

Bath & North East Somerset Council

MEETING	Cabinet	
MEETING	12th September 2024	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3569
TITLE:	Revised National Planning Policy Framework and Implications for the Local Plan	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Appendix 1: Summary of the Government's proposed revisions to the National Planning Policy Framework		

1 THE ISSUE

1.1 The government recently published for consultation the revised National Planning Policy Framework (NPPF) and other changes to the planning system. The Council needs to respond to this consultation and this report sets out the recommended key elements of the response. The revised NPPF will also have significant implications for the Council's Local Plan and this report outlines some of the main implications and the recommended next steps in respect of Local Plan preparation.

2 RECOMMENDATION

The Cabinet is asked to;

- 2.1 note the government's proposed changes to the NPPF and to agree the key elements of the Council's response to the consultation on the revised NPPF and other changes to the planning system as set out in paragraph 3.6 of this report**
- 2.2 delegate authority to the Executive Director for Sustainable Communities, in consultation with the Cabinet Member for Built Environment, Housing and**

Sustainable Development, to agree and submit the Council's response to the government's consultation on the revised NPPF and other changes to the planning system

- 2.3 agree that the Local Plan needs to be reset and that preparation should progress towards submission in advance of the Government's new deadline of December 2026**
- 2.4 delegate authority to the Executive Director for Sustainable Communities, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, to agree and publish a revised Local Development Scheme setting out the revised programme for Local Plan preparation**
- 2.5 agree that we continue to co-operate with our neighbouring authorities and the West of England Combined Authority (WECA) to ensure that strategic planning delivers the affordable housing we need, as well as the supporting infrastructure**
- 2.6 authorise the Executive Director for Sustainable Communities, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, to issue communications relating to the resetting of the Local Plan and the proposed next steps as set out in Section 10 of this report**

3 THE REPORT

Draft Revised NPPF and other changes to the Planning System

- 3.1 In late July the Government launched consultation on its proposed approach to revising the National Planning Policy Framework (NPPF) in order to achieve sustainable growth through the planning system. The Government considers that sustained economic growth is the only route to improving the prosperity of our country and the living standards of working people. In order to help deliver economic growth and facilitate the delivery of 1.5 million new homes over the next five years the Government is proposing to reform the planning system. In addition to revising the NPPF the Government is also seeking views on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects Outline. This report focusses on proposed revisions to the NPPF.**
- 3.2 The revisions to the NPPF and other changes to the planning system which are being proposed by the government are subject to public consultation. Therefore, there remains some uncertainty regarding the final nature of these changes. This council will need to adapt to the final version of the revised NPPF and other wider changes and adjust its Local Plan making process accordingly.**
- 3.3 The Government's focus on sustained economic growth will help to enable B&NES Council to deliver its Corporate objectives, Economic Strategy and the spatial priorities of the Local Plan. The overall ambition for places set out in the revised NPPF is welcomed by the Council.**

- 3.4 The proposed revisions to the NPPF are significant. Alongside revising the NPPF the Government is also proposing to revise the standard method for calculating housing need in each local authority area. The main proposed revisions to the NPPF are outlined in Appendix 1 and relate to the following key areas:
- Significant uplift in housing numbers for B&NES
 - Clear requirement to review Green Belt and introduction of the concept of 'grey belt'
 - Focus on housing affordability and particularly meeting the needs of those on lower incomes
 - Commitment to regional/strategic planning and emphasis on its role in delivering the housing needed
- 3.5 As referenced above a significant uplift in housing numbers is proposed. The standard method for calculating housing need has been revised and is now mandatory. The revisions to both the housing figures and the NPPF are aimed at stimulating increased delivery of housing in order that the national target of 1.5 million homes over the next five years is met. For B&NES the proposed revised standard method results in a 104% increase from 717 per annum to 1,466 per annum. The government has also emphasised the important role of regional strategic planning in delivering the homes that are needed. Therefore, our response to the NPPF revisions and Local Plan preparation sits within a regional context and the role of our neighbouring authorities and WECA.
- 3.6 The proposed revisions to the NPPF also include transitional arrangements in respect of Local Plan preparation. These mean that if a local authority wishes to prepare and have their plan examined in accordance with the current NPPF it either needs to submit it for examination within one month of the final revised NPPF being published or consult on a Draft Local Plan under Reg 19 within the same time frame as long as it plans for a requirement which is no more than 200 lower than the revised standard method housing figure (for B&NES this would be 1,266 per annum). The Government intends to publish the final revised NPPF during the autumn and no later than the end of this year.
- 3.7 Consultation on the NPPF and the other changes to the planning system is open until 24th September and the Government asks 106 questions to which it requests a response. This Council should respond to the consultation by answering these questions as appropriate and officers will draft a technical response that should be agreed for submission by the Executive Director for Sustainable Communities, in consultation with the Cabinet Member for the Built Environment, Housing and Sustainable Development.

