

# **PLANNING COMMITTEE**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS PRESENTED TO MEMBERS

## Amendment Sheet

### Revised National Planning Policy Framework (NPPF), 12 December 2024

The new NPPF takes immediate effect from 12 December 2024. This means all pending applications and appeals must now be assessed under the new guidelines, this includes the applications being considered and determined here this evening.

Officers have reviewed the revised NPPF in accordance with any changes and these are set out in the Amendment Sheet. Please note that the NPPF still states that *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*

The revised NPPF can be accessed via

<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

The changes introduced have several key impacts on determining planning applications, the following are the key highlights and not an exhaustive list:

- **The presumption in favour of sustainable development:** Para 11 has been updated (changes in red).

*“For decision making 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are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> 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 combination<sup>9</sup>**”*

(for the footnotes highlighted, please refer to the document itself, link provided above).

- **Housing Delivery Focus:** There is a stronger emphasis on meeting housing targets. Local planning authorities must prioritise applications that contribute to housing delivery.
- **Green Belt and Grey Belt:** The NPPF now requires local authorities to review Green Belt land and consider 'Grey Belt' areas for development. This could lead to more applications being approved in these areas if they meet the new criteria set out in the NPPF.

Grey Belt is defined as “land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a - to check the unrestricted sprawl of large built-up areas), (b - to prevent neighbouring towns merging into one another), or (d - to preserve the setting and special character of historic towns) in paragraph 143.”

- **Net Zero Objectives:** Applications for renewable and low-carbon energy projects are given more support under the new NPPF. This aligns with the goal of achieving Net Zero by 2050, potentially speeding up approvals for such projects. Paragraph 168(a) states that “significant weight” should be given to “the benefits associated with renewable and low carbon energy generation and the proposal’s contribution to a net zero future”.
- **Decision-Making:** The NPPF aims to standardise decision-making processes to reduce delays by front loading the process for pre-applications. This could lead to faster and more predictable outcomes for applicants. The NPPF also aims to delivers community needs to support society and the creation of healthy places and adopting a ‘vision led’ approach to transport planning.

#### Implications for Slough:

- **Mandatory Housing Targets:** Local authorities, including Slough, are now required to meet mandatory annual housing targets. Slough’s housing number remains largely unaltered compared to adjoining authorities. This is potentially positive for the Local Plan.

Reorganised Authority Name	Region	LHN under the previous standard method	LHN under the new standard method
Slough	South East	856	808
Spelthorne	South East	631	793
Windsor and Maidenhead	South East	866	1,449
Buckinghamshire	South East	2,912	4,319
Hillingdon		2,047	2,292
Hounslow		3,368	2,052

**Table 1** – change in housing numbers between methodologies.

The new standard method uses housing stock to set a baseline figure, and a baseline of 0.8% provides a consistent base for growth, which is then increased

to reflect housing affordability pressures, setting ambitious expectations across the country while directing housing to where it is most needed.

Stock data is based on the Census and updated annually through new housing supply data collected by local authorities, it will not be adjusted to account for vacant and second homes.

**Green Belt Reviews:** The NPPF mandates reviews of Green Belt land. Slough may need to reassess its Green Belt areas to identify potential sites for development. The NPPF defines new 'golden rules' set out in paragraphs 156-157 for land released in the Green Belt to ensure release delivers in the public interest, as well as the policy considerations of affordable housing, design quality, and sustainable locations that are part of the presumption in favour of sustainable development. Paragraph 158 states that *“A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.”*

- **Grey Belt Development:** The introduction of the 'Grey Belt' concept encourages development on previously developed land that does not meet Green Belt criteria. Slough will need to explore these areas for potential housing growth.
- **Five-Year Housing Land Supply:** Slough must demonstrate a five-year housing land supply with a 5% buffer, ensuring a steady pipeline of housing development.
- **Economic growth in key sectors:** including laboratories, gigafactories, data centres, digital economies, and freight and logistics – given their importance to our economic future. The SPZ has recently been adopted by Slough Borough Council and will permit a number of data centres, subject to design codes/conditions/section 106, supporting the digital economy.
- **Local Plan:** The new NPPF guidelines sets out a clear pathway for preparing and reviewing a Local Plan which Slough (Local Plan is still subject to funding) will need to ensure that they are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound.

These changes are designed to streamline the planning process and address the housing crisis, plan for essential infrastructure and promote sustainable development, including a digital economy to drive growth.

As a result of the revised NPPF, paragraph numbers have been changed in the new NPPF which now may not reflect the committee reports and conditions which refer to the 2023 NPPF. The conditions will be updated to the 2024 NPPF accordingly.

## **Item 5 – P/19997/004 – 101A Upton Road**

### Update on adjacent uses.

Paragraph 11.7 of the Officer report refers to the use of the adjoining property, No.101 Upton Road, where neighbours had raised the matter of its use also being for the provision of care, in that case for adults with learning disabilities.

At paragraph 11.7 Officers advised that the planning history of that property did not indicate its use as a HMO or care home and real estate websites list it as a single dwelling as of November 2024.

However, having discussed the property with Slough's Adult Social Care (ASC) team it can be confirmed that the property is a Supported Living scheme – providing accommodation to 4 tenants with ASC funding the care and support through a contract with Choice Care Group.

**P/20536/000 – Land Off Blackthorne Crescent**

Additional Condition relating to noise impact.

The works hereby approved shall be carried out in accordance with the conclusions and recommendations of the Planning Noise Assessment from Stroma Built Environment Ref: OPP-087756 - NC1v2, dated 02/08/2024, received 24/05/2024 which ensures, among other things, that internal noise levels will meet the levels provided in BS8233: Guidance on Sound Insulation and Noise Reduction for Buildings and measures shall thereafter be retained.

Reason: To ensure appropriate noise levels are achieved during construction and operational phases in the interests of core Policy 8 of the Core Strategy and the National Planning Policy Framework 2024.

**P/12934/018 land At Theale**

Nothing to Update

**P/10913/036 – Landmark Place**

Nothing to update.