

# **IMPLICATIONS OF THE NPPF (19/12/2023)**

**ON THE**

**UPDATED PROOF OF EVIDENCE**

**OF**

**DAVID ROLINSON**

**PLANNING MATTERS**

**Langtree Property Partners LLP**

**Called-In planning application for the Land to the west of Junction  
20 of the M6 Motorway and Junction 9 of the M56 Motorway and  
south of Grappenhall Lane and Cliff Lane, Grappenhall,  
Warrington**

**LOCAL PLANNING AUTHORITY APPLICATION REFERENCE:**

**2019/34799**

**SECRETARY OF STATE'S REFERENCE:**

**PCU/CONS/H4315/3244681**

**PLANNING INSPECTORATE'S REFERENCE:**

**APP/M0655/V/22/3311877**

## I. Commentary

- I.1. I am David Rolinson and I have prepared this Commentary Document in response to Inspector Catchpole's request that consideration be given to the implications of the new NPPF (published on 19<sup>th</sup> December 2023) on my Updated Proof of Evidence (ID50).
- I.2. I can confirm that there are no substantive changes within the new NPPF (December 2023) that materially affect my Evidence or my conclusions.
- I.3. In my opinion the principal changes to the NPPF are focussed upon housing matters. I set out in tabular form below the main relevant changes to the NPPF and my conclusions.

NPPF CHANGES (DECEMBER 2023)	MY COMMENTARY
Chapter 1 'Introduction'.  Paragraph 1 - additional text to refer to 'in a sustainable manner'.	This makes no change to the overall approach to the NPPF which requires this approach anyway.
Chapter 2 'Achieving sustainable development'.  Paragraph 7 - additional text to refer to 'in a sustainable manner'.	This makes no change to the overall approach to the NPPF which requires this approach anyway.

Chapter 3 ' <i>Plan-making.</i> '  Paragraph 20 – addition of beauty and place-making.	This will be addressed at Reserved Matters stage in complying with the NPPF and Local Plan policies.
Chapter 5 ' <i>Decision-making.</i> '	No relevant changes.
Chapter 6 ' <i>Building a strong, competitive economy.</i> '	Changes to paragraph numbering and footnotes only.
Chapter 8 ' <i>Promoting healthy and safe communities.</i> '  Paragraph 96 – addition of beauty.	This will be addressed at Reserved Matters stage in complying with the NPPF and Local Plan policies.
Chapter 9 ' <i>Promoting sustainable transport.</i> '	Changes to paragraph numbering and footnotes only.
Chapter 12 ' <i>Achieving well-designed and beautiful places.</i> '	This will be addressed at Reserved Matters stage in complying with the NPPF and Local Plan policies.

<p>Chapter 13 '<i>Green Belt</i>'.</p> <p>Paragraph 145 – no requirement for Green Belt boundaries to be reviewed when plans are being prepared but Local Authorities may choose to alter Green Belt boundaries in exceptional circumstances.</p>	<p>Changes to paragraph numbering and footnotes.</p> <p>The Application Site remains within the Green Belt within the Warrington Local Plan (2023) and hence guidance on changes to Green Belts is not relevant.</p>
<p>Chapter 14 '<i>Meeting the challenge of climate change, flooding and coastal change</i>'.</p>	<p>Changes to paragraph numbering and footnotes only.</p>
<p>Chapter 15 '<i>Conserving and enhancing the natural environment</i>'.</p>	<p>Changes to paragraph numbering and footnotes.</p> <p>Footnote 62 relates to agricultural land quality but relates to the allocation of land not development management decisions.</p>
<p>Chapter 16 '<i>Conserving and enhancing the historic environment</i>'.</p>	<p>Changes to paragraph numbering and footnotes.</p>
<p>Annex I '<i>Implementation</i>'.</p>	<p>Changes to paragraph numbering and footnotes.</p>