

Public Document Pack



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Friday 27 February 2026

Notice of Meeting

Dear Member

Growth and Regeneration Scrutiny Panel

The **Growth and Regeneration Scrutiny Panel** will meet in the **Council Chamber - Town Hall, Huddersfield** at **10.00 am** on **Monday 9 March 2026**.

This meeting will be live webcast. To access the webcast please go to the Council's website at the time of the meeting and follow the instructions on the page.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in cursive script, appearing to read 'S Lawton'.

Samantha Lawton

Service Director – Legal, Governance and Commissioning

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

The Growth and Regeneration Scrutiny Panel members are:-

Member

Councillor Zarina Amin (Chair)

Councillor Timothy Bamford

Councillor Donna Bellamy

Councillor Harry McCarthy

Councillor Alison Munro

Chris Friend (Co-Optee)

Agenda

Reports or Explanatory Notes Attached

Pages

1: Membership of the Panel

To receive apologies for absence from those Members who are unable to attend the meeting.

2: Minutes of the Previous Meeting

1 - 6

To approve the Minutes of the meeting of the Panel held on the 26th January 2026.

3: Declaration of Interests

7 - 8

Members will be asked to say if there are any items on the Agenda in which they have any disclosable pecuniary interests or any other interests, which may prevent them from participating in any discussion of the items or participating in any vote upon the items.

4: Admission of the Public

Most agenda items take place in public. This only changes where there is a need to consider exempt information, as contained at Schedule 12A of the Local Government Act 1972. You will be informed at this point which items are to be recommended for exclusion and to be resolved by the Panel.

5: Deputations/Petitions

The Panel will receive any petitions and/or deputations from members of the public. A deputation is where up to five people can attend the meeting and make a presentation on some particular issue of concern. A member of the public can also submit a petition at the meeting relating to a matter on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10, Members of the Public must submit a deputation in writing, at least three clear working days in advance of the meeting and shall subsequently be notified if the deputation shall be heard. A maximum of four deputations shall be heard at any one meeting.

6: Public Question Time

To receive any public questions.

In accordance with Council Procedure Rule 11, the period for the asking and answering of public questions shall not exceed 15 minutes.

Any questions must be submitted in writing at least three clear working days in advance of the meeting.

7: Internal Assessment of Compliance with the Regulator of Social Housing Consumer Standards 9 - 26

This report provides the internal evaluation of Homes and Neighbourhoods' performance against the Regulator of Social Housing's Consumer Standards.

Contact: Phil Jones, Service Director for Homes and Neighbourhoods.

8: Housing Growth Update 27 - 34

To note the content of the report as part of the regular updates to the Scrutiny Panel.

Contact: Liz Jefferson, Acting Head of Housing Growth

9: Updates on national planning reforms 35 - 60

To provide an update on national planning reforms (2025-2026).

Contact: Johanna Scrutton, Planning Policy Group Leader and Mathias Franklin Head of Planning and Development

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Contact Officer: Jenny Bryce-Chan

KIRKLEES COUNCIL

GROWTH AND REGENERATION SCRUTINY PANEL

Monday 26th January 2026

Present: Councillor Zarina Amin (Chair)
Councillor Timothy Bamford
Councillor Donna Bellamy
Councillor Harry McCarthy
Councillor Alison Munro

In attendance: Cllr Moses Crook, Deputy Leader and Cabinet Member
for Transport and Housing
Julie Woodfine, Heat Network Manager
Phil Jones, Service Director for Homes and
Neighbourhoods
David Shepherd, Executive Director for Place
Mathais Franklin, Head of Planning and Development
Elaine Orme, Mass Transit and Rail Project Manager

35 Membership of the Panel

Apologies for absence were received on behalf of Councillor Yusra Hussain and Chris Friend.

36 Minutes of the Previous Meeting

RESOLVED:

That the minutes of the meeting held on the 15 December be approved as a correct record.

37 Declaration of Interests

No interests were declared.

38 Admission of the Public

All agenda items were considered in public session.

39 Deputations/Petitions

No deputations or petitions were received.

40 Public Question Time

No public questions were received.

41 Building Safety Compliance Update

Cllr Moses Crook, Deputy Leader and Cabinet Member for Transport and Housing, introduced the agenda item informing the Panel that the report provides an update on the Council's compliance with building safety requirements as a social landlord. The report sets out performance across the six core areas of statutory compliance, fire safety, lift safety, asbestos management, water hygiene, electrical safety and gas safety. It also includes an update on the management of damp, mould and condensation, which, alongside electrical safety, is now subject to new mandatory response times and service standards introduced through Awaab's Law.

The report provides information on current performance, as well as areas identified for further improvement and the actions to be implemented as part of the ongoing continuous improvement programme. It outlines the arrangements in place to provide assurance that the requirements of both the Regulator of Social Housing and the Building Safety Regulator are being met. The report also highlights the significant transformation achieved in the approach to managing damp, mould and condensation, an issue previously discussed in detail at both Scrutiny and Council acknowledging that further progress remains a priority.

Cllr Crook informed the Panel that housing service compliance is not treated as a set of isolated regulatory boxes to tick. Instead, the focus is on meeting legal requirements and ensuring that this is reflected in tenants' day-to-day experience, as part of a wider commitment for continuous improvement.

The service is working towards making statutory compliance and assurance a routine, business-as-usual activity. This will create more space to concentrate on what really matters to tenants beyond the certificates and checks. It is important that tenants should feel warm in their homes, not just know that their gas system is compliant; they should feel safe and not just receive confirmation that fire safety standards have been met. This approach aims to shift the conversation from simply meeting the rules to genuinely improving outcomes for tenants.

The Panel was informed that there is confidence the service is now getting the compliance foundations right, and that continued focus will be placed on ensuring tenants not only benefit from this progress but feel it in their day-to-day experience. The aim remains to ensure tenants are comfortable and content in their homes, as well as safe and secure, as improvements continue to be delivered.

In response to the information presented, the Panel asked a number of questions and made comments including some of the following:

- It is reassuring to see that progress is being made on compliance projects across the Council. In relation to effective tenant engagement and data quality, how does the Council plan to ensure it receives high-quality data and could the new tenant forums being established play a role in supporting that?
- Out of the six safety areas mentioned, which currently presents the highest risk for tenants?

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- The report refers to the access barriers specifically the difficulties entering properties which can prevent essential works and investigations from taking place. What steps are being taken to improve access to tenants' properties in situations where complex circumstances may be preventing entry?
- In relation to water safety, what mechanisms are currently in place to provide assurance to tenants that their homes and others are being kept safe, given that external assurance is currently limited and may only be introduced in the future?
- How many fire incidents have occurred and do the causes appear to relate to the condition/fabric of the buildings, or to tenant behaviour?

RESOLVED:

That the Cabinet Member and Officers be thanked for providing an update on Building Safety Compliance.

42 District Heating Update

Cllr Moses Crook introduced the agenda item, informing the Panel that the report provides an update on the district heating networks within Homes and Neighbourhoods, following audit findings in 2024, which showed that full cost recovery were not being achieved in all cases. Cllr Crook explained that this sits within the wider context of sharply rising energy prices at the time, influenced by the conflict in Ukraine and other international factors.

The Panel was informed that the report outlines the process and timeline for implementing the new metering and billing contract and describes the approach to setting charges to ensure full cost recovery from April 2026. This includes proactive engagement with the tenants and leaseholders directly affected.

An update is also provided on the newly created Heat Network Manager post, appointed in Quarter 3, which has been established to oversee these areas of work. The role includes responsibility for the Council's district heating provision and for developing future retrofit strategies to ensure that these systems operate as efficiently as possible.

The Panel was informed that additional external funding has been secured to support the move towards greater efficiency, with £37,000 awarded through the Heat Network Efficiency Scheme. This funding will contribute to improving the performance and effectiveness of the Council's district heating systems. Where the Council operates a district heating scheme, it is essential to maximise efficiency both to reduce the overall carbon footprint in line with the Council's commitment to becoming carbon neutral by 2038, and to ensure the lowest possible heating costs for tenants.

Phil Jones, Service Director for Homes and Neighbourhoods informed the Panel that a key point to note is the progression in dealing with some of the issues around the audit action in particular. However, it does not stop there as there is a need to look at what the next steps are around district heating, that demonstrates continued improvement with the actions required. The team are now looking at how the district

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heating system can be developed and modernised to ensure it is more fit for purpose and more affordable for tenants.

In response to the information presented, the Panel asked questions and made comments including some of the following: -

- In relation to the daily admin fee, will it remain at a similar level under the new provider, and is there a shortfall forecast for 2025/2026?

RESOLVED:

That the Cabinet Member and Officers be thanked for providing an update on District Heating.

43 Mass Transit Spatial Development Framework Development Plan Document update

Cllr Moses Crook, introduced the agenda item, informing the Panel that the report provides an update on progress with the development of the Joint Mass Transit Special Development Framework Development Plan Document.

In summary, the Panel was reminded that the process is complex, and that both Cabinet and Council have previously approved the delegation of constitutional powers to a West Yorkshire Combined Authority-hosted Joint Member Committee, which is responsible for approving the Regulation 18 and Regulation 19 consultation drafts.

Councillor Crook advised that he is the member holding the delegated authority and had attended the first meeting of the Joint Member Committee where the near-final draft for Regulation 18 consultation was approved. This draft has already been shared with all members across Kirklees Council.

Cllr Crook further reminded the Panel that the development of a Joint Development Plan Document has important implications for spatial planning beyond mass transit, and that ongoing engagement and involvement in the process also serves as a form of lobbying for further investment into the region.

The Panel was informed that the powers being developed through joint work will enable influence over spatial planning at a regional level, with weight equivalent to the Council's own Spatial Development Framework and the forthcoming Local Plan (Mark 2). These powers will shape decisions over the next 25 years, not only in relation to mass transit but also housing and economic investment. This will have a significant impact on development within Kirklees, and it is important to use this process to maximise the benefits for the borough across all future opportunities, including but not limited to those linked to mass transit.

Funding from the Government's Social and Affordable Housing Programme is allocated to support the delivery of social homes in Kirklees. For example, in light of the Council's recent success in securing resources to build capacity in this area, with £300,000 awarded by Homes England and a further £240,000 allocated from

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the Homes and Neighbourhoods Housing Revenue Account, the Council will be well placed to deliver social and affordable housing at scale across the borough.

Elaine Orme, Mass Transit and Rail Project Manager informed the Panel that work is progressing at significant pace to ensure alignment with Combined Authority partners across the region as the Development Plan Document is taken forward. The work remains in its early phases and involves a substantial amount of technical activity. The current consultation will help shape the future content of the document, with further consultations to follow at Regulation 18 and 19 stages on the draft Development Plan Document before it goes to examination.

The Panel was informed that the document demonstrates the Council's commitment to supporting the region's ambition for a future mass transit system. It is anticipated that, over time, it will become a valuable planning tool to help decision-makers attract investment into the district. Should the Council decide to progress further development plan documents relating to potential routes or alignment options for mass transit connections into the district, this would be the foundational document required to shape that work. This reflects the current position.