Key elements of B&NES Response to the Draft Revised NPPF

- 3.8 Whilst the proposed revisions to the NPPF align with this Council's priority of delivering more affordable housing and therefore, provides opportunities to consider how this should be planned for through the Local Plan, there are also some key issues that this Council needs to raise in its response to the consultation. The key elements of our recommended response and therefore, asks of Government are set out below:

- The methodology by which the revised standard method housing figures needs to be further interrogated. It is now founded on a proposed baseline addition to the existing housing stock of 0.8% per annum, which is then adjusted in respect of the affordability (or unaffordability) of housing. The Council acknowledges that housing is unaffordable in B&NES and that increasing the provision of housing that is affordable is a local as well as a national priority. The increase in the standard method housing figure is high in comparison to other areas in the south-west that also have a high median income to house price ratio similar to B&NES.
- The revised standard method housing figure is crude and is simply based on the two factors identified above. It should also be adjusted to take account of the circumstances and presence of NPPF acknowledged constraints within a local authority area. The revised NPPF continues to retain protection for National Landscapes and designated heritage assets, including World Heritage Sites (WHS) (maximum weight of protection applied). Within B&NES the main economic centre and city is a double inscribed WHS and a significant proportion of the District lies with the Cotswolds and Mendip Hills National Landscapes. These changes are necessary in order to ensure that the housing figure is achievable and deliverable.
- If options for the growth of the city of Bath are to be properly and strategically considered the request to Government is made to facilitate discussion between the key agencies in respect of the relationship between WHS inscriptions/status and the implications of sustainable growth
- The need within B&NES is primarily for affordable housing, rather than market housing that is out of reach for many households. The emphasis on delivering affordable housing in the revised NPPF is welcomed and in particular the proposed requirement that development of land released from the Green Belt should deliver 50% affordable housing. However, the reference to delivering 50% affordable housing on such land being 'subject to viability' needs to be amended. Within the main body of the NPPF and therefore, definitively part of national policy it needs be clear that where the price paid for the land is more than the set 'benchmark value', viability negotiations to reduce affordable housing delivery for this reason cannot take place and permission will be refused. As such viability should only be exceptionally negotiated where developers can clearly demonstrate they can't meet all the policy requirements assuming no more than the benchmark value for the land.
- The above approach and requirement for delivering 50% affordable housing on land removed from the Green Belt should be rolled out to encompass other greenfield sites where development costs are generally lower. It would need to be carefully implemented in order to avoid stalling delivery. Changes are required in order to ensure the land value uplift from planning permission and subsequently development is better captured through the planning system to enable key policy objectives to be achieved. Such a mandatory requirement would fundamentally alter the housing market and ensure landowners do not receive an inflated price for their land, which in turns undermines the viability of delivering residential schemes that should be providing much needed affordable housing and meeting other important

policy requirements e.g. related to zero carbon construction, Biodiversity Net Gain etc

