

Addendum Report

A new National Planning Policy Framework (NPPF) was published on 12 December 2024; the published December Planning Committee reports pack therefore pre-dates the now current version of the NPPF as do the planning assessments and recommendations contained within. It is therefore necessary to update the officers' committee reports accordingly. The following addendum addresses each agenda item in so far as the revisions to the NPPF are relevant to the application in question.

The NPPF sets out central government's planning policies and how these should be applied by councils and the Planning Inspectorate. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is an important such material consideration in planning decisions.

6a 24/01730/FUL - 1 Coltham Fields, GL52 6SP (Pages 11 - 28)

Para 6.6 of the officer report refers to the titled balance. Para 11 (d) now reads;

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

Footnote 9 The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

Para 6.8 of the officer report refers to footnote 7, which is now footnote 8, which states;

8 This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph (227-226) of deliverable housing sites.

Para 6.30 of the officer report refers to the highway safety test, which is no longer paragraph 111 but paragraph 116.

As noted above, the key change for this decision is the titled balance exercise. The amendments are highlighted below in blue.

the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular ~~importance~~^{importance}⁷ provides a ~~clear~~^{strong} reason for refusing the development ~~proposed~~^{proposed}; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

The decision maker now has to have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Whilst this application is within a sustainable location, it does not make effective use of a redundant site and it does not secure a well-designed place as it harms to character appearance of the area and offers poor accommodation for future occupiers. As such, having considered the revised NPPF, officers conclusion and recommendation is the same.