In terms of the consultation process, the intention is to commence consultation on Thursday, 29 January, for the statutory minimum period of six weeks, in line with the requirements set out in the Council's Statement of Community Involvement. This is the standard requirement for all Development Plan Documents. The consultation period will conclude on 12 March, completing the full six-week timeframe.

Work will then be undertaken with district partners between March and June to review the feedback received during the Regulation 18 consultation. Preparation will then progress towards a Regulation 19 consultation in August, which will present the full suite of proposed policies. Submission of the Local Plan for examination is anticipated in October, with adoption expected in spring 2027.

In response to the information presented, the Panel asked a number of questions and made comments including some of the following:

- The information provided in the consultation materials is too vague and the maps are also vague. While there may be valid reasons for this, how can the public be expected to provide meaningful comment on this?
- How will guiding spatial planning principles maximise the benefits of the investment, what are the benefits and what are the guiding principles?
- The report mentions that a new public transport option provides an alternative to car travel, but does not state what it is?
- It is not clear how this document relates to local plans and what if there is a contradiction between the two?
- How can land be safeguarded within the Local Plan if a route has not yet been identified, or has a route already been considered?

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- With regard to joint DPD objectives there is a link between housing, the built heritage, the transport network and even the environment implications, however the link to the economic benefit is quite weak?

RESOLVED:

That the Cabinet Member and Officers be thanked for providing an update on Mass Transit Spatial Development Framework Development Plan Document.

KIRKLEES COUNCIL

COUNCIL/CABINET/COMMITTEE MEETINGS ETC

DECLARATION OF INTERESTS

Growth & Regeneration Scrutiny Panel

Name of Councillor

Item in which you have an interest	Type of interest (eg a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest

Signed:

Dated:

NOTES

Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

(a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and

(b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.



REPORT TITLE: INTERNAL ASSESSMENT OF COMPLIANCE WITH THE REGULATOR OF SOCIAL HOUSING CONSUMER STANDARDS

Meeting	Growth and Regeneration Scrutiny Panel
Date	9 March 2026
Cabinet Member	Cllr Moses Crook Deputy Leader and Transport and Housing
Key Decision	No
Eligible for Call In	No
Purpose of Report	
<p>This report provides our internal evaluation of Homes and Neighbourhoods' performance against the Regulator of Social Housing's Consumer Standards. The assessment is informed our quality assurance processes, external validation provided by David Tolson Partnerships, and sector benchmarking. Its purpose is to give a clear understanding of the Council's current compliance position, the evidence underpinning internal grading judgements, and the key risks, gaps, and areas requiring improvement.</p> <p>The report summarises actions already underway strengthening safety, stock knowledge, tenant engagement, neighbourhood management, data quality, and governance. It highlights the operational, financial, and regulatory implications of current activity. The aim is to support informed decision-making and oversight ahead of the Council's first regulatory inspection, ensuring transparency about progress to date and the steps required to achieve full compliance.</p>	
Recommendations	
<ul style="list-style-type: none"> • Note the findings of the Internal Assessment of Compliance with the Regulator of Social Housing's Consumer Standards. • Note actions within Safety and Quality Standard as the Council's focus areas. • Note the improvement programme aligned to the quality assurance framework, including the actions, delivery trajectories and assurance milestones set out in Appendix A. 	
Reasons for Recommendations	
<ul style="list-style-type: none"> • The strengthened consumer regulation regime introduced in April 2024 places increased emphasis on safety compliance, stock condition knowledge, tenant influence, transparency and demonstrable outcomes, with routine inspections now applying to landlords with more than 1,000 homes. 	

- A comprehensive improvement programme is in place, underpinned by the Homes and Neighbourhoods Quality Assurance Framework established in June 2025, and is showing clear momentum, improving organisational grip and strengthened governance. However, regulatory judgements require fully evidenced outcomes, not plans or trajectory alone.

Resource Implications

Delivering and evidencing compliance with the Regulator of Social Housing’s Consumer Standards requires continued prioritisation of financial, staffing and organisational resources. Key pressures relate to completing and validating stock condition data, delivering the fire safety works programme, embedding HHSRS across homes and communal areas, and sustaining strengthened governance and quality assurance arrangements. Whilst budget provision has been identified to support priority compliance activity, ongoing investment and capacity will be required until material risks are fully resolved and compliance outcomes are demonstrably achieved.

Date signed off by <u>Executive Director</u> & name	25 February 2026 – David Shepherd
Is it also signed off by the Service Director for Finance?	Not Applicable for Scrutiny
Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?	Not Applicable for Scrutiny

Electoral wards affected: All

Ward councillors consulted: No

Public or private: Public

Has GDPR been considered? Not Required

1.0 Executive Summary

- 1.1 This report sets out an internal assessment of Homes and Neighbourhoods' compliance with the Regulator of Social Housing (RSH) Consumer Standards and the Rent Standard. It draws on evidence from three Quality Assurance cycles, external validation activity and sector benchmarking. The revised regulatory framework in force since April 2024 places increased emphasis on safety, robust stock knowledge, tenant involvement, transparency and accessibility, alongside regular and proactive inspection for landlords with more than 1,000 homes.
- 1.2 The Council's internal assessment indicates a C2 position against the Transparency, Influence and Accountability, Tenancy, and Neighbourhood and Community Standards. There is clear and tangible evidence of progress in these areas, including strengthening governance arrangements, more consistent frameworks and improving organisational grip. However, these strengths do not offset the regulatory challenges arising from the Safety and Quality Standard, currently assessed as C3 level. This reflects identified evidence gaps in stock condition data, fire safety backlogs and assurance over communal areas.
- 1.3 Given the weight the Regulator places on safety compliance, stock condition knowledge and the timely completion of actions, weaknesses in the Safety and Quality Standard are likely to be determinative of the Council's overall consumer judgement, irrespective of stronger performance elsewhere. Recent sector judgements demonstrate that where material deficiencies remain in this Standard, landlords have been graded C3 overall, even when other Consumer Standards are assessed more favourably.
- 1.4 A comprehensive programme of improvement is already in progress, underpinned by the Homes and Neighbourhoods Quality Assurance Framework established in June 2025. Appendix A details the specific actions, delivery trajectories and review points mapped to each regulatory expectation. These actions align directly with the Council Plan priorities around strengthening safety assurance, improving transparency, enhancing the customer experience and delivering positive neighbourhood outcomes.
- 1.5 The service ambition is to move from the current internal C3/C2 position to a consistently evidenced C2 across all Consumer Standards ahead of the Council's anticipated first regulatory inspection likely within the next six months, with a longer-term aspiration to achieve C1. Delivery of the improvement programme, particularly in relation to safety compliance, stock condition knowledge, tenant data quality, neighbourhood management and complaints handling, will be critical to achieving this trajectory.
- 1.6 The assessment therefore identifies elevated regulatory, financial and operational implications. Significant investment is required to complete and validate stock condition data, deliver the fire safety programme at pace, and embed robust data integrity and assurance arrangements. Until this evidence base is fully in place and demonstrably effective, the Council will not be in a position to progress to a C3 position, notwithstanding strengthening frameworks and improving performance across other Consumer Standards.

1.7 An improvement programme aligned to the Homes and Neighbourhoods Quality Assurance Framework established in June 2025 is firmly underway and is demonstrating positive momentum and clearer organisational grip. The immediate ambition is to evidence a consistently robust C2 position ahead of the anticipated first regulatory inspection within the next six months, with a longer-term objective of achieving C1. However, achieving a C2 overall remains dependent on the timely resolution of the material deficiencies within the Safety and Quality Standard, given its disproportionate influence on regulatory judgements.

2.0 Information required to take a decision

2.1 Background and Context

2.1.1 In April 2024, the Regulator of Social Housing implemented a strengthened consumer regulation regime. This included the introduction of routine inspections for landlords managing more than 1,000 homes, a new four-tier consumer grading system (C1–C4), and an increased regulatory focus on transparency, stock knowledge, safety, tenant influence and service accessibility.

2.1.2 Across 2024–2026, regulatory judgements show that:

- **C1** is extremely rare and awarded only where stock data, safety compliance and tenant voice are demonstrably strong. Of all inspection outcomes, 26% have resulted in a grading of C1, of which 11% to LA's
- **C2** is common for councils with improving systems but incomplete assurance. Of all inspection outcomes, 46% have resulted in a grading of C2, of which 35% to LAs.
- **C3** typically applies where service areas have systemic safety/data issues. Of all inspection outcomes, 25% have resulted in a grading of C3, of which 47% to LAs.
- **C4** is reserved for severe, systemic failure. Of all inspection outcomes, 3% have resulted in a grading of C4, of which 7% to LAs. Worth noting that all C4 cases are in LA operators. Kirklees is not in this category.

2.1.3 Following the Regulatory Notice issued to Kirklees in March 2024 in relation to fire safety and damp, mould, and condensation, Homes and Neighbourhoods has been delivering a multi-year improvement programme to address identified risks and strengthen regulatory compliance.

2.1.4 To support this work, the Homes and Neighbourhoods Quality Assurance Framework was established in June 2025. The framework provides structured assurance through three cycles of review each year, validation scoring, detailed evidence reviews, independent external challenge, and alignment with the Regulator's Code of Practice.

2.1.5 This report sets out the service's internal perception of compliance with the Consumer Standards, drawing on triangulated evidence from quality assurance activity, performance data and external validation. It is intended to provide assurance to Members and does not represent a formal regulatory judgement by the Regulator of Social Housing.

2.2 Methodology and Assurance Approach

2.2.1 Homes and Neighbourhoods has drawn on a broad and diverse evidence base to inform its internal assessment of compliance with the Consumer Standards. The approach brings together insights from multiple sources, including regulatory judgements for comparable authorities, internal reviews of safety and stock information, and analysis of key tenant-facing services such as communication, repairs, neighbourhood management and complaints.

2.2.2 In addition to these core areas, the assessment also reflects wider organisational intelligence derived from governance and performance reporting, investment planning, tenant satisfaction insight, damp and mould oversight, and monitoring of fire-safety programmes. By combining these various sources, the service has developed a triangulated and balanced view of compliance, progress, and areas of risk. This comprehensive evidence base underpins the internal ratings presented throughout the report.

2.2.3 The assessment draws on data from governance boards, repairs, compliance, investment, tenant satisfaction, damp and mould delivery, and fire safety monitoring to form its evidence base for internal ratings. However, January's quality assurance was affected by limited reporting after switching to the Cx housing management system.

2.3 Assessment by Standard

Summary position

2.3.1 Compliance with three of the four Consumer Standards is at C2 level, but gaps remain in Safety and Quality, presenting the highest regulatory risk. If unaddressed, these issues could lower the overall consumer grading to C3, as seen in recent regulatory decisions where safety concerns outweighed strengths elsewhere. In summary, unresolved deficiencies in Safety and Quality are the primary regulatory risk and may result in a C3 grading if not promptly resolved.