- Infrastructure: the scale of growth and housing development that needs to be planned for and delivered requires the timely delivery of infrastructure. A key request of Government is to properly consider infrastructure funding models and future investment levels in order to ensure that strategic and local infrastructure required to support development is brought forward. Relying on developer contributions to fund the substantial levels of strategic infrastructure needed (as well as that required locally to specifically mitigate the impact of development) is not realistic
- Delivery: a further key ask of government is to properly fund local planning authorities to plan for significant levels of growth both through plan-making and decision-making in respect of planning applications. Reference in the Government consultation and 30 July 2024 letter from the Deputy Prime Minister/Secretary of State for Housing, Communities & Local Government to financial support being available to progress the necessary additional plan-making work and potential increasing fees related to certain types of planning/listed building applications is welcomed. However, further detail is awaited and it is vital such mechanisms do provide sufficient funding/resources
- Renewable energy: proposed revisions to the NPPF that seek to support on-shore wind and other renewable energy installations are broadly welcomed. These revisions should help the Council in planning for increased renewable energy infrastructure in order to help meet targets associated with the Climate Emergency declaration. It is important that these NPPF revisions are supported by action and funding to ensure the grid capacity and connections are readily available to enable delivery

Bath and North East Somerset Local Plan

- 3.9 Preparation of the Local Plan 2022-2042 is well underway. The Council published an Options document for consultation earlier this year and is currently aiming to consider a Draft Local Plan at a Council meeting in January next year for public consultation under Reg 19, prior to submitting the Local Plan for examination before the end of June 2025. As set out below this preparation programme will need to be revised.
- 3.10 The Local Plan is a key corporate document in helping to address the Council's priorities and objectives that have a spatial manifestation. In the Options document the Council outlined the spatial priorities for the plan, which guide what it seeks to achieve. The spatial priorities are closely aligned with the Corporate Strategy. The spatial priorities are restated below and remain appropriate in the context of the draft revised NPPF. The thrust of government policy reflected in the draft revised NPPF aligns with and places renewed emphasis on the priority of delivering housing that is more affordable within the District. However, the Local Plan is not solely about planning for more housing, it is about facilitating the creation and maintenance of attractive, healthy and sustainable places. The spatial priorities are as follows:

Our Local Plan will plan for development in response to local needs to create attractive, healthy and sustainable places in line with the Council's Corporate Strategy.

The Plan will:

- *Maximise the delivery of housing that is more **affordable***
- *Create a **fairer, more prosperous and sustainable** economy*

In doing so, our plans for development must:

- *Enable B&NES to become **carbon neutral by 2030** and deliver a climate resilient district*
- *Protect and enhance nature through facilitating **nature recovery***
- *Improve **health and well-being** outcomes for all, including through planning health promoting and inclusive places and providing for cultural enrichment*
- *Reduce the need to travel unsustainably and enable **improved connectivity** for all through sustainable modes of transport and facilitating locally available services and facilities*
- *Respect, conserve and enhance our **heritage assets** and their landscape settings, in particular the World Heritage Site of Bath and National Landscapes*
- *Align the timely provision of **transport, health, education, social, cultural and green infrastructure** with development*

3.11 The Local Plan 2022-2042 as published is based on planning for the delivery of housing based on the then standard method figure of 725 per annum (14,500 over the plan period). The Options document set out the emerging approach to the spatial strategy; options for strategic development to meet needs; the approach to smaller local or non-strategic sites; and District-wide Development Management policy approaches/options.

3.12 The recently published draft revised NPPF, encompassing transitional arrangements for plan-preparation, has significant implications for our Local Plan, not least with regards to the amount of housing to be planned for (as summarised below). These implications mean that it is recommended that the Local Plan is re-set in order that it complies with and reflects the revised NPPF. Re-setting the Local Plan means that the work undertaken to date will continue to inform the Local Plan as appropriate, but that some of the key parameters have changed. In re-setting the Local Plan it is also important that it facilitates achieving the ambitions set out in the Economic Strategy, enabling sustainable economic growth in line with the Government's growth plans, as well as additional affordable housing. The next steps for our Local Plan are broadly outlined below.

Main Implications of the Revised NPPF for the Local Plan

3.13 The substantial increase in the housing figure for B&NES (and assuming the magnitude of the increase in the final revised standard method figure is similar) and changes to Green Belt policy will require significant further work to consider how significantly more housing development can be sustainably accommodated and in a way that delivers much needed affordable housing. The specified outcomes now sought from the Duty to Co-operate, allied to the revised calculation of Bristol housing need, will also have implications and make it even more important that we work closely with our neighbouring authorities and WECA.

