

**Knights**

# Planning Update

Staffordshire Chambers of Commerce

21 January 2025



Carl Copestake

Partner – Town Planning

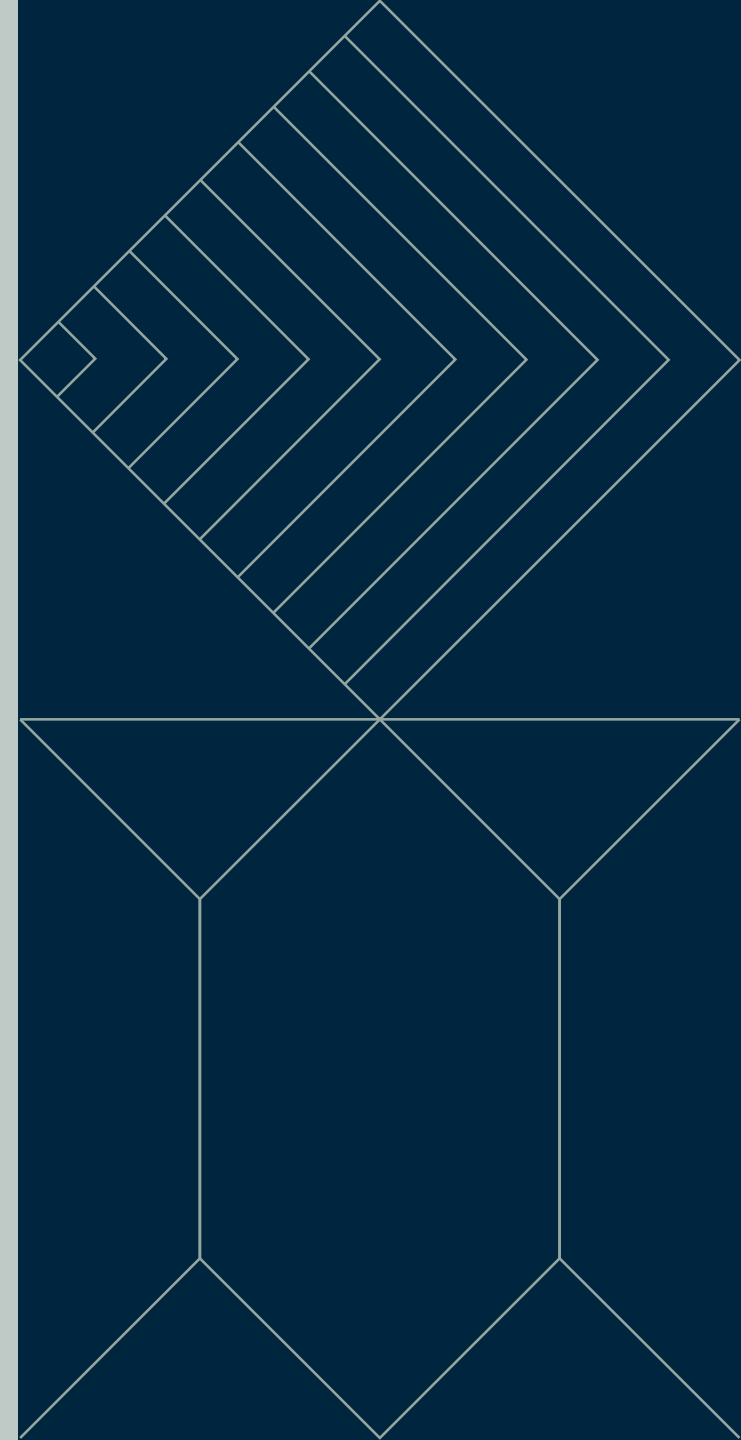


## NPPF changes - Housing

Standard method for housing now mandatory.