Consumer Standard	Grading (Internal perception)	Rationale Summary
Safety & Quality Standard	C3	Knowledge gaps persist regarding stock conditions, with reliance on historical and assumed data. Whilst statutory compliance and governance have improved, consistent assurance over communal areas, complete HHSRS implementation, and timely fire safety remediation is not yet achieved. The improvement programme shows measurable progress, but regulatory standards require fully demonstrated outcomes for higher grading.

Transparency, Influence & Accountability	C2	Core governance, complaints handling, and tenant engagement frameworks are in place, with an improvement plan driving service changes. Whilst complaints performance and governance are improving, tenant data quality is still poor, evidence of tenant input into service design is inconsistent, and outcome transparency varies. This reflects regulatory findings of partial compliance, alongside clear progress on the agreed improvement programme.
Tenancy Standard	C2	Tenancy and allocation frameworks are established and generally consistent, with no significant tenancy failures or incompatible tenancies. Improvement efforts continue to reinforce sustainment, fraud controls, and service consistency. Whilst actions are in progress and showing results, outcomes are not yet fully demonstrated. A C2 rating reflects partial compliance with low regulatory risk, rather than full assurance.
Neighbourhood & Community Standard	C2	Neighbourhood management, ASB case handling, and partnership working are established with an improvement plan in place, resulting in better consistency and oversight. There is no sign of unmanaged risk or systemic failure, but service improvements are not yet consistent across all areas, with tenant concerns about communal spaces and ASB persisting. This supports a C2 regulatory grade.

2.3.2 *Safety & Quality Standard*

2.3.2.1 Purpose of the standard: The Safety and Quality Standard requires landlords to ensure that tenants' homes are safe, well maintained and of good quality, and that landlords have effective systems in place to manage health and safety risks.

Key expectations: Under this standard, landlords are expected to:

2.3.2.2

- Meet all statutory health and safety requirements, including gas, electrical, fire, water safety, asbestos and lift safety
- Identify, assess and manage risks in homes and communal areas
- Maintain accurate and up-to-date stock condition information
- Ensure homes meet the Decent Homes Standard
- Deliver responsive and effective repairs and planned maintenance
- Have robust governance and assurance arrangements to oversee safety compliance and remedial actions

2.3.2.3 The Regulator places particular emphasis on stock knowledge, timely completion of safety actions, and the ability of senior leaders to demonstrate grip and oversight.

- 2.3.2.4 **INTERNAL PERCEPTION: C3** - The proposed C3 rating reflects the Council's current inability to fully demonstrate delivery of the Safety and Quality outcomes, despite clear understanding of the risks and active improvement underway.
- 2.3.2.5 Regulatory judgements for other local authority landlords show that a C3 rating is typically applied where providers cannot evidence up-to-date stock condition knowledge, have material risks in communal areas, and have overdue fire safety remedial actions, even where improvement programmes are in place. This pattern is evident in several recent Local Authority judgements.
- 2.3.2.6 Internal quality assurance and external validation has identified the following gaps:
- Absence of validated stock condition data for the majority of homes
 - Reliance on historic or assumed (cloned) stock condition data
 - Work required to improve communal areas
 - HHSRS implementation not yet embedded
 - Fire safety remedial actions historic backlog (reducing)
- 2.3.2.7 Whilst there is also evidence of a strong governance system and senior leadership awareness, funded programmes and improving grip, regulatory precedent indicates that plans and trajectory alone are insufficient to support a C2 rating until outcomes can be evidenced. A C4 rating would not be proportionate, as the Council understands the risks, has credible plans in place, and no unmanaged acute safety failures identified.
- 2.3.2.8 On this basis, a C3 rating accurately reflects material non-compliance with improving control, aligning with how the Regulator has treated similar local authority positions.

2.3.3 *Transparency, Influence & Accountability*

- 2.3.3.1 Purpose of the standard: The Transparency, Influence and Accountability Standard requires landlords to treat tenants with fairness and respect, be transparent in how services are delivered, and ensure tenants can meaningfully influence decisions that affect their homes and services.
- 2.3.3.2 Key expectations: Landlords are expected to:
- Provide tenants with clear, accessible and accurate information about services, performance and decisions
 - Enable tenants to influence and scrutinise landlord services
 - Collect and use tenant data, including information about diverse needs, to deliver fair and equitable outcomes
 - Operate effective, accessible and fair complaints handling arrangements
 - Learn from complaints and tenant feedback to improve services
 - Demonstrate accountability through governance and performance reporting

- 2.3.3.3 The Regulator looks for evidence that tenant engagement leads to real change, not just consultation activity, and that complaints are handled in line with the Housing Ombudsman's Code.
- 2.3.3.4 **INTERNAL PERCEPTION: C2** - The proposed C2 rating reflects partial compliance with the Transparency, Influence and Accountability Standard, with weaknesses identified but credible governance and improvement activity in place.
- 2.3.3.5 Regulatory judgements for local authorities graded C2 commonly identify inconsistent tenant influence, incomplete tenant data, and variable feedback loops, whilst recognising the existence of engagement structures and improving performance. This profile is evident in several recent council inspections, where the Regulator acknowledged that outcomes were being delivered unevenly but did not identify serious failings.
- 2.3.3.6 Internal quality assurance and external validation have identified the following gaps:
- Tenant diverse needs data is insufficient to evidence equitable outcomes
 - Evidence of tenant influence shaping service delivery is limited and not yet embedded
 - Feedback loops ("you said, we did") are inconsistent across services
- 2.3.3.7 However, formal tenant governance arrangements are in place, including a Tenant Led Panel and Tenant Voice Strategy, supported by clear senior leadership awareness of cultural and engagement gaps, alongside improving trends in Tenant Satisfaction Measures. The presence of established scrutiny mechanisms and visible grip distinguishes Kirklees from authorities receiving C3 judgements, where regulators cite absence of tenant scrutiny, serious complaints failings, or lack of organisational awareness. Conversely, the lack of robust tenant data and embedded influence outcomes prevents a C1 judgement at this stage.
- 2.3.3.8 A C2 rating therefore accurately reflects partial compliance with clear improvement underway, consistent with regulatory treatment of comparable local authorities.

2.3.4 *Tenancy Standard*

- 2.3.4.1 Purpose of the Standard: The Tenancy Standard requires landlords to let homes in a way that is fair, transparent and supports sustainable communities, whilst making best use of available housing stock.
- 2.3.4.2 Key expectations: Landlords are expected to:
- Offer tenancies that are compatible with the purpose of the accommodation and the needs of households
 - Have clear and up-to-date tenancy and allocations policies
 - Apply tenancy policies consistently and fairly
 - Support tenancy sustainment and prevent avoidable tenancy failure
 - Manage tenancy changes and terminations appropriately
 - Ensure efficient use of housing stock

2.3.4.3 The Regulator typically intervenes under this standard only where there is evidence of incompatible tenancies, weak policy frameworks, or systemic failures in tenancy management.

2.3.4.4 **INTERNAL PERCEPTION: C2** - The proposed C2 rating reflects demonstrated compliance with the Tenancy Standard, supported by clear policy frameworks and generally consistent delivery.

2.3.4.5 Regulatory judgements indicate that the Tenancy Standard only materially influences downgrades where landlords cannot evidence that tenancies are compatible with household needs, support sustainable communities and make efficient use of stock, or where tenancy frameworks are absent or applied inconsistently. Such failings are uncommon but have resulted in severe consumer gradings in a small number of cases, including Arun District Council. By contrast, several authorities received C2 outcomes where tenancy arrangements were largely sound, but assurance and evidencing required further strengthening, aligning with Kirklees' current position.

2.3.4.6 Internal quality assurance and external validation has identified the following gaps:

- Limited assurance that all tenancies are consistently compatible with household needs, due to reliance on historic records and local practice rather than consolidated reporting
- Incomplete evidence to demonstrate optimal use of stock, including under-occupation, at a system-wide level
- Inconsistent capture and reporting of tenancy sustainment outcomes and learning
- Further strengthening required in joined-up information sharing across tenancy-related services to support end-to-end assurance

2.3.4.7 Despite gaps, which signal areas for strengthening rather than any significant failure, evidence demonstrates that core tenancy arrangements are operating effectively, including a clear allocations and tenancy management framework and effective partnership working across the Council. Whilst some assurance gaps remain, these strengths indicate that tenancy outcomes are largely being delivered, supporting a strong assessment of partial compliance under a C2 grading.

2.3.5 *Neighbourhood and Community Standard*

2.3.5.1 Purpose of the Standard: The Neighbourhood and Community Standard requires landlords to work with tenants and partners to maintain safe, well-managed neighbourhoods and address issues that affect community safety and cohesion.

- 2.3.5.2 Key expectations: Landlords are expected to:
- Manage anti-social behaviour and hate incidents effectively and proportionately
 - Work in partnership with local agencies, such as the police and safeguarding teams
 - Maintain neighbourhoods through estate management and inspections
 - Support tenants who are affected by neighbourhood issues
 - Have clear policies and procedures for neighbourhood management
 - Monitor outcomes and use learning to improve services
- 2.3.5.3 The Regulator focuses on whether neighbourhood services are consistent, responsive and effective, and whether tenants feel safe and supported in their communities
- 2.3.5.4 **INTERNAL PERCEPTION: C2** - The proposed C2 rating reflects that neighbourhood management arrangements are in place and operating, but that improvements are not yet fully embedded, and outcomes are not consistently demonstrable across all neighbourhoods.
- 2.3.5.5 Regulatory judgements indicate that the Neighbourhood and Community Standard materially influences ratings where landlords are unable to demonstrate effective management of anti-social behaviour, weak partnership working, or inconsistent neighbourhood outcomes. In local authority judgements, a C2 rating is commonly applied where foundational arrangements are in place and risks are being managed, but where the Regulator concludes that greater consistency, clearer outcome evidence and further embedding of improvement activity are required before outcomes can be considered fully delivered.
- 2.3.5.6 This approach is reflected in judgements for authorities where neighbourhood services were functioning and partnership working was evident, but the Regulator identified similar requirements to strengthen consistency and demonstrable outcomes, aligning closely with Kirklees' current position.
- 2.3.5.7 Internal quality assurance and external validation has identified the following gaps:
- Service improvements are not yet fully embedded, with variation across localities
 - TSMs show ongoing tenant concern about communal areas and ASB
 - Evidence of consistent neighbourhood level outcomes remains limited, and feedback loops require strengthening-level outcomes remains limited, and feedback loops require strengthening
- 2.3.5.8 Despite identified gaps, there is evidence of good practice, including established estate inspections, caretaking services and anti-social behaviour case management processes, embedded partnership working with relevant agencies, and no evidence of unmanaged neighbourhood risk, safeguarding concerns or systemic failure. However, the absence of consistently demonstrable outcomes and fully embedded improvement activity means that a C1 rating cannot yet be supported. A C2 rating therefore accurately reflects partial compliance with improving control and a moderate level of regulatory risk.

2.3.6 *Rent Standard Assessment*

- 2.3.6.1 At this stage of reporting, we are unable to fully assess compliance against the Rent Standard. The process for securing external assurance is ongoing with David Tolson Partnership. We anticipate this will conclude in March 2026. From that point we will be able to assess our level of compliance and develop any necessary actions.