- 3.14 A range of additional and updated evidence work will also need to be undertaken e.g. a revised Local Housing Needs Assessment to identify the type, size and tenure of housing needed within the context of a new standard method figure and affordable housing policy approach; further Green Belt assessment work including identification of 'grey belt' land; review of economic land requirements; and transport modelling to understand the impacts of further development.
- 3.15 The above issues and work will require significant further engagement with communities and other stakeholders, in line with the Council's objective of 'giving people a bigger say'.
- 3.16 The transitional arrangements set out in the revised NPPF cannot be met and a sound Local Plan secured. Therefore, the current preparation programme for the Local Plan (see para 3.9 above) will need to be amended. Further engagement on options and/or preferred options under Reg 18 will be necessary, before moving towards a Draft Local Plan to be consulted upon under Reg 19.
- 3.17 The Government's deadline for preparing Local Plans under the existing planning system, but in compliance with the revised NPPF, now requires submission of the Plan for examination by December 2026. Further assessment of a revised preparation programme needs to be undertaken, but the Council will progress preparation of the re-set Local Plan as quickly as is practicable and in order to achieve a sound plan. As such it is intended that the Local Plan will be submitted for examination in advance of the December 2026 deadline.
- 3.18 Once established the new programme for preparing the Local Plan will be set out in a revised Local Development Scheme (LDS). The LDS sets out the Council's planning policy work programme over a three-year period to assist those who want to engage in the process of local plan preparation.
- 3.19 Alongside preparation of the Local Plan the role of developer contributions in helping to fund both strategic infrastructure and that required to specifically mitigate the impacts of proposed development will need to be undertaken. This means that the programmes for the review of the CIL charging schedule and the Planning Obligations SPD will also need to be amended in the LDS so that they remain aligned with preparation of the re-set Local Plan. Furthermore, some Local Plan policies may require an associated Supplementary Planning Document (SPD) to be amended and therefore, the changes to the Local Plan preparation programme may also have knock-on effects or changes to the preparation of SPDs or Supplementary Plans.
- 3.20 It is recommended that delegated authority be granted to the Executive Director of Sustainable Communities, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Communities to agree and publish the revised LDS. The revised LDS will be published as soon as is practicable.

4 STATUTORY CONSIDERATIONS

- 4.1 Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) Town and Country Planning Act 1990).

- 4.2 Section 19(1B) - (1E) of the Planning and Compulsory Purchase Act 2004 sets out that each local planning authority must identify their strategic priorities and have policies to address these in their development plan documents (taken as a whole). The development plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters).
- 4.3 In light of the UK Plan-led system, Regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires that Local Planning Authorities must review local plans and the NPPF states that this must take place at least once every 5 years, and Plans should then be updated as necessary. This must in whole or in part be to ensure that policies remain relevant and effectively address the needs of the local community.
- 4.4 The Council updated parts of its Local Plan (comprising the Adopted Core Strategy and Placemaking Plan) through the LPPU. The LPPU was adopted in January 2023. However, a full update of the Local Plan now needs to be prepared in order to ensure that the needs for development within the district (e.g. for housing and employment space) over the longer term can be objectively assessed and responded to positively. Work commenced on the full update of the Local Plan and an Options consultation took place earlier this year. The draft revised NPPF will almost certainly require the Local Plan to be re-set and further engagement undertaken.
- 4.5 The Levelling Up and Regeneration Act (2023) received Royal Assent on 26 October 2023 which will make some changes to plan-making. Regulations by the Secretary of State are required to bring these changes into force. The previous Government said local planning authorities (LPAs) must submit their local plans for examination by 30 June 2025 (and adopt them by 31 December 2026) if they want their local plans to be adopted under the current system. Under the revised NPPF the submission deadline is proposed to be extended to December 2026 to enable local authorities to undertake potentially significant further work on their Local Plans. If LPAs are not able to meet these deadlines (or if their local plans fail at examination), then LPAs must prepare their local plans under the new plan-making system. The Council's Local Plan is being prepared under the current system and it is anticipated it will be submitted before the December 2026 deadline.
- 4.6 The first formal stage in preparing the Council's new Local Plan is Regulation 18 of Town and Country (Local Planning)(England) Regulations 2012/767 which provides the opportunity to gather evidence and test options with local communities and stakeholders. Following consultation on the Options document earlier this year it is envisaged that further options/preferred options engagement and consultation will need to be undertaken in respect of the re-set Local Plan.
- 4.7 The Planning and Compulsory Purchase Act 2004 requires all local planning authorities to prepare a Local Development Scheme (LDS). The LDS which will be revised as described above sets out the programme, resources and arrangements for the production and review of statutory planning documents required by the Council. The LDS must be kept up-to-date.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The Local Plan has been prepared utilising existing staff resources, led by the Planning Policy team and involving various other teams across the council, and also both council and WECA funding. Council funding has been primarily from the existing Local Development Framework (LDF) budget, although it has been supplemented in 2023/24 by funds via an agreed facility to draw-down from central reserves. In addition, this council successfully bid for strategic masterplanning funding from WECA and this has also been utilised in preparing the Local Plan Options document.
- 5.2 Re-setting the Local Plan and undertaking the additional work needed will require significant resources. In consulting on the draft revised NPPF the Government has announced that further funding will be available to local authorities in recognition of the further work and engagement now required in progressing Local Plans. The amount and nature of funding is unknown at this stage, but the Council will look to apply for any funding that is made available. Government funding will supplement that which is available via the existing LDF budget, the remaining WECA strategic masterplanning funding and the remainder of funds from the previously agreed draw-down facility that have not yet been utilised. At this stage it is anticipated that preparation of the Local Plan will be undertaken within the budget and resources available from the above sources. However, this may be subject to change dependent on the funding made available by government.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.