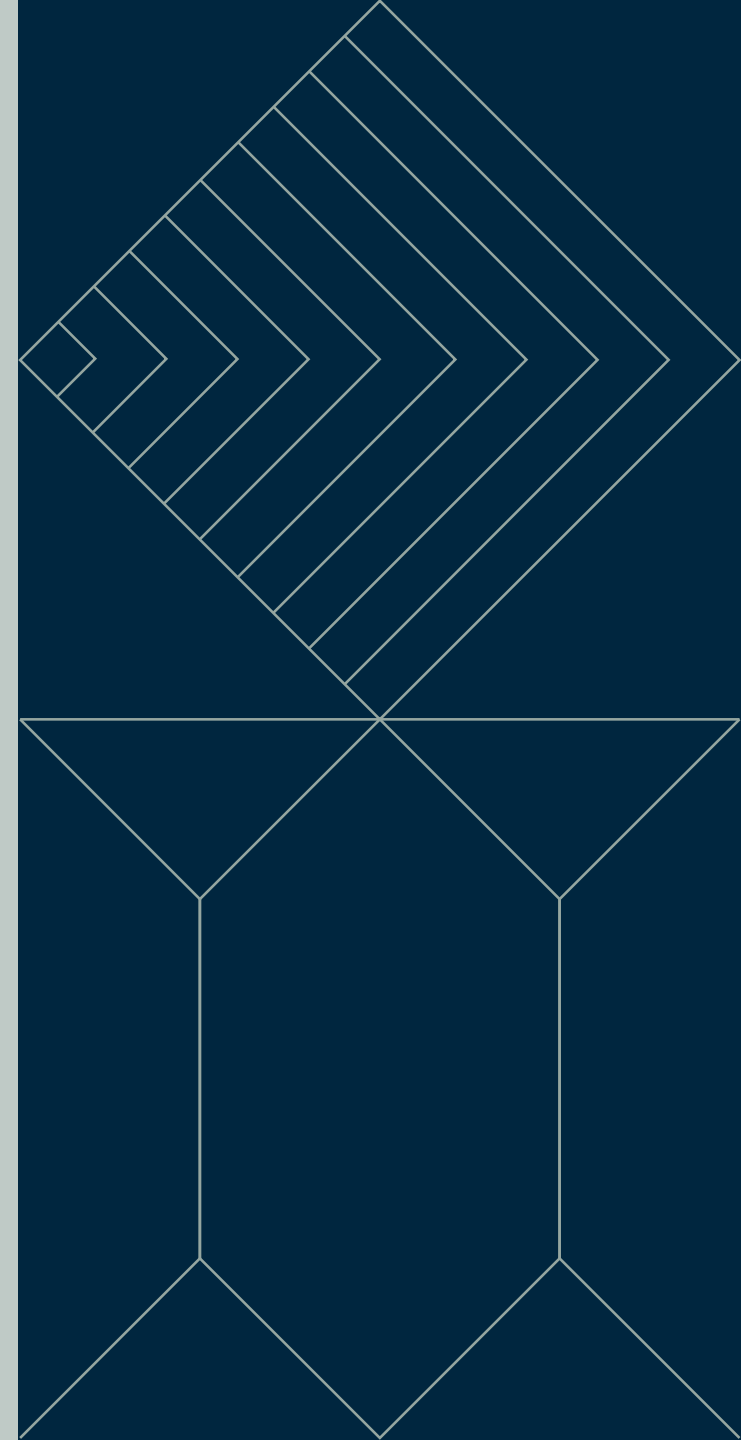
Increased housing requirement across Staffordshire:

- Stafford BC – 358 to 751
- Stoke-on-Trent CC – 704 to 948
- Newcastle-under-Lyme BC – 330 to 545
- Staffordshire Moorlands – 159 to 454
- Cannock Chase DC – 248 to 518
- East Staffordshire BC – 417 to 602
- Lichfield DC – 289 to 745
- Tamworth BC – 123 to 445
- South Staffordshire DC – 223 to 651