3.0 Implications for the Council

3.1 Council Plan

- 3.1.1 The report directly reinforces several core priorities of the Council Plan. Our strengthened regime places increased expectations on safety, stock knowledge, transparency, tenant influence and service accessibility. Our ambition to make progressive improvement in these noted areas will directly link to the Council Plan's ambition to "*get the basics right*" and protect vulnerable residents through safe, well-maintained homes. -maintained homes.

- 3.1.2 The report's findings on improving tenant data quality, tenant influence, and ambition for more consistent neighbourhood outcomes link to the Council Plan commitments around transparency, inclusion, strong customer experience, and thriving communities.

- 3.1.3 The need for improved governance, stronger evidence, and modernised systems aligns with the Plan's focus on organisational transformation and service reliability.

- 3.1.4 Overall, the report underscores that accelerating compliance activity, improving data integrity, strengthening governance, and embedding a culture of quality assurance are essential to delivering key Council Plan outcomes.

3.2 Financial Implications

- 3.2.1 There are several areas where the Council may face financial pressures arising from compliance gaps, organisational capacity issues and regulatory expectations. Challenges are identified in stock condition data, and fire safety works programme. Budget proposals considered by Cabinet in December 2025 should deal with these issues, but risk remains until the stock condition survey work is matured.

- 3.2.2 Further compliance work around the ongoing assessment of HHSRS risks (such as DMC, or over/under heating) will add pressures as we move into future years. The approach to stock investment provides budget provision for these key issues. There will need to be an ongoing financial commitment to these areas of investment in order to reach compliance standards.

3.3 Legal Implications

- 3.3.1 The report highlights legal and regulatory risks for Kirklees Council under the strengthened consumer regulation regime introduced in April 2024. The internal assessment indicates a likely C3 grading for the Safety & Quality Standard due to major gaps in stock condition data, inconsistent safety assurance, historic fire safety backlogs, and incomplete HHSRS implementation.
- 3.3.2 Partial compliance (C2) across the Transparency, Influence & Accountability, Tenancy, and Neighbourhood Standards also signals regulatory vulnerability, especially regarding tenant data quality, inconsistent evidence of tenant influence, complaints handling governance, and uneven neighbourhood level service outcomes. These weaknesses increase the risk of mandated improvement actions and formal monitoring.

3.4 Climate Change and Air Quality

- 3.4.1 Whilst the report does not directly reference climate change or air quality, it highlights gaps in stock condition data, safety compliance, and property standards that may indirectly affect environmental performance. Improving housing quality, and in particular addressing damp, mould, ventilation, and energy related hazards, will support better energy efficiency and healthier indoor environments.

3.5 Risk, Integrated Impact Assessment (IIA) or Human Resources

- 3.5.1 Risks identified through the self-assessment of the Consumer Standards have been captured within appropriate service risk registers, with escalation aligned to the significance of each issue.

4.0 Consultation

- 4.1 No formal consultation has been undertaken in the preparation of this report. The report is intended to provide assurance and oversight on the Council's current compliance position against the Regulator of Social Housing's Consumer Standards and does not propose changes to service delivery, policy, or statutory functions. As such, there is no statutory requirement to consult and no Inclusion Impact Assessment has been required at this stage.
- 4.2 Evidence referenced within the report draws on existing engagement activity, including tenant satisfaction measures, complaints analysis, and established tenant governance arrangements. These have informed the identification of risks, gaps and improvement priorities but do not constitute a formal consultation on options or recommendations.

4.3 Any future proposals arising from the improvement programme that involve material service or policy change will be subject to appropriate consultation, supported by Inclusion Impact Assessments and reported in line with Council and statutory guidance.

5.0 Engagement

5.1 Engagement is embedded through established tenant governance arrangements, including a Tenant Led Panel that receives regular updates on service performance, compliance activity and improvement programmes. These arrangements enable ongoing scrutiny, feedback and challenge as part of a two-way engagement process.

5.2 Engagement is further supported through the annual publication of the Homes and Neighbourhoods Annual Report, providing transparent information on service delivery, performance outcomes and priorities. Insight from engagement activity, tenant satisfaction measures and complaints handling has informed the assurance and improvement actions set out in this report, with further work underway to strengthen feedback loops and evidence tenant influence.

6.0 Options

6.1 Options considered

6.1.1 Not applicable.

6.2 Reasons for recommended options

6.2.1 Not applicable.

7.0 Next Steps and timelines

7.1 The Council remains committed to delivering the highest standards of service possible to its Council housing tenants. Homes and Neighbourhoods will continue to utilise the quality assurance approach embedded to maintain steady progress to our ultimate ambition of being recognised by the Regulator of Social Housing as a C1 provider.

7.2 The Quarter 4 Quality Assurance cycle will take place in April 2026. This will provide the next formal assessment point to measure progress against the Consumer Standards improvement trajectory.

7.3 Mock regulatory inspections will be carried out in May 2026. These are intended to be delivered with the support of an external consultancy to provide independent challenge and regulatory insight.

7.4 At this stage of reporting and anticipating our first inspection within the next 6 months, our goal is to continue to move our service towards the target of being recognised as a C2 provider. To achieve this, we will;

1. Establish an acceptable programme for the delivery of the fire safety works programme.
2. Continue to strengthen our stock condition data improving our knowledge of the investment requirement in our homes.
3. Improve the quality of tenant data held on our systems and implement a model of insight that enables the service to benefit from the intelligence held within the dataset.
4. Continue to advance work on tenant engagement building the structure to accommodate more tenants and more opportunities for participation.
5. Continue to improve approach to complaints handling, including development around tenant involvement in complaints assessment.
6. Embed the Neighbourhood Plans with central recognition to the importance of the work of our emerging ASB team.
7. Finalise the work required on the Rent Standard.

8.0 Contact Officer

8.1 Erran Taylor
Erran.taylor@kirklees.gov.uk
Head of Governance and Assurance

9.0 Background papers and History of Decisions

9.1 NA.

10.0 Appendices

10.1 Appendix A: Consumer Standards Assurance, Improvement Actions and Trajectory.

11.0 Service Director responsible

11.1 Philip Jones
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Service Director Homes and Neighbourhoods

Consumer Standards Assurance, Improvement Actions and Trajectory

This appendix brings together quality assurance outcomes, improvement actions and expected assurance trajectory against each of the Regulator of Social Housing's Consumer Standards expectations.

For each expectation, it shows:

- The Council's internal assurance position across the July 2025, October 2025 and January 2026 QA cycles
- The key improvement action(s) in place to address identified gaps
- The expected improvement in assurance, subject to delivery and validation
- The anticipated timescale for re-assessment of trajectory

This appendix supports, but does not replace, the narrative assessment and internal perception ratings set out in Section 6. It does not represent a formal regulatory judgement.

A1. Safety and Quality Standard

Regulatory Expectation	Jul 25	Oct 25	Jan 26	Key Improvement Action(s)	Expected RAG After Action	Target Review Date
Homes meet all applicable statutory health and safety requirements	●	□	□	Maintain 100% compliance; consolidated compliance register; strengthened governance reporting	□	Monthly
Homes are safe and free from hazards	●	●	□	Embed HHSRS	□	Apr 2026
Homes are well maintained and of good quality	□	□	□	Initiate planned investment programme	□	Apr 2026
Homes meet the Decent Homes Standard	●	□	□	Complete stock condition survey and validated baseline	□	Ongoing
Repairs and maintenance services are effective and timely	□	□	□	Performance monitoring and learning embedded	□	Ongoing
Landlords have an accurate, up-to-date understanding of the condition of their homes	●	●	□	Full stock condition survey programme	□	Ongoing

Landlords have effective systems to identify, manage and mitigate risks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Single compliance and remedial action tracking with escalation	<input type="checkbox"/>	Ongoing
Landlords have effective governance and assurance arrangements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Implementation of governance structure	<input type="checkbox"/>	Ongoing

A2. Transparency, Influence and Accountability Standard

Regulatory Expectation	Jul 25	Oct 25	Jan 26	Key improvement action(s)	Expected RAG after action	Target Review Date
Tenants are treated with fairness and respect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Review tenant-facing policies; cultural improvement activity	<input type="checkbox"/>	June 2026
Tenants have access to clear, accurate and accessible information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improved performance reporting and accessible formats	<input type="checkbox"/>	March 2026
Tenants are able to influence and scrutinise landlord services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Policy engagement, establishment of additional panels	<input type="checkbox"/>	May 2026
Tenant information is used to deliver fair and equitable outcomes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conduct tenant census, improve tenant data quality and use	<input type="checkbox"/>	Dec 2026
Complaints are addressed effectively, fairly and in a timely manner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Continue learning and development activity to ensure quality and timeliness of complaints handling	<input type="checkbox"/>	Apr 2026
Landlords comply with the Housing Ombudsman's Complaint Handling Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quarterly internal audit and compliance confirmation	<input type="checkbox"/>	Apr 2026
Learning from complaints and tenant feedback improves services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service level ownership of complaints learning which is evidenced through You Said We Did	<input type="checkbox"/>	Apr 2026
Accountability is demonstrated through effective governance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Strengthened governance and performance information. Embedding of deep dives and quality assurance practices	<input type="checkbox"/>	May 2026

A3. Tenancy Standard

Regulatory Expectation	Jul 25	Oct 25	Jan 26	Key Improvement Action(s)	Expected RAG After Action	Target Review Date
Tenancies offered are compatible with the purpose of the accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ongoing QA and governance	<input type="checkbox"/>	Ongoing
Tenancies meet the needs of households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improved data sharing and sustainment support	<input type="checkbox"/>	Ongoing
Tenancy terms support sustainable communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Under-occupation and sustainment actions	<input type="checkbox"/>	April 2026
Tenancy policies are clear, up to date and applied consistently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ongoing QA	<input type="checkbox"/>	Ongoing
Tenancy sustainment is supported	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Early intervention for arrears and risk	<input type="checkbox"/>	Ongoing
Housing stock is used efficiently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Under-occupation and re-let improvements	<input type="checkbox"/>	April 2026

A4. Neighbourhood and Community Standard

Regulatory Expectation	Jul 25	Oct 25	Jan 26	Key Improvement Action(s)	Expected RAG After Action	Target Review Date
Neighbourhoods are safe and well managed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Embedding of neighbourhood plans, communal cleaning	<input type="checkbox"/>	March 2026
Anti-social behaviour and hate incidents are managed effectively	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Embed ASB redesign	<input type="checkbox"/>	April 2026
Tenants are supported when affected by neighbourhood issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Strengthened case management pathways	<input type="checkbox"/>	Ongoing
Partnership working supports safe neighbourhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain and formalise partnerships	<input type="checkbox"/>	Ongoing
Outcomes are monitored and learning is used to improve services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improved neighbourhood performance reporting	<input type="checkbox"/>	April 2026

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REPORT TITLE: Housing Growth Update

Meeting:	Growth and Regeneration Scrutiny Panel
Date:	9 th March 2026
Cabinet Member (if applicable)	Cllr Graham Turner
Key Decision Eligible for Call In	Yes/No Yes/No – If no give reason
Purpose of Report To provide an update on the programme of Housing Growth work	
Recommendations <ul style="list-style-type: none"> • To note the content of the report as part of the regular updates to Scrutiny Panel 	
Resource Implications: None	
Date signed off by <u>Executive Director</u> & name	David Shepherd 23/02/26
Is it also signed off by the Service Director for Finance?	Not applicable
Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?	Not applicable

Electoral wards affected: All

Ward councillors consulted: Not applicable

Public or private:

Has GDPR been considered?

