

ITEM 6 (iii) - ADDENDUM REPORT

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| Application Reference | DC/091912 |
| Location: | Stables On Land To Rear Of Longhurst Lane And Knowle Road Mellor Stockport |
| PROPOSAL: | Demolition of existing stables and tack room buildings and erection of 1 no. single storey self-build dwellinghouse with associated access, parking and landscaping. |
| Type Of Application: | Full Application |
| Registration Date: | 20/05/2024 |
| Expiry Date: | 15/07/2024 (Extension of Time Agreed) |
| Case Officer: | Mark Burgess |
| Applicant: | Mr and Mrs Tufaro |
| Agent: | SF Planning Limited |

UPDATE FOLLOWING RELEASE OF NEW NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2024

Members are required to note that a new version of the National Planning Policy Framework was released by the Government on the 12th December 2024. Therefore, this is now a material consideration in the consideration of this planning application, as it is yet to receive a final decision.

The main items of note from the new planning policy document in relation to this application are as follows:

Green Belt

Former Paragraph 154 stated that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, except in a number of limited circumstances. Such circumstances included as an exception to inappropriate development within the Green Belt within Paragraph 154 (g) :-

- *Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), **which would not have a greater impact on the openness of the Green Belt than the existing development.***

New Paragraph 154 states that 'Development in the Green Belt is inappropriate unless one of the following exceptions applies', including within Paragraph 145 (g) :-

- *Limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), **which would not cause substantial harm to the openness of the Green Belt.***

In addition, a new Paragraph 155 has been introduced which states :-

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where :-

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) There is a demonstrable unmet need for the type of development proposed;*
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in Paragraphs 156-157.*

Annexe 2 of the revised NPPF states that '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), (b), or (d) in Paragraph 143'.

In view of the above, Members are advised that the application site is considered to comprise 'Grey Belt' land, where Paragraph 155 of the revised NPPF, subject to the above considerations, states that the development of homes should not be regarded as inappropriate.

Housing Land Supply Position

Following the publication of the NPPF, the revised standard method and the latest Housing Delivery Test (HDT) outcomes, the housing land supply position for Stockport has now changed. For the purposes of decision-making, the Council now have 1.77 years of housing supply. It remains the case that para 11 d) of the revised National Planning Policy Framework should be applied when determining planning applications. Please see below how this figure has been calculated:

New 5 Year Housing Land Supply figure:

Local Housing Need (LHN): Standard method based on a mandated percentage increase over existing dwelling stock and average affordability ratio of past 5 years = 1,815 dwellings

Buffer of 20% applied to this as our Housing Delivery Target (HDT) figure is now at 54%

Supply of 3,847 against an annual need of 2,178 = 1.77 years

Updated Paragraph Numbers for the new NPPF

Introduction: - Paras 1, 2

Chapter 2: Achieving Sustainable Development – Paras 7, 8, 11, 12

Chapter 4: Decision-Making – Paras 39, 48

Chapter 5: Delivering a sufficient supply of homes - Paras 61, 64, 73, 78, 79

Chapter 8: Promoting healthy and safe communities – Para 104

Chapter 9: Promoting Sustainable Transport – Paras 110, 115, 116, 117, 118

Chapter 11: Making Effective Use of Land – Paras 124, 125, 129

Chapter 12: Achieving Well-Designed and Beautiful Places – Paras 131, 135, 136, 137, 139

Chapter 13: Protecting Green Belt Land – Paras 142, 154, 155

Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change – Paras 161, 164, 166, 182

Annex 1 : Implementation – Para 232

OVERALL PLANNING POLICY CONCLUSION

To conclude, having considered the proposed development against the revised National Planning Policy Framework (NPPF) policies outlined above, the proposal is considered to remain to comply with the new National guidance now published.

The site is located within the Green Belt and it is acknowledged that the proposal would be contrary to saved UDP policies GBA1.2 and GBA1.5. However, in view of the requirements of (new) Paragraph 232 (former Paragraph 225) of the NPPF, such policies should be afforded no weight due to the extent of inconsistencies between them and the relevant parts of the NPPF. When assessed against Paragraph 154 (g), along with new Paragraph 155 of the NPPF, it is considered that the proposed development would comprise the redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt and the development of this 'Grey Belt' site for housing should not be regarded as inappropriate. As such, the proposal is not considered to amount to inappropriate development within the Green Belt.