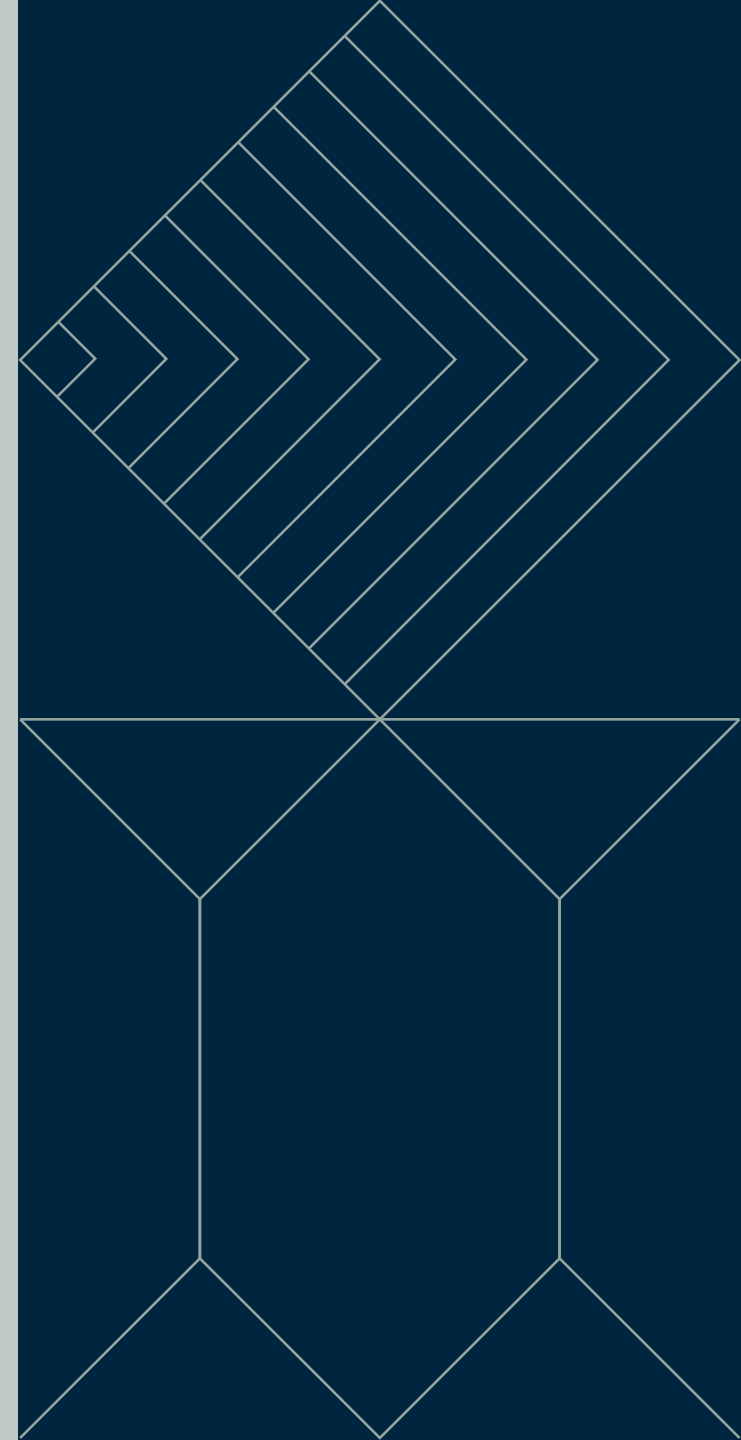
## NPPF changes - Housing

- What this means:
  - Many Councils will now not be able to demonstrate a 5YHLS and 'tilted balance' will apply.
  - Return to 'Planning by Appeal' for sites outside settlement boundaries?
  - Also applies to non-residential development where there is unmet need.
  - LPAs rushing to adopt Local Plans.