1. Executive Summary

This report provides an update on the work of the Housing Growth team over the last twelve months. It looks at the strategic context in which the team operates, and progress made on strategic sites, town centre living, specialist and affordable homes and market housing.

2. Information required to take a decision

2.0 Strategic Context

Since coming to power in July 2024, the government has placed a significant emphasis on building new homes. It has made an overall commitment to deliver 1.5 million new homes in the next five years, supported by the reintroduction of mandatory housing targets, reform of the planning system and plans for a number of new towns.

The commitment to housing delivery is reflected at a regional level, with one of the Mayoral pledges being to build 5,000 affordable homes by 2028.

In Kirklees, the current Strategic Housing Market Assessment sets out that 1,873 homes a year are needed in the district. A housing waiting list of in excess of 19,000 people/families waiting for a home demonstrates the acute need for housing across Kirklees.

To respond to this need, the Housing Growth team is delivering a programme of work. The key elements of this work are as follows:

2.1 Housing Strategy

The existing Kirklees Housing Strategy covers the period 2018-2023 and it was previously reported to scrutiny that is required updating. Officers have produced an updated Housing Strategy for the period 2026 – 2031.

The Housing Strategy 2026–2031 sets out Kirklees Council’s vision for ensuring that every resident has access to a suitable, safe and affordable home.

The key focus is that we want people to be able to access a suitable home, and to prevent homelessness. The strategy addresses this by looking at three key areas – housing need, housing quality, and housing growth and delivery.

Against the backdrop of rising housing need, an ageing population, increased costs of living and widening inequalities, the new strategy sets out a coordinated, long-term framework for addressing housing challenges across the district. It aligns with the Council Plan, the Preventing Homelessness and Rough Sleeping Strategy 2024–2029, wider regional ambitions through the West Yorkshire Combined Authority (WYCA), and national housing policy.

2.2 Strategic Sites

a) Dewsbury Riverside

Dewsbury Riverside is the largest housing allocation in the Local Plan. The Housing Growth team have continued to make progress, working closely with Homes England on this site. Preliminary market engagement took place with master developers in summer 2025. Another focus has been the resolution of issues with neighbouring strategic landowners, with whom dialogue and negotiation is ongoing. Unfortunately, it is not possible to progress the procurement of a master developer until these issues are resolved. Following recent positive conversations with relevant landowners, it is anticipated that progress will be made over the summer. Procurement

documents have been prepared in parallel and will be ready to be issued when the strategic landowner discussions are resolved.

b) Bradley Park

Bradley Park is a council owned strategic housing allocation in the Local Plan and will deliver around 2,000 homes. It was previously reported to Scrutiny that strategic acquisitions relating to access needed to be resolved before commencing procurement. One strategic property purchase has been completed, and another two are well advanced. The properties will be used as temporary accommodation for those in housing need until such time as they are demolished. Procurement documents are ready to be issued once the strategic property issues relating to access are resolved. The property acquisitions are required to give certainty to prospective bidders.

2.3 Town Centre Living

An important part of the Blueprint Visions for both Huddersfield and Dewsbury town centres is to increase the number of people living in the town centres to increase footfall and help support and sustain other uses, such as retail and leisure.

a) Huddersfield

In 2022, Cabinet approved a Town Centre Living Plan for Huddersfield.

It has been agreed by Cabinet that proposals for residential development in Huddersfield Town Centre would focus on Council owned assets. Utilising existing buildings provides an opportunity for the Council to use its own assets to create high quality homes with excellent space standards. This will start to create a residential market that will support the wider Blueprint vision and provide an exemplar to the wider development market of the quality which can be achieved using Huddersfield's heritage assets.

Estate Buildings has been identified as a Council asset which can deliver housing and help to create a new housing offer which would appeal to a new and different market from those currently living in the town centre, such as graduates from the University wishing to remain in this area.

The Housing Growth team were successful in securing £1.25 million of One Public Estate (OPE) Brownfield Land Release Funding in 2024. This provided grant funding for enabling works for surplus land and buildings that will ultimately deliver housing. The enabling works were carried out in 2025.

A cabinet report about a proposed delivery route for housing was considered in June 2025, and following this the scheme went out for procurement in February 2026.

b) Dewsbury

In Dewsbury the focus for residential development is on the Daisy Hill area, located between the town centre and the railway station. Residential development has already been introduced to this area through the development of the Station apartments, opposite the railway station.

A number of acquisitions have been made in this area, and an overall delivery approach is being developed as part of the wider Dewsbury Long Term plan. Work to market one key property for housing development took place in 2025, and detailed proposals for this building are now being considered.

2.4 Specialist Homes

The team are delivering sites for specialist housing:

a) Kenmore Drive, Cleckheaton

On this site, the council is working in partnership with Housing Association Housing 21 to deliver an 80 unit Extra Care scheme, all of which will be let at an affordable rent. Work started on site in February 2024 and has progressed steadily to the point that the building is now wind and water tight. The scheme is expected to complete in late summer 2026. Housing Growth are working with colleagues in Adults, alongside Housing 21, on how the properties will be allocated.

b) St Paul's Road, Mirfield

On this site, the Council is working with Connect Housing to deliver 13 homes for adults with a social care need. Planning permission has been secured and legal work is has been progressed to dispose of the site to Connect. Unfortunately the only issue holding up the transfer of the site has been legal issues with neighbouring properties. These are, however, close to being resolved and start on site is expected in mid 2026.

2.5 Temporary Accommodation

As set out in 2.0 above, the Council has a significant housing waiting list, and directly linked to this is the number of individuals and families in temporary accommodation.

There is both a significant financial cost the Council and human cost to families living in temporary accommodation. The Housing Growth team continues to work closely with colleagues in Housing Services to deliver solutions to address the need for temporary accommodation. During the last twelve months, the Housing Growth team have identified a number of potential models for the supply of temporary accommodation, and have undertaken detailed work to model the risks and benefits of these options, both legally and financially. This detailed work will continue in 2026, with the benefit of input from finance and legal colleagues, along with specialist input from the Ministry of Housing, Community and Local Government . This will then lead to the identification and potential procurement of a preferred option.

2.6 Affordable Homes

a) RP Clusters Programme

It was reported in March 2025 that the Council is working with Housing Association Thirteen to deliver 100% affordable homes on five sites across the district. Unfortunately over the course of 2025, detailed site investigation work by Thirteen found that three of these sites were unviable. One of the sites is being considered for disposal , and alternative options are being explored for the two other sites.

During 2026, planning decisions and a start on site are expected for Thirteen's sites at Main Avenue and Highmoor Lane, Cleckheaton. These sites will deliver 97 affordable and intermediate tenure homes.

b) Affordable Housing Team

In addition to direct delivery of homes, there is a specialist team within the service who provide the first point of contact for advice on affordable homes, and provide formal consultation responses on planning applications, specifically in relation to securing affordable homes through the planning section 106 process. As a direct result of the team's work, 73 affordable homes were secured through the planning process in 2024/25 and the team continues to support delivery partners to secure further affordable housing in 2025/26.

2.7 Market and Affordable Sites

a) Soothill

This site has been supported by the Homes England Accelerated Construction Programme, and the focus is on delivering homes at pace using modern methods of construction. Overall, the site will deliver 319 homes when complete, of which 43% will be affordable. 211 homes have been sold (privately) or transferred (to a Housing Association) on this site, and development will continue at pace during 2026. The overall completion date for the site is December 2026.

b) Fenay Lane

Vistry were appointed as the development partner for this site in 2025. Work in the last year has focussed on legal discussions, and Vistry engaging with the Local Planning Authority in advance of making a planning application.

c) Ash View

Whilst the team's focus has been on delivery of the Council Extra Care scheme (see 2.4) above, this site has also delivered 98 market sale, and 21 affordable homes with construction completing in the last year.

3. Implications for the Council

3.1 Council Plan

Getting the basics right – a balanced budget and a modern organisation

As set out in section 2 above, many housing growth projects have been successful in achieving external funding – for example from Homes England, the West Yorkshire Combined Authority, and One Public Estate. Securing external funding helps to bring forward projects which might otherwise have not been deliverable, and reduces the need to call on the Council's capital plan.

In addition, delivery of housing means an increase in Council tax income for the Council.

Protecting the vulnerable and achieving inclusion

A key part of this element of the Council plan is to improve access to safe, decent, accessible accommodation. The programme of work delivered by housing growth increases housing supply, with a particular emphasis on delivering affordable homes and specialist accommodation, as well as specifically helping to deliver solutions for temporary accommodation.

Thriving People and Communities

Housing Growth's work contributes to citizens being able to live healthy, independent lives by building housing which meets the needs of local communities, including Extra Care housing for older people and supported accommodation for those with learning disabilities.

Local economic growth, working with regional and national partners

Housing Growth is a key area of focus in this part of the Council plan, specifically the delivery of Dewsbury Riverside and Bradley Park. Delivering housing supports the wider economic growth of the district, both in terms of the shorter term benefits associated with construction work, and training opportunities, along with benefits to the local supply chain, and in the longer term providing infrastructure to support growth.

3.2 Financial Implications

There are no specific financial implications associated with this update on the overall housing growth programme. Financial implications on individual projects within the programme are dealt with on an individual basis and taken to Cabinet as required.

3.3 Legal Implications

There are no specific legal implications associated with this update on the overall housing growth programme. Legal implications on individual projects within the programme are dealt with on an individual basis and taken to Cabinet as required.

3.4 Climate Change and Air Quality

When developing projects and procuring partners, an emphasis is placed on achieving energy efficient homes with low running costs for occupiers and tenants.

Development in our town centres provides an opportunity to reuse existing assets, which is more carbon efficient than undertaking new build. It also provides homes in a sustainable location, close to the railway stations and the facilities of the town centre.

3.5 Risk, Integrated Impact Assessment (IIA) or Human Resources

There are no other specific issues in relation to this update.

4. Consultation

No specific consultation has been undertaken on this update on the housing growth programme.

Consultation is undertaken on specific projects as the need arises, including formal consultation as part of the planning and development process.

5. Engagement

No specific consultation has been undertaken on this update on the housing growth programme.

Consultation is undertaken on specific projects as the need arises, including formal consultation as part of the planning and development process.

6. Options

6.1 Options considered

No options have been considered in relation to this update.
Options for projects and delivery are considered on a project by project basis.

