NEIGHBOURHOOD PLANS AND HOUSING DELIVERY

LandTech LPDF Creating Places ■ Delivering Communities

Are Neighbourhood Plans slowing housing delivery? In the following table, LandTech and the LPDF have set out the impact that Paragraph 14 of the NPPF could have in delaying the Government's ambitions of increased housing delivery in some LPA areas.

LPA name	Presumption in Favour	Neighbourhood Plan coverage (by area)	Standard method % increase	New Standard Method Number
Mid Sussex	Yes	90.75%	22.79%	1,276
Torbay	Yes	85.80%	66.66%	997
Arun	Yes	68.28%	5.00%	1,409
St Albans	Yes	65.39%	74.57%	1,544
Horsham	Yes	64.14%	41.13%	1,294
Herefordshire , County of	Yes	62.35%	77.95%	1,375
Windsor and Maidenhead	Yes	60.95%	54.97%	1,341
Newcastle-under-Lyme	Yes	58.30%	79.87%	593
Lewes	Yes	53.17%	6.56%	828
Milton Keynes	Yes	53.04%	1.83%	1,759
Hartlepool	Yes	52.73%	147.85%	388
Lichfield	Yes	52.52%	160.45%	753
Warwick	Yes	51.94%	65.35%	1,080
Bracknell Forest	No	51.23%	36.14%	767
Melton	Yes	50.86%	92.44%	370
Blaby	Yes	48.83%	69.75%	559

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LPA name	Presumption?	Neighbourhood Plan coverage (by area)	Standard method % inrease	New Standard Method Number
Waverley	Yes	48.65%	93.50%	1,374
Tunbridge Wells	Yes	47.05%	58.43%	1,045
Hart	No	46.88%	147.03%	734
East Devon	Yes	46.51%	28.26%	1,146
Solihull	Yes	45.74%	52.20%	1,317
Camden	Yes	45.28%	31.03%	3,041
Stratford-on-Avon	Yes	44.60%	98.61%	1,098
East Staffordshire	Yes	43.85%	54.56%	644
Bassetlaw	No	43.02%	155.66%	665
Basingstoke and Deane	Yes	42.91%	37.31%	1,137
Swindon	Yes	42.90%	24.50%	1,252
Amber Valley	No	39.82%	94.52%	682
Harborough	Yes	39.38%	38.45%	706
South Oxfordshire	Yes	38.99%	103.58%	1,179
Hertsmere	Yes	35.26%	31.26%	959
Waverley	Yes	48.65%	93.50%	1,374

Despite the Government's efforts to incentivise housing delivery in the 2024 NPPF, paragraph 14 continues to provide protection from the impact of the Presumption in Favour if a Neighbourhood Plan has been adopted within the last five years. This creates an assessment hierarchy where applications made in absence of a Local Plan (or following failure to deliver under a Local Plan) will face a higher bar of assessment in areas that have adopted a Neighbourhood Plan. We question if this situation is justified.