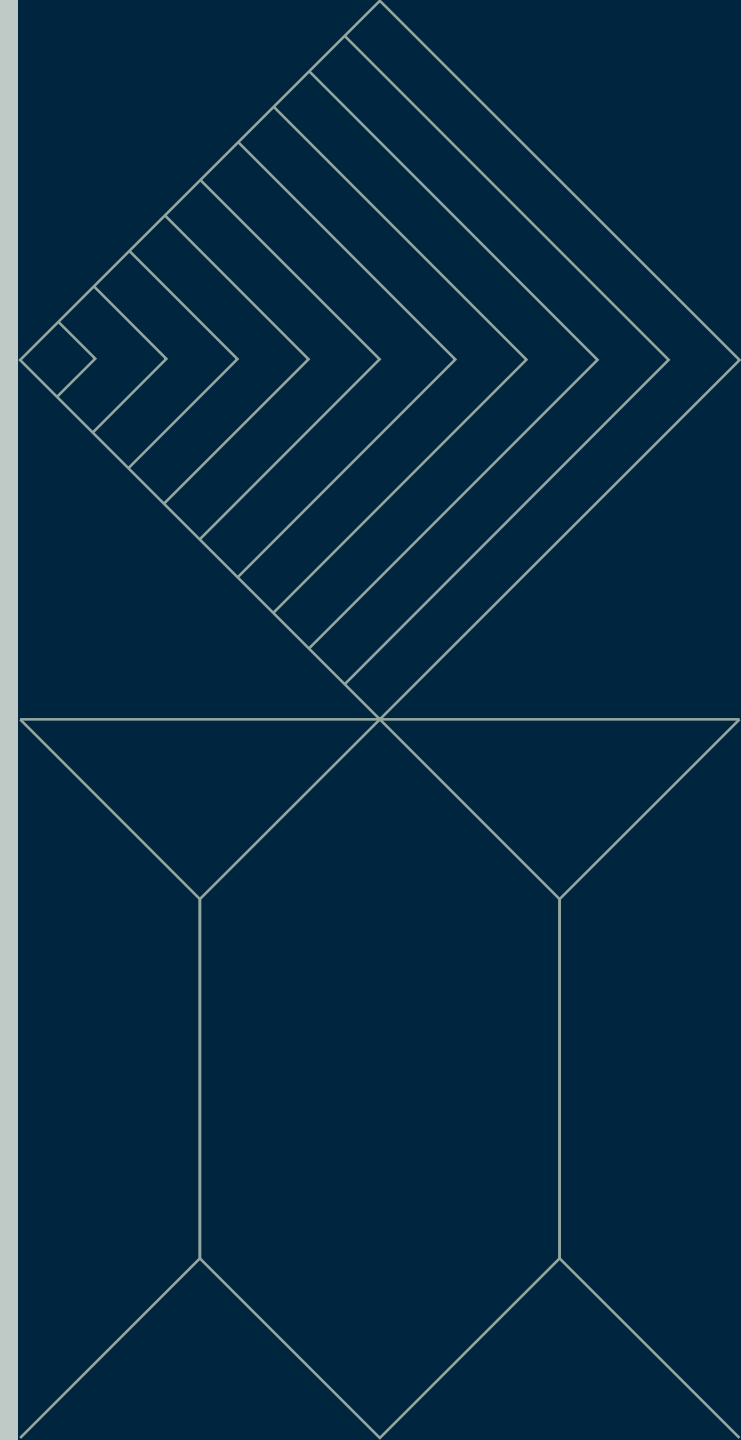
## NPPF changes – Green Belt

- 'Grey Belt'
  - PDL and other sites that do not contribute to purposes of GB.
  - 'Golden Rules' for major development.
  - Applies to Local Plan preparation and planning applications.
- Limited infill and redevelopment of PDL
  - Change in emphasis from 'not have a greater impact' to 'not cause substantial harm' to openness of GB.
- Subjective interpretation – Caselaw will help to inform.