6.2 Reasons for recommended option

Not applicable

7. Next steps and timelines

Housing Growth will continue to deliver the programme of work set out in this further update will be brought to Scrutiny in twelve months time, or earlier if requested.

8. Contact officer

Liz Jefferson

liz.jefferson@kirklees.gov.uk

9. Background Papers and History of Decisions

Growth and Regeneration Scrutiny Panel 2025:
[Item 7. Housing Growth Scrutiny Report.pdf](#)

10. Appendices

None

11. Service Director responsible

Joanne Bartholomew
Director of Place

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REPORT TITLE: Updates on national planning reforms

Meeting:	Growth and Regeneration Scrutiny Panel
Date:	9th March 2026
Cabinet Member (if applicable)	Cllr Graham Turner (portfolio holder)
Key Decision Eligible for Call In	No This report is not asking for a decision and is provided to raise awareness of national planning reforms.
<p>Purpose of Report</p> <p>To provide an update on national planning reforms (2025-2026) including:</p> <ul style="list-style-type: none"> • Draft National Planning Policy Framework (Consultation closes 10th March 2026). • New Plan-making guidance (Consultation closes 10th March 2026). • New Plan making funding (Expressions of interest required by 28th Jan). • Design and Placemaking Planning Practice Guidance Consultation (Consultation closes 10th March 2026). • Planning and Infrastructure Act 2025 (now enacted). <ul style="list-style-type: none"> • National scheme of delegation (regulations awaited). • Mandatory planning committee training (details awaited). • National default planning fee setting (regulations awaited). • Reforms to Statutory Consultees. 	
<p>Recommendations</p> <ul style="list-style-type: none"> • That Growth and Regeneration Scrutiny Panel note the contents of the report on national planning reforms proposed/implemented or planned and the implications for the Planning Service. <p>Reasons for Recommendations</p> <ul style="list-style-type: none"> • To ensure that Growth and Scrutiny Panel are aware of planned changes to processes or future requirements of national reforms. 	
<p>Date signed off by <u>Strategic Director</u> & name</p> <p>David Shepherd Executive Director of Place 24th February 2026</p> <p>Is it also signed off by the Service Director for Finance?</p> <p>N/A for Scrutiny</p> <p>Is it also signed off by the Service Director for Legal Governance and Commissioning?</p> <p>N/A for Scrutiny</p>	

Electoral wards affected: All wards affected.

Ward councillors consulted: Portfolio holder Briefing: (Cllr Graham Turner) 13th January 2026 and 24th February 2026.

Public or private: Public

Has GDPR been considered? No personal data is contained in this report.

1. Executive Summary

- 1.1 This report provides an update on national planning reforms (2025-2026) including:
- Draft National Planning Policy Framework (Consultation closes 10th March 2026).
 - New Plan-making guidance (Consultation closes 10th March 2026).
 - New Plan making funding (Expressions of interest required by 28th Jan).
 - Design and Placemaking Planning Practice Guidance Consultation (Consultation closes 10th March 2026).
 - Planning and Infrastructure Act 2025 (now enacted).
 - National scheme of delegation (regulations awaited).
 - Mandatory planning committee training (details awaited).
 - National default planning fee setting (regulations awaited).
 - Reforms to Statutory Consultees.

2. Information required

- 2.1 Details of the national planning reforms that Planning Services have responded to or are working on are identified below. Key messages from the consultation are included for information.

Draft National Planning Policy Framework December 2025

- 2.2 The government published a consultation on the Draft National Planning Policy Framework (NPPF) and other changes to the planning system in December 2025. A draft NPPF was published alongside the consultation, and both documents should be read together. The close date for the consultation is 10th March 2026.
- 2.3 The government is also seeking views on:
- Data centres and onsite energy generation.
 - Standardised inputs in viability assessments.
 - Reforming site thresholds.
- 2.4 The Planning Policy Team is co-ordinating a cross-service response to the consultation with the final responses to be presented to the Finance and Regeneration Portfolio holder on 10 March 2026.
- 2.5 Links for the consultation documents are as follows:

National Planning Policy Framework: proposed reforms and other changes to the planning system:

https://assets.publishing.service.gov.uk/media/69417a0958a21370f58f3010/December_2025_NPPF_Consultation_document.pdf

National Planning Policy Framework: draft text for consultation

- 2.6 The Government is seeking responses on 225 questions on the proposed reforms to the national Planning Policy Framework and other changes to the planning system:
https://assets.publishing.service.gov.uk/media/69442a13fdbd8404f9e1f340/Questions_on_Proposed_reforms_to_the_National_Planning_Policy_Framework_and_other_changes_to_the_planning_system.docx

Key changes proposed in the Draft NPPF 2025

- 2.7 The draft National Planning Policy Framework (NPPF) proposes significant reforms and “are designed to make planning policy easier to use, underpin the development of faster and simpler local plans, and be more directive of decision-making in support of both housing and commercial development”.

Structure/format revisions

- 2.8 The draft introduces a radical restructure of the NPPF, moving away from consecutively numbered paragraphs to a format resembling local plans with numbered policies. Separate policies for plan-making and decision-making have been introduced (see Chapter 2 Plan-making policies and Chapter 3 Decision-making policies with the purpose of:
- Providing greater clarity on which matters are relevant to the plan-making process and which matters are relevant to the decision-making process.
 - Ensuring national planning policy is accessible and understandable to all.
 - Establishing a comprehensive suite of national policies on general planning matters which will apply across the whole of the country to avoid matters being repeated in local plans, speed up plan preparation and prevent an increase of different standards that can complicate development.
 - Make the policy which it contains more rules bases and certain to support timely and consistent planning.
- 2.9 It should be noted that initially, the National Decision-Making Policies (NDMPs) will be non-statutory but further planning reform may make the NDMPs statutory.
- 2.10 Chapter 2 sets out a clear hierarchy of plans including the re-introduction of a region-wide plan (spatial development strategy):
- Spatial Development Strategies
 - Local Plans/Minerals and Waste Plans
 - Supplementary Plans
 - Neighbourhood Plans

PM1: Spatial Development Strategies (SDS)

Their role is set a positive vision for future growth and change at a sub-regional scale and provide a clear spatial framework for investment and growth including new housing by:

- a) Setting out a strategy for a sustainable pattern of growth covering a period of at least 20 years, including through the apportionment to local planning authorities in the strategy area of objectively assessed needs for housing and other uses.
- b) Identifying broad locations for strategic development including new settlements, major urban extensions, major cross-boundary development and key locations with the potential for new homes and jobs; such broad locations should extend over any large site allocations in adopted local plans.

- c) Supporting economic growth by providing a spatial framework for strategic investments and giving spatial expression to strategic elements of Local Growth Plans and the National Industrial Strategy.
- d) Identifying the general extent of areas established as Green Belt and broad locations where changes to Green Belt boundaries may need to be considered through local plan preparation, if necessary to meet the development needs of the strategy area.
- e) Identifying broad locations for nature conservation and habitat enhancement, restoration and creation.
- f) Setting out the type, extent and broad location of strategic infrastructure needed to enable development and serve existing communities, including transport, social and waste infrastructure, utilities provision, flood risk management schemes and, where considered appropriate, the provision of minerals. The spatial development strategy should also make provision for infrastructure that is committed to in the 10 Year Infrastructure Strategy, sectoral spatial plans and any planned strategic infrastructure identified in local transport plans.
- g) Using appropriate maps and diagrams to illustrate and communicate the strategy.
- h) Providing a proportionate level of information on the mechanisms for delivering the strategy; and
- i) Monitoring its implementation and adopting a replacement no later than 10 years after the current version was adopted, or earlier:
 - i. if a strategic planning authority (or, where applicable, the Mayor of London) considers there are substantial inconsistencies with current national policies; or
 - ii. where changes to infrastructure are planned that are likely to have a significant impact on development and land use in the strategy area and which were not considered during the preparation of the existing spatial development strategy; or
 - iii. to respond to significant change or new evidence of needs, opportunities or development constraints.

PM2: Local Plans

Local plans should set out a positive vision and spatial strategy, which supports the delivery of the spatial development strategy for their area, and should set out specific proposals for accommodating development needs and improving the environment at a local level.

A key message is that there should be no duplication with national planning policies and the local plan should focus on the site specifics of development.

The policy sets out that local plans should cover a period of no less than 15 years from the point of adoption of the plan. Views are invited on whether to move to no less than 10 years.

PM3: Minerals and Waste Plans

In the case of Kirklees, Minerals and Waste will continue to form part of the content of the Kirklees Local Plan.

PM4: Supplementary Plans (SPs)

Supplementary plans will replace supplementary planning document. They should be limited to setting out locally specific design standards to provide clear design expectations that support the delivery of development or situations where a SP would allow the LA to respond positively and quickly to unanticipated changes in their area.

Supplementary Planning Documents (SPDs) will remain in force until planning authorities adopt a new style local plan or minerals and waste plan. The final adoption date for new SPDs will be 30 June 2026, to ensure any advanced emerging SPD can be adopted.

PM5: Neighbourhood Plans

1. Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by:

- a. Allocating land to meet the development needs of their designated area, where it is appropriate to do so; and
- b. Setting out policies which address particular local issues, these should relate to site-specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.

2. Neighbourhood plans should not promote less development than provided for in other parts of the development plan for the area.

2.11 Chapter 3: Decision-making Policies (NDMPs)

The draft proposes to embed NDMPs directly into the NPPF, which will serve as a material consideration in planning decisions aimed at reducing inconsistencies between local plans. These will come into force once the new NPPF is adopted by the Government. Key issues to note:

- DM2: Information requirements and Annex C – Validation requirements.
- DM3: Determining development proposals
Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal.
- DM5: Development viability.
- DM6: Use of planning conditions and obligations
Includes the details when conditions and obligations can and cannot be used. Where national model conditions are relevant to the development, they should be used unless there are strong reasons for using a different condition. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification. Applications to discharge conditions should be dealt with in a timely manner to avoid unnecessary delays to development.

2.12 Chapter 4: retains the focus of sustainable development.

2.13 Chapter 5-20 outlines policy for thematic topics.

2.14 Additional annexes are proposed to be added to the draft Framework, some of which import key aspects of Planning Practice Guidance including standard method for calculating Local Housing need (Annex D), Green belt assessments (Annex E), additional flood zone and flood risk vulnerability tables (Annex F): standardised inputs into viability assessment may be added, subject to consultation. For development management processes, Annex C lists the documents that will be required in future versions of the Kirklees validation list but there will be scope for additional information requirements where necessary.