7 EQUALITIES

- 7.1 Preparation of the Local Plan to date, including the Options document has been subject to an Equalities Impact Assessment (EqIA) which ensures that the council understands the implications for people with protected characteristics of each of the Options presented for consultation. The impacts recorded through the EqIA will be taken into account in the next stages of plan-making. Following re-setting of the Local Plan preparation of an options/preferred options document will also be subject to an EqIA. The Local Plan is also subject to a Sustainability Appraisal (statutory requirement) throughout its preparation that also considers, at a more general level, equalities issues.

8 CLIMATE CHANGE

- 8.1 Helping to address the climate and ecological emergencies through contributing to achieving carbon neutrality by 2030 e.g. reducing carbon emissions arising from new development; and facilitating nature recovery are key spatial priorities of the Local Plan. Policy approaches or options set out in the document specifically aimed at meeting these priorities were set out previously in the Options document published earlier this year for consultation. The re-set Local Plan will continue to be underpinned by addressing the climate and ecological emergencies, including through:

- Locating new development where it is best served by sustainable modes of travel and minimises car travel
- Policy approaches to minimise energy use or carbon emission rates in new development and ensure they are, as a minimum, zero carbon
- Options to help further reduce embodied carbon from all scales of development
- Setting out policies that are aimed at better enabling the delivery of renewable energy installations in the most appropriate locations
- Looking at how to increase Biodiversity Net Gain in new development and working with the Local Nature Recovery Strategy to maximise nature recovery opportunities/benefits

9 OTHER OPTIONS CONSIDERED

9.1 In progressing the Local Plan the other option which was considered was accelerating preparation of the Local Plan in order that the transitional arrangements are met by submitting it for examination within one month of publication of the revised NPPF. However, it was concluded that this would be very likely to result in the Local Plan being found unsound at examination.

10 CONSULTATION

10.1 In preparing this Report the Cabinet Member for Built Environment, Housing and Sustainable Development, the Executive Director for Sustainable Development, the S151 Officer and Monitoring Officer have been consulted. It has been cleared for publication by the S151 and Monitoring Officer.

10.2 Re-setting of the Local Plan and the next steps in its preparation will need to be clearly and carefully communicated to communities and other stakeholders. Discussions are underway with Communications and Marketing colleagues in this respect.