## NPPF changes – Under the radar

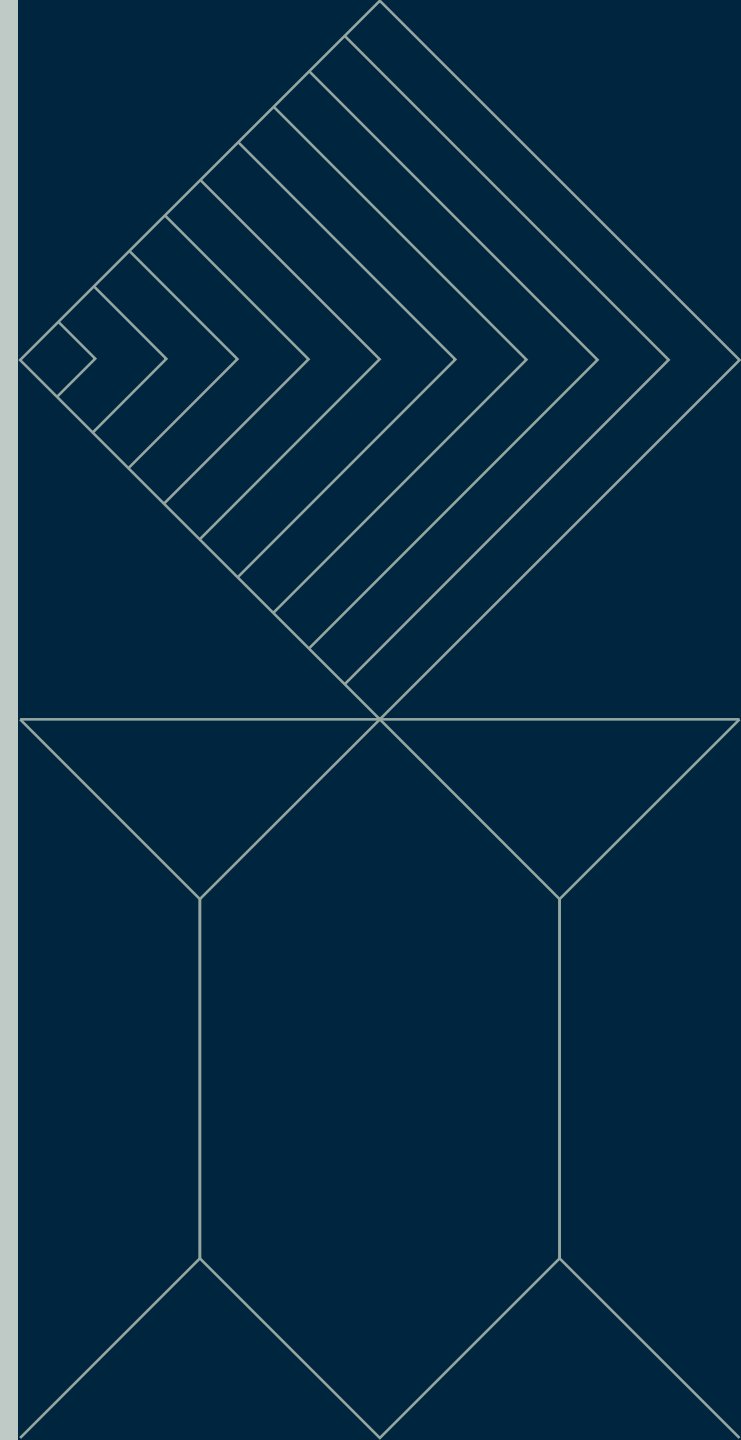
- Presumption in favour of PDL in settlements.
- Greater emphasis to small and medium housebuilders.
- Changes to sequential test for flooding.
- Support for modern economic uses.
- Restrictions on hot food takeaways.
- Support for specialist housing now includes ‘looked after children’.
- Biodiversity Net Gain is here to stay.