- 2.15 The procedural policies for plan-making in Chapter 2 have been substantially revised to reflect the new plan-making system which implements relevant parts of the Levelling up and Regeneration Act 2023 and the Planning and Infrastructure Bill. The document states the material should be read as a new set of national policies, albeit one which builds upon and often re-states existing policies in a new form. Whilst the Duty to co-operate has been removed as a legal test, there will still be a requirement for Kirklees to work with infrastructure providers and neighbouring planning authorities on strategic matters such as transport.
- 2.16 The national decision-making policies are worded so that they set expectations for 'development proposals' where appropriate. This contrasts with many paragraphs in the current Framework which are directed at 'planning-decisions' or local planning authorities. This change is proposed so that national decision-making policies influence the way that development proposals are shaped, as well as the decisions made on them by decision-makers.
- 2.17 Policies currently set out in Planning Policy for Traveller Sites will be included within relevant chapters of the draft Framework. While some wording has been changed or removed, the government's aims in respect to traveller sites remains unchanged.
- 2.18 **A list of proposed NPPF policies is included at Appendix 1 of this report.**

Twelve key policy changes

The twelve most significant reforms are summarised below which are intended "to unlock more homes in the right places, and further support the commercial development needed to drive growth".

1. **A permanent presumption in favour of suitably located development.**
The intention is to make clear what forms of development are acceptable in principle in different locations as part of creating a more rules-based approach to development. As part of the changes, a revised presumption in favour of sustainable development, underpinning the way the new policies direct different forms of development to the most appropriate locations are proposed which in effect applies a permanent presumption in favour of suitably located development (S3 presumption in favour of sustainable development, S4 Principle of development within settlements).
2. **Building homes around stations.**
This is to establish 'in principle' support – a "default yes" – for suitable proposals that develop land around rail stations within existing settlements, and around 'well-connected' train stations outside settlements (further detail on what qualifies as a settlement is set out in the glossary section of the draft NPPF), including on Green Belt land. A minimum density of 40 dwellings per hectare around all stations and 50 dwellings per hectare around 'well-connected' stations is also proposed to maximise opportunities for sustainable development, making the most of high levels of connectivity, and improving access to jobs and services.
3. **Driving urban and suburban densification.**
An increased focus on getting the most use out of land in urban and suburban areas, including through the redevelopment of corner and other low-density plots, upward extensions and infill development – including within residential curtilages. The changes are intended to support higher density development in sustainable locations, with good access to services. There are also clear expectations that authorities should set

minimum densities in well-connected locations, including around train stations and town centres, and support an overall increase in density within settlements.

4. Securing a diverse mix of homes.

A focus on supporting the needs of different groups through the planning system including stronger support for rural social and affordable housing and setting clearer expectations for accessible housing to meet the needs of older and disabled people. More flexibility on the unit mix of housing for market sale, where local requirements have been met for the mix of affordable homes will be required.

5. Supporting small and medium sites.

Introduction of an easier process to bring forward small sites, through clear support for the principle of development in different locations, the policies on building more densely in settlements and strengthened support for mixed tenure development. The NPPF introduces a category of 'medium development' (see Annex C of this consultation document), linked to a range of policy and regulatory easements, to support a more streamlined and proportionate planning system – including exploring further the potential benefits and drawbacks of enabling developers to discharge social and affordable housing requirements through cash contributions in lieu of direct delivery.

6. Streamlining local standards.

The intention is to promote certainty for applicants and speed up local plan production by limiting quantitative standards in development plans to only those specific issues where local variation is justified. We also want to limit duplication of matters which are covered by the Building Regulations – other than where there is the existing ability to use 'optional technical standards'.

7. Boosting local and regional economies.

The draft Framework will encourage economic growth by giving substantial weight to the benefits of supporting business growth, and to particular areas and sectors - including those named in the Industrial Strategy, AI Growth Zones, logistics, town centres and agricultural and rural development. The draft NPPF also proposes additional guidance on how unmet need for employment floorspace can be determined when assessing planning applications for employment development outside settlements.

Views on whether the town centre sequential test should be removed are invited, to allow greater flexibility to respond to changing patterns of demand.

8. Supporting critical and growth minerals.

The draft Framework seeks to ensure that adequate provision is made for their extraction, recognising their economic importance. In parallel, and in view of the government's mission to achieve clean power by 2030, there are requirements to restrict further the extraction of coal.

9. Embedding a vision-led approach to transport.

The draft Framework seeks to further embed the changes made in December 2024, which signalled the importance of moving away from a 'predict and provide' approach to transport planning that can create unattractive environments dominated by cars.

10. Better addressing climate change.

The draft Framework seeks to set out how decisions can take a proactive approach to both mitigation and adaptation in relation to climate change, in a way that links to other relevant policies in the draft Framework.

11. **Conserving and enhancing the natural environment.**

New policies include mandatory measures for biodiversity net gain and protections for critical habitats, alongside a chapter dedicated to clean energy and water management have been introduced. Additionally, changes have been made, including to reflect Local Nature Recovery Strategies, to recognise landscape character and conserve and enhance existing natural features, to incorporate swift bricks and to provide guidance on sites of local importance for nature.

12. **Taking a more positive approach to the use of heritage assets.**

The draft Framework seeks to introduce a clearer and more positive approach which can better support suitable heritage-related development, replacing the current policies that are difficult to navigate. The Government is also proposing some changes to policies on planning procedures. Some revisions are also being proposed to policies for decision-making to reinforce the importance of taking a positive, proportionate and timely approach to dealing with applications.

2.19 Implications for the Local Plan

- The consultation is clear that the proposed NPPF policies will apply across the whole of the country and should not be repeated in Local Plans. The aim is to speed up plan preparation and prevent an increase of different standards that can complicate development. The potential disadvantage is that it limits flexibility to include locally specific policies to address Kirklees issues where there is a national policy in place.

Implications for Development management and Decision making

- Decision-makers should use the current NPPF for decision making until the revised draft is finalised.

New Plan-making regulations

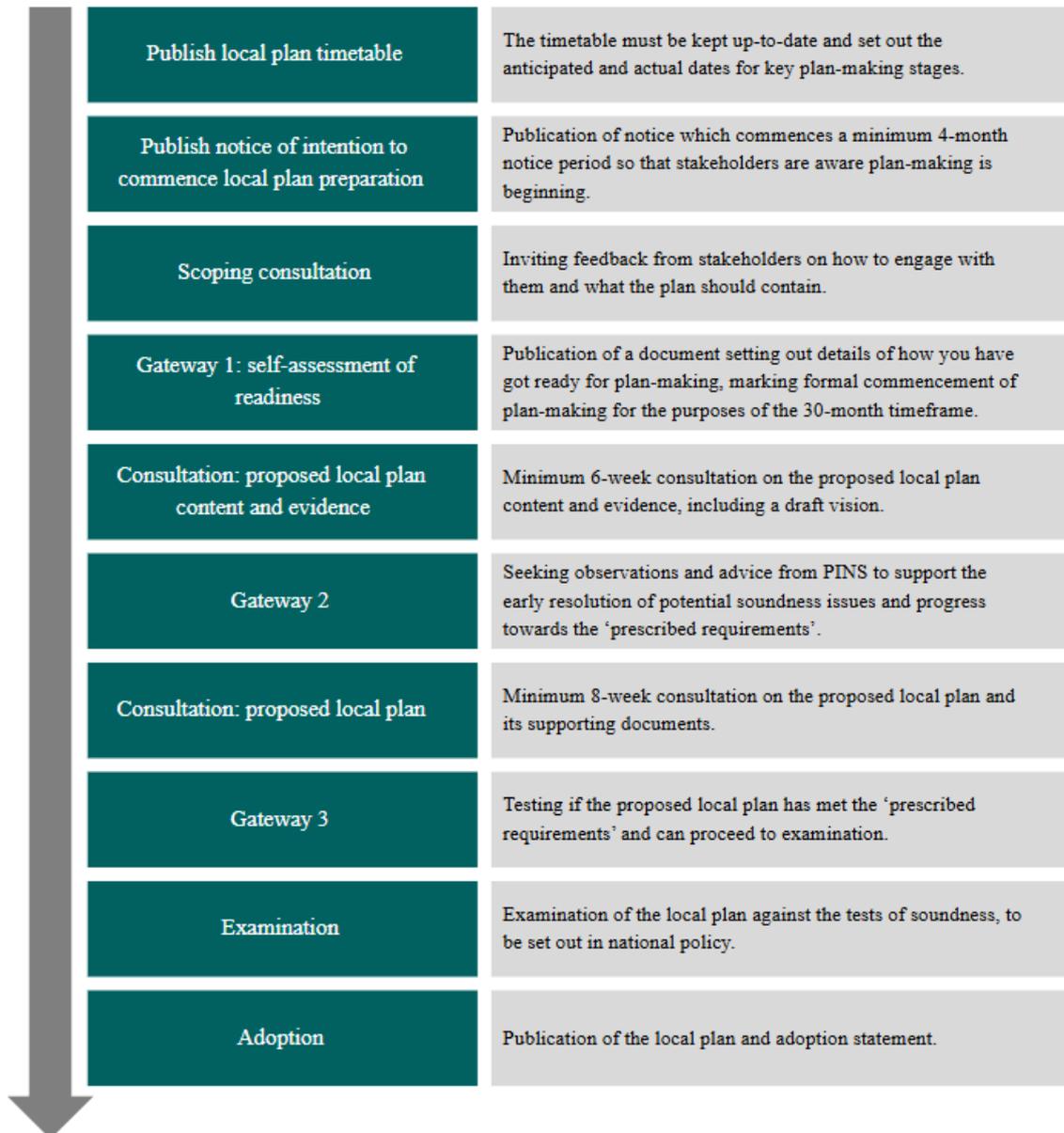
2.20 The Government's plan-making reforms over the last 12 months represent a significant restructuring of local plan preparation with a focus on up-to-date plans, and a more efficient, transparent planning system that supports a growth agenda.

2.21 In November 2025, the government published a suite of new plan-making guidance in advance of the publication of new plan making regulations to enable local planning authorities to progress local plans under the new system. Transitional arrangements were also published for local plans that could be completed by December 2026. Kirklees had already acknowledged to MHCLG that it could not meet this deadline, and this is reflected in the council's current Local Development Scheme 8th July 2025.

2.22 The plan-making guidance is clear that LPAs must follow the legal requirements of the system it is preparing a plan under from start to finish. There will be no ability to mix and under the new system, local planning authorities must start by giving notice of intention to commence.

2.23 With the implementation of the new plan-making regulations, there are new statutory requirements which the council will need to adhere to, to ensure a plan is compliant with legislation. This includes new requirements to start the Local Plan process, a new timeframe: 30 months and a revised process involving scoping consultation, two public plan consultations and three gateway assessments (two inspection led to ensure that issues are addressed early in the process).

2.24 The diagram illustrates the sequence of key local plan-making steps which will be required under Part 2 of the Planning and Compulsory Purchase Act 2004 (once amended by Schedule 7 to the Act) and the new regulations.



