

<b>Report To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date:</b>	<b>19<sup>TH</sup> MARCH 2025</b>
<b>Heading:</b>	<b>PLANNING PRACTICE GUIDANCE UPDATES</b>
<b>Portfolio Holder:</b>	<b>NOT APPLICABLE</b>
<b>Ward/s:</b>	<b>ALL WARDS</b>
<b>Key Decision:</b>	<b>NO</b>
<b>Subject to Call-In:</b>	<b>NO</b>

### **Purpose of Report**

To summarise recent updates to the Planning Practice Guidance (PPG) pages, which have been revised in line with the December 2024 changes to the National Planning Policy Framework (NPPF).

### **Recommendation(s)**

To note the content of the report.

### **Reasons for Recommendation(s)**

For information in relation to changes to national planning policy guidance.

### **Alternative Options Considered**

None

### **Detailed Information**

## **Planning Practice Guidance Changes:**

On the 24<sup>th</sup> and 27<sup>th</sup> February 2025, updates to the planning practice guidance (PPG) pages were made online by Central Government. The updates provide additional guidance on changes introduced in the December 2024 National Planning Policy Framework.

### **Housing and Economic Needs Assessment**

On 24<sup>th</sup> of February 2025, the PPG Housing and economic needs assessment with an additional section relating to plans being considered under the transitional arrangements set out in Annex 1 of the NPPF.

It provides clarity on how to calculate whether 80% of local housing need has been met when the local plan in question is a joint local plan between different authorities with separate housing need figures. It clarifies the 80% figure should be taken across the whole of the joint plan area. As Ashfield is not working on a joint local plan with any other authority, this section of the PPG is not directly relevant to the Council.

### **Effective Use of Land**

On the 27<sup>th</sup> of February 2025 the PPG Effective Use of Land was updated to include additional question on how to apply paragraph 125c of the NPPF to decision making.

This update answers the question 'How does policy 125(c) (substantial weight to brownfield land proposals) apply to decision making?'. Providing clarity on the weight that should be given to suitable brownfield land in decision making, stating that when a proposal would cause less than substantial harm to the significance of a designated heritage asset, paragraph 215 would still need to be applied. This will be relevant to decision making when development comes forth on brownfield land.

### **Green Belt Review**

On the 27<sup>th</sup> of February 2025 the PPG Green Belt was updated to reflect the revised version of the NPPF published in 2024.

The update focuses on the introduction of 'Grey Belts' which refer to lower-quality or underutilised areas within the Green Belt which could be developed without undermining the Green Belts core purposes. Grey Belt reflects a more strategic approach to Green Belt land use and the update provides clear criteria for identifying and assessing Grey Belt including its environmental quality, physical properties and accessibility in order to justify potential development in these areas.

Paragraphs 147 & 148 of the NPPF outlines that Local Authorities should review and alter Green Belt boundaries where necessary, as part of the plan making process. In doing so, identifying Grey Belt land to inform the review.

## **Implications**

### **Corporate Plan:**

As the report is for noting, there are no direct issues for the Corporate Plan.

**Legal:**

As the report is for noting, there are no legal issues associated with the report.

**Finance:**

There are no direct financial implications arising as a result of this report.

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	None
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

**Risk:**

<b>Risk</b>	<b>Mitigation</b>
No risk arises from the report.	

**Human Resources:**

There are no direct HR implications contained within this report.

**Environmental/Sustainability**

There are no environmental/sustainability implications from the report.

**Equalities:**

There are no diversity or equality implications from the report.

**Other Implications:**

None

**Reason(s) for Urgency**

Not applicable.

**Reason(s) for Exemption**

Not applicable.

## **Background Papers**

- National Planning Policy Framework (NPPF) (December 2024).

## **Report Author and Contact Officer**

Darius Walker  
Graduate Planning Officer  
[Darius.walker@ashfield.gov.uk](mailto:Darius.walker@ashfield.gov.uk)

James Carr  
Graduate Planning Officer  
[James.carr@ashfield.gov.uk](mailto:James.carr@ashfield.gov.uk)

Lara Murray  
Graduate Planning Officer  
[Lara.murray@ashfield.gov.uk](mailto:Lara.murray@ashfield.gov.uk)

## **Sponsoring Director**

John Bennett  
Executive Director – Place  
[john.bennett@ashfield.gov.uk](mailto:john.bennett@ashfield.gov.uk)