retail and employment land for homes in areas of high housing demand provided this would not undermine key economic sectors.</p>	Section 6 - Employment
BDP15 Rural Renaissance	<p>Take account of Revised NPPF Paragraphs 83/84. Planning policies and decisions should enable the growth and expansion of all types of businesses in rural areas through conversion and well-designed new buildings.</p> <p>The Council should consider making rural site allocations for employment as set out at Revised NPPF Paragraph 84.</p>	Section 6 – Employment
BDP16 Sustainable Transport	Paragraph 104 of the Revised NPPF states that planning policies should support an appropriate mix of uses, prepared with the active involvement of local highways authorities so that strategies for supporting sustainable transport and development patterns are aligned; identify and protect sites	Section 7 - Transport

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	and routes which would be critical in developing infrastructure to widen transport choice and provide for high quality walking and cycling networks.	
BDP17 Town Centre Regeneration	<p>Paragraph 85d) of the Revised NPPF states that planning policies should allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Town centre boundaries should be kept under review where necessary.</p> <p>Town Centre policy will need to take account of evidence base for predicting future needs over the next ten years in a rapidly changing retail environment.</p>	Section 8 – Town Centre and Local Centres
BDP18 Local Centres	<p>Paragraph 85a) of the Revised NPPF states that planning policies should define a network and hierarchy of town centres and promote their long term vitality and viability - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses and reflects their distinctive characters.</p> <p>Paragraph 91c of the Revised NPPF focuses on the role of local shops in supporting healthy lifestyles to encourage walking and cycling and access to healthier food.</p>	Section 8 – Town Centre and Local Centres.
BDP19 High Quality Design	The Revised NPPF places a greater emphasis on good design. Paragraph 125 states that design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and	No specific section on Design in the Issues and Options document, but is a theme which runs

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	<p>evaluation of each area’s defining characteristics.</p> <p>Paragraph 126 states that to provide maximum clarity about design expectations at an early stage, plans should use visual tools such as design guides and codes.</p> <p>The Local Plan Review will need to consider more detailed design policies as the NPPF places greater emphasis on place shaping.</p>	<p>throughout each section.</p>
BDP20 Managing the Historic Environment	<p>Section 16 (Conserving and enhancing the historic environment) of the Revised NPPF remains largely unchanged from the 2012 NPPF.</p> <p>Local Plan policy remains largely consistent.</p>	<p>Section 10 – Natural Environment and Historic Environments.</p>
BDP21 Natural Environment	<p>Paragraph 171 states that Plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>Ensure appropriate cover for individual and aged trees.</p>	<p>Section 10 – Natural Environment and Historic Environments</p>
BDP22 Climate Change	<p>Paragraph 150 of the Revised NPPF states that new development should be planned for in ways that a) avoid increased vulnerability to the range of impacts arising from</p>	<p>Section 11 – Climate Change and Water Resources</p>

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	<p>climate change. When new development is brought forward in areas which are more vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures including through the planning of Green Infrastructure.</p>	
BDP23 Water Management	<p>Paragraph 156 of the Revised NPPF states that strategic policies should be informed by strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in or affecting, local areas susceptible to flooding.</p> <p>Existing Local Plan policy appears to be largely consistent with the Revised NPPF.</p>	Section 11 – Climate Change and Water Resources
BDP24 Green Infrastructure	<p>Paragraphs 96 – 101 of the Revised NPPF relating to Open Space and recreation remain largely unchanged from the 2012 version.</p> <p>Existing Local Plan policy appears to be largely consistent although need to make stronger links to communities, health and design policies.</p>	Section 9. Social Infrastructure.
BDP25 Health and Well Being	<p>Paragraph 91 of the Revised NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. For example through the provision of safe and accessible green infrastructure , sports facilities, local shops, access to healthier food, allotments and</p>	Section 9. Social Infrastructure.



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	layouts that encourage walking and cycling.	
Implementation and Monitoring	This section will require review with regard to the Housing Delivery Test which will come into force from November 2018. (Revised NPPF, Paragraphs 73 – 75)	Section 5 – Housing.