

NATIONAL PLANNING POLICY FRAMEWORK



APPEAL BY BRANDON ESTATES AT COVENTRY STADIUM, RUGBY ROAD, COVENTRY, CV8 3GJ

APPEAL REFERENCE: APP/K3715/W/23/3322013

The National Planning Policy Framework (2023) was published on 20 December 2023 and contained various revisions. This note summarises the revisions which this appeal is concerned with.

Sports Need

Paragraphs 92, 93 and 99 of the 2021 NPPF were all referred to within the LPA's Closing Submissions (CD18.27) and have all been renumbered as 96, 97 and 103 respectively. Paragraph 97 and 103 have not changed. Paragraph 96 now includes 'beautiful buildings' however a) to c) have not changed. The minor change to paragraph 96 does not alter the council's case in relation to sports need. Local Plan Policy HS4 (C) and Neighbourhood Plan Policy LF1 still accord with the National Planning Policy Framework (para 103).

Green Belt

Paragraph 149 (2021) is now renumbered as paragraph 154 (2023). The additional paragraph within the NPPF in relation to green belt refers to plan-making and has no impact on this appeal.

Biodiversity Net Gain

There has been no change in relation to this topic other than paragraph 179 being renumbered to 185.

Housing

Paragraph 76 introduces criteria where a five-year housing land supply (5YHLS) does not have to be demonstrated. This includes if the adopted local plan is less than five years old and that the adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded. Both criteria apply to Rugby and therefore a 5YHLS does not need to be proven in this circumstance. Nevertheless, the council can demonstrate a 6.1 year supply of housing as of 1 April 2023.

Paragraph 60 includes an additional sentence setting out that 'the overall aim [when seeking to boost housing supply] should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.' The Council's assessment of both the market and affordable housing is that this is complied with.

Overall Planning Balance

There are no substantial changes within the revised NPPF (2023) which, in relation to this appeal, would cause the council to seek to amend the outcome of the assessment of any topic or issue which has been considered at the inquiry. The weight which the council attributes to the various benefits and harms remains unaltered.