10.3 Preparation of the re-set Local Plan will also be informed by significant stakeholder engagement and involvement. Future consultation will be undertaken in accordance with the Council's published Statement of Community Involvement and a range of engagement methods will be used, likely to include:

- Community representatives workshops, including parish & town councils, stakeholders and ward councillors
- Meetings and workshops with other stakeholders, including landowners and developers
- In-person consultation events/exhibitions and on-line briefings
- On-going tailored engagement with a number of seldom heard groups
- Publication of documents for consultation and comment
- On-going communication of progress and next steps

10.4 Engagement will be undertaken at key stages of plan preparation including through the remainder of Reg 18 (encompassing publication of a further Options/Preferred Options document) and via formal consultation on the Draft Local Plan under Reg 19. The programme for the next stages of Local Plan preparation will be set out in the revised Local Development Scheme and

subsequently, the timings of future consultation and engagement activities will be communicated and publicised, including via the Council's website and mail outs to those individuals and organisations on the Council's Planning Policy mailing list.

Contact person	<i>Richard Daone, Deputy Head of Planning - 01225 477546</i>
Background papers	<i>Government's consultation on the Revised NPPF and other changes to the Planning System:</i> https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system <i>Local Plan 2022-2042 Options document:</i> https://beta.bathnes.gov.uk/sites/default/files/Options%20Document.pdf
Please contact the report author if you need to access this report in an alternative format	

APPENDIX 1

SUMMARY OF GOVERNMENT'S PROPOSED REVISIONS TO THE NPPF

- a) Make the standard method for assessing housing needs mandatory and required to plan for the resultant housing figure. Before a lower Local plan housing requirement will be considered must demonstrate that have *“taken all possible steps, including optimising density, sharing need with neighbouring authorities, and reviewing Green Belt boundaries”*.
- b) Alongside the NPPF the government has also published revised standard method housing figures. The current standard method housing figure is based on population and household projections, with an affordability adjustment to reflect in some areas housing is increasingly unaffordable. This affordability adjustment is capped. The proposed revised standard method figure is based on an annual increase in the existing housing stock, to which an affordability adjustment is then applied. The affordability adjustment is no longer proposed to be capped. The current standard method housing figure for B&NES is 717 per annum, Under the proposed method the housing figure increases by 104% to 1,466 per annum.
- c) Reverse other changes to the NPPF made in December 2023 which were detrimental to housing supply. This includes reinstating the requirement to be able to demonstrate a 5 Year Housing Land Supply (5YHLS), with a 5 % buffer and which can no longer include past over supply
- d) Presumption in favour of sustainable development applies if local planning authorities can't demonstrate a 5YHLS or policies relating to the supply of land are out of date, albeit there is an emphasis on affordable housing provision and design quality in such circumstances
- e) Broaden the existing definition of brownfield land, set a strengthened expectation that applications on brownfield land will be approved and that plans should promote an uplift in density in urban areas
- f) Green Belt:
 - if cannot meet housing need in any other way required to review Green Belt to release land to meet housing need in full, unless *“the review provides clear evidence that such alterations would fundamentally undermine the function of the Green Belt across the area of the plan as a whole*
 - review the Green Belt to identify grey belt land, which is defined as brownfield sites and any areas that only make a limited contribution to Green Belt purposes. Grey belt land should be brought forward into the planning system through both plan and decision-making to meet development needs
 - in releasing land from the Green Belt for development first consider brownfield sites, then other grey belt areas in sustainable locations and finally greenfield sites elsewhere in the Green Belt

- development of land in the Green Belt is subject to 'golden rules' to ensure it delivers in the public interest, this includes providing 50% affordable housing (subject to viability)
- g) Affordable housing: meeting diverse needs with greater emphasis on meeting needs of those on lower incomes through social rented housing, and less emphasis on affordable home ownership. A minimum proportion of social rented homes as part of affordable housing provision needs to be identified and there is no longer a requirement for 25% of affordable housing to be First Homes
- h) Duty to co-operate remains, but role of strategic planning in delivering sustainable growth emphasised and that as a result of co-operating should be able to demonstrate consistency of Local Plans across boundaries e.g. with regard to planning for infrastructure and meeting unmet housing need
- i) Support economic growth in key sectors, aligned with the Government's industrial strategy and future local growth plans
- j) Support clean energy and the environment. Greater support for onshore wind and renewable energy including removal of caveats relating to impacts being made acceptable and securing community support. Restrictions still apply in National Landscape areas and with regard to designated heritage assets