# Knights

## Changes to Planning Committees

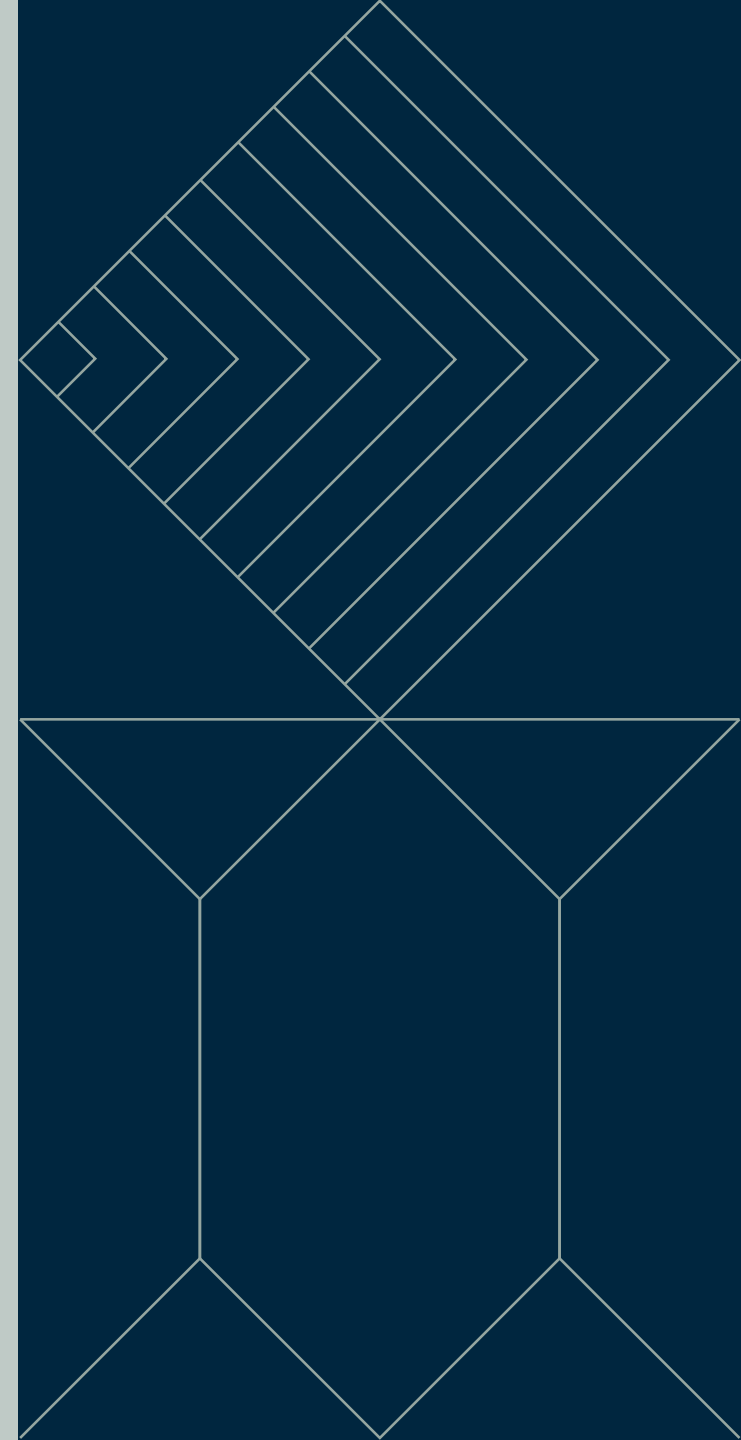
- National Scheme of Delegation (Planning and Infrastructure Bill).
- Minimise the number of applications to be decided by Members.
- Putting more faith in qualified planning officers.
- Member overturns can be costly to Councils (defending appeals and cost applications).
- Knights have previously presented to Women in Planning on 'Tips and Tricks for Presenting at Planning Committees.'



# Knights

## Rise in Planning Fees

- Take force on 1 April.
- Householder and Prior Approval fees doubling.
- Increase in S73 application fees (£2000 for major applications).
- Increase in costs for maximum thresholds for new buildings.
- Fees intended to help to streamline blockages in the planning system.
- However, these fees will not be ring-fenced to planning departments.



Thank You

Any Questions?





**Knights**

Thank You

Any Questions



Carl Copestake

Partner – Town Planning

