

## Compton PC Local Plan Sub-Committee Report – September 2023

### **NDMP**

On September 4, the House of Lords voted through an amendment that ensures both the public and parliament have a say on any new national planning policy created by the *Levelling Up and Regeneration Bill*.

This new type of national planning policy – National Development Management Policies (NDMPs) – initially proposed to give enormous power to the Secretary of State to impose national policies on major planning issues. However, the Lords' amendment enshrines public consultation and parliamentary scrutiny in the process of creating any new NDMP.

Other amendments voted through ensure that:

- all new homes support the health of their residents,
- local plans make provisions 'for sufficient social rent housing' in every area,
- planning decision-takers (from the Secretary of State to local planning committees) have special regard to the UK's legally binding net zero emissions target (see below).

### **Biodiversity net gain**

Biodiversity net gain was introduced in the Environment Act 2021, which received royal assent on 9th November 2021. It is likely to become law and mandatory for all Town & Country Planning Act (TCPA) developments in November 2023. This will require a minimum 10 percent biodiversity net gain calculated using the latest version of the Biodiversity Metric.

### **New NPPF**

The new National Planning Policy Framework (NPPF) was issued on September 5. Fiona Curtis attended a webinar on the NPPF on September 8. The speaker said the only change of any note is the relaxing of legislation to allow onshore wind farms. It was pointed out that, despite all the statements made by Michael Gove, the requirements for a five-year land supply and the requirement to base population forecasts on outdated 2014 ONS data still apply.

### **Wisley New Town Appeal**

The Appeal Inquiry concerning the Wisley New Town development will begin on September 26 at 10am at the Guildford Baptist Church, Millmead, Guildford GU2 4BE.

The appeal is based on the argument that the developers had not provided, in a timely fashion, full information on the project. Guildford Borough Council had not determined the planning application as it had awaited more information, and so the process has now gone direct to the planning inspector.