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Ms H Hockenull
The Planning Inspectorate
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Ref: GH/L0009

Date: 12 January 2024

Dear Inspector

Appeal case APP/E3715/W/23/3322013 at Coventry Stadium, Rugby Road, Brandon, Rugby - Response to Revised National Planning Policy Framework (December 2023)

On behalf of Brandon Estates Limited ('the Appellant') I set out below our submissions on whether the revisions to the National Planning Policy Framework (NPPF) published on 19th December 2023 has any bearing on the evidence previously submitted and examined in respect of appeal case APP/E3715/W/23/3322013 at Coventry Stadium, Rugby Road, Brandon, Rugby. The views outlined below reflect the thoughts of all witnesses who submitted evidence on behalf of the appellant.

Relevance to the Case

We make the following observations on the 19th December 2023 revision to the NPPF:

- Paragraph 11 remains unchanged with the presumption in favour of sustainable development still applying;
- As part of the reason for refusal by Rugby Borough Council, the proposed development was deemed to be contrary to Paragraph 99(c) of the NPPF (revision July 2021). The revised NPPF has renumbered this and it is now Paragraph 103. However, there is no change to the wording of this paragraph.
- Section 13 relating to the protection of Green Belt remains, the only change beyond renumbering of paragraphs being in relation to the review of Green Belt boundaries, which now appears at Paragraph 145. However, we do not consider this paragraph is relevant to the consideration of this appeal.
- Whilst the December 2023 revision does amend requirements associated with demonstrating housing land supply, the appeal case is not reliant on the Council's housing land supply position, it being accepted that they can demonstrate a 5-year supply. Subsequently, we do not consider this change to impact the case.
- In respect of affordable housing, excluding the revisions made to paragraph numbers, we also consider that there is no relevant change to the NPPF that should influence the appeal case, including the weight afforded to the affordable housing offer in determining this appeal.

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Conclusion

As outlined above, the changes contained in the December 2023 NPPF revision have no bearing on the evidence and case as submitted and examined.

Should the Inspector require any clarification or further information regarding these comments, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Gareth Hooper', with a small red mark above the end of the signature.

Gareth Hooper
CEO

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