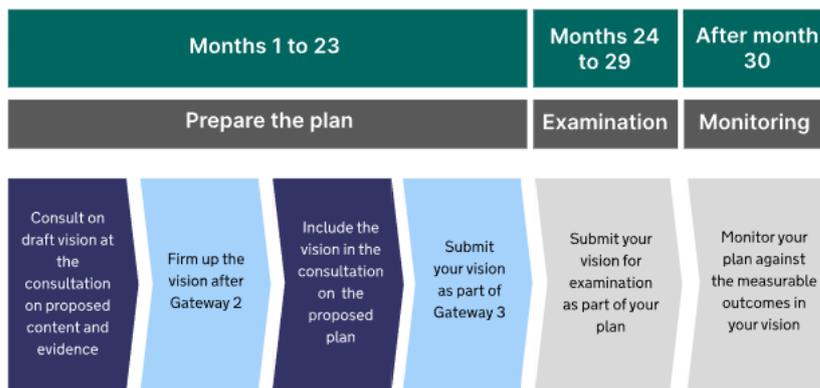
2.25 This programme can be split into distinct parts:

- Getting ready – before the 30-month process starts (minimum of four months)
- Plan preparation, examination and monitoring

Getting ready



Plan preparation



Key tasks and implications for the Local Plan preparation

2.26 For the purposes of this report, the focus will be on getting ready for Gateway 1 to commence the 30-month process.

Notice of intention to commence

2.27 [Giving notice of your plan-making - GOV.UK](#)

LPAs must publish a notice of intention to commence local plan preparation at least four months before publishing their gateway 1 self-assessment summary, providing advance notice to stakeholders of plan making, where the timetable is published and how they can get involved. There will be a requirement to publish the Local Plan timetable on the same day as the notice, if not before.

2.28 Details of what the notice of intention covers (as set out in the guidance) are as follows:

- Name of planning authority/authorities preparing the plan.
- The title you'll use to refer to the plan throughout plan-making.
- Specify if all or part of a minerals and waste plan will be incorporated into the local plan.
- Details of the geographical area the plan will cover.
- Date you published the notice.

- Where stakeholders can find the local plan timetable.
- Date plan preparation is expected.

Publish the Local Plan Timetable

2.29 A Local Plan timetable will replace the existing requirement to adopt a Local Development Scheme and will be required to report defined, plan-making milestones including when plan-making steps are undertaken, when consultation periods begin and end and when outputs following Gateways (new requirement) will be published. LPAs must revise their timetable to bring it up to date where necessary, at least every 1 month. The timetable must be made available before or alongside the publication of the notice of intention to commence (new requirement). A revised Local Plan Timetable will be presented to Cabinet for approval on 24th March 2026 subject to the publication of new plan-making regulations.

Decide your project management arrangements

2.30 Guidance has been set out on project management which should include governance, resourcing and risk management. Planning Advisory Service has produced a standardised format which is recommended for use:

PAS PID Template: [Local Plan Project Initiation Document \(PID\) Template and Guidance | Local Government Association](#)

2.31 There is already a comprehensive project initiation document for the Local Plan project. This will be updated to reflect the new plan-making system and transferred to the PAS template to enable easy comparison for MHCLG with other plan-making authorities.

Scoping consultation

2.32 LPAs must invite representations on matters including what the plan should contain and how future engagement on the plan should be carried out. This must take place after or alongside publishing the notice of intention to commence. Representations must be invited from defined general and specific consultation bodies and can be made by any persons, including residents.

2.33 Note: The regulations will not specify a minimum consultation period for this stage, but it must conclude prior to the publication of the Gateway 1 self-assessment summary.

Visioning

2.34 Requirements for preparing a vision and the timing of this will be set out in regulations.

2.35 Preparation of the vision should commence before the [30-month process](#) starts, and continue to be updated as the plan progresses. The draft vision, proposed plan content and evidence must be consulted on prior to firming up your vision, which should be used to support the development of your spatial strategy and policies.

2.36 The new sequencing of tasks and the requirement to complete scoping consultation after the notice of intention to start will necessitate further early engagement work to comply with regulations. We will rescope early engagement and visioning in the light of new requirements, to inform a new project plan, timetable and stakeholder engagement strategy including engagement with members.

Gateway 1 – self-assessment of readiness for local plan preparation

- 2.37 Gateway 1 is the first of 3 mandatory gateways to support adopting the plan within 30 months where the LPA will be required to prepare and publish a self-assessment summary of their readiness for local plan preparation.
- 2.38 The purpose of the self-assessment is:
- To help ensure that the LPA is ready to prepare and adopt a plan within 30 months.
 - To increase transparency of plan preparation for external stakeholders and communities.
- 2.39 The Gateway self-assessment summary must be :
- No later than 5 years after adopting your existing plan.
 - **No sooner than 4 months after you gave notice of your plan-making**, or the day after scoping consultation ends – whichever comes later.
 - Read more in the [guidance on Gateway 1](#).
- 2.40 There will be five areas set out in regulations to be covered by the self-assessment:
- Publishing the timetable.
 - Project management and governance.
 - Planned consultation and engagement.
 - Scoping the content of the Plan.
 - Strategic Environmental Assessment.
- 2.41 Implications for the Local Plan
- The Local Plan update will incorporate the above actions to feed into the gateway assessment. Until regulations are in place, we are unable to formally start through the submission of a notice of intent but will continue to evidence and scope plan progress and ensure that internal governance arrangements are in place to progress a plan.

New Plan-making Funding

- 2.42 An expression of interest has been submitted for new plan making funding (approximately £120K to be decided). Eligibility for funding is dependent on committing to achieving the following milestones:
- Publication of a notice of intention to commence local plan preparation by 30 June 2026.
 - Publication of Gateway 1 self-assessment by 31 October 2026.

Design and Placemaking Planning Practice Guidance Consultation

- 2.43 [Design and Placemaking Planning Practice Guidance - GOV.UK](#) was published on 21st January 2026 and consultation on the guidance closes 10th March 2026.

This draft Planning Practice Guidance (PPG) is intended to support the application of policies in the draft National Planning Policy Framework (NPPF) 2025 (currently being consulted on) and should be read alongside it. It outlines the government's priorities for well-designed places, and how planning policies and decisions should support this. The PPG is a consolidation into a single streamlined resource of four existing documents on design.

- [National design guide](#)
- [Design process and tools planning practice guidance](#)
- [National Model Design Code part 1](#)

- [National Model Design Code part 2](#)

2.44 The aim is to make design guidance clearer, more accessible, and easier to apply in practice.

The draft guidance is formed of three parts:

Part 1: Seven features of well-designed places – this replaces the previous ten design characteristics with seven core features:

- **Liveability** – accessible amenities, adaptable homes for all life stages.
- **Climate** – climate-resilient design including shading, flood mitigation, EV charging, and green/brown roofs.
- **Nature** – biodiversity features (e.g., hedgehog highways, swift bricks, green infrastructure).
- **Movement** – safe and accessible networks, public transport, non-car-dominated layouts.
- **Built Form** – good daylight, ventilation, privacy, noise mitigation and storage.
- **Public Space** – inclusive, safe, sociable spaces.
- **Identity** – reinforcing local character, heritage and landscape.

2.45 Part 2: Design quality in the planning process this explains how design quality can be integrated throughout the plan-making process and provides guidance on design tools and processes within the planning system, including masterplans, local design codes and design guides.

2.46 Part 3: Setting effective design codes – this explains how local design codes can set technical requirements for different design issues to support the creation of liveable places. It also provides guidance on applying design codes appropriately across different scales and contexts.

Key points to note:

- Greater recognition of modern lifestyle needs (e.g., hybrid working, multigenerational living).
- Clearer expectations for climate adaptation, including overheating prevention, sustainable energy and improved environmental resilience.
- Local Planning Authorities **are no longer required** to produce authority-wide design codes, though they may still do so where helpful and proportionate.
- Encouragement of interactive digital design codes, GIS mapping, online engagement tools, apps and social media.
- Focus on walkability, access to services, and improved layouts to support healthier and more connected communities.
- Includes support for wildlife-friendly features and accessible homes, although some stakeholders note omissions around age-friendly design standards (e.g., HAPPI principles).

The consultation runs from **21 January to 10 March 2026**, after which the Government will refine and finalise the PPG.

Planning and Infrastructure Act 2025

2.47 The Planning and Infrastructure Act (received Royal Assent on 18 December 2025) and is aimed at reforming the planning system, accelerating development and supporting the delivery of critical national infrastructure.

Key issues to note:

- **Planning committee reforms** – The Act gives the government power to introduce a national scheme of delegation that all local authorities must follow. Regulations will specify which planning applications must be delegated to officers and which go to committee. The intention is that committees will be reserved for major or contentious schemes reducing delays and focusing the time of elected members on the most significant or controversial applications.
There will be consultation on draft regulations to bring these provisions into force in 2026.
- **Mandatory training and certification for committee members** – the Act requires all planning committee members to complete formal training before making planning decisions. Details are still awaited.
- **Local authorities can set planning fees.**
A consultation on the proposed national default fee and guidance for local authorities on local fee setting will be published in 2026. Until regulations are in place, local authorities should continue to apply the current national fee.
- **Updated framework for development corporations** - The Act modernises and broadens the statutory framework for development corporations, significantly expanding their remit, flexibility, and operational powers—particularly for delivering new towns, major settlements, and large-scale regeneration.
- **New strategic planning system with Spatial Development Strategies** - The Act requires strategic planning authorities to prepare a Spatial Development Strategy. In the case of West Yorkshire this will be the West Yorkshire Combined Authority.

An SDS must include:

- A statement of strategic policies for the development and use of land in the area, a reasoned justification for those policies and the time period the strategy will cover.
- A framework that secures development that contributes to climate change mitigation and adaptation and must take account of any Local Nature Recovery Strategy.
- Option content – strategic level policies on infrastructure of strategic importance
- Economic, social or environmental well-being.
- The amount and distribution of housing including affordable housing.
- **Compulsory purchase reforms** introduced changes designed to shorten CPO timescales and reduce bureaucracy to enable faster, cheaper land assembly. Another major reform concerns limiting the role of hope value – the uplift in value from potential future planning permissions – in compensation. It is intended to prevent excessive compensation claims while supporting infrastructure delivery. Other changes include modernising procedures through electronic service and simplified

notices, increased flexibility for inspectors and local authorities and new powers for Natural England to compulsory purchase land to deliver measures required under Environmental Delivery Plans.

- **Changes to pre-application process for Nationally Significant Infrastructure Projects.**

Reforms to the statutory consultee system

2.47 [Reforms to the statutory consultee system - GOV.UK](#)

This consultation was published on 18th November 2025 with comments invited until 13th January 2026. It sought views on reforming the role of statutory consultees in the planning system, specifically those that are governed by the Town and Country Planning Act 1990. The consultation sought views on the following proposals:

- removing statutory consultee status from certain bodies. The government plans to remove Sport England, the Gardens Trust and Theatres Trust from the list of statutory consultees. The aim is to reduce unnecessary consultations and streamline the planning process.
- reviewing the scope of what statutory consultees advise on.
- improving performance management across existing statutory consultee bodies in the planning system more widely. The government intends to enhance performance management across existing statutory consultees ensuring that they provide timely and relevant advice. This includes performance metrics and establishing annual meetings to discuss feedback and issues.

3 Implications for the Council

3.1 Council Plan

The preparation of the Local Plan will fully consider the vision and objectives of the Council Plan: For Kirklees to be a district which combines a strong, sustainable economy with a great quality