

WOOLLAM PARK

Applicants' Note in respect of the National Planning Policy Framework

December 2024

1. The National Planning Policy sets out the Government's planning policies and how they should be applied. It is a material consideration in determining planning applications.
2. The Planning Statement, and other planning application documents, refer to the December 2023 NPPF, which was current at the time they were prepared.
3. A revised version of the NPPF was published on the 12th December 2024. For decision-taking this takes effect immediately.
4. As a consequence, certain of the references to the NPPF in the applicants' documents will no longer be correct; the applicants intend to issue an Addendum that provides a schedule of new references.
5. Of greater significance is that the revisions change certain policy areas, and materially so respect of *inter alia*, the presumption in favour of sustainable development paragraphs 11d; what now constitutes inappropriate development in the Green Belt and where new housing and other development should be taken to be appropriate development; the function of land defined as Grey Belt in Annex 2 and the associated rules in respect of development proposals on such land; a vision-led approach to transport and assessing the impact of traffic from new development; and circumstances where the sequential test for flood risk is not required to be undertaken. These, and other matters, are germane to the planning policy framework relevant to the submitted planning application.
6. The Government has also indicated that it will be publishing revisions to the National Planning Practice Guidance in respect of certain of these matters in January 2025. This too will be relevant to the submitted planning application.
7. Accordingly, the applicants intend to produce an Addendum Document to address such matters in the Planning Statement, and any other document materially affected by these policy changes, in due course. As those changes are material to decision-making, they do not need to be addressed immediately, and the applicants have taken the view it would be preferable to submit such an Addendum having been able to consider the changes in their entirety and not in a piecemeal fashion. This process does not prevent the application being registered.

Owen Jones
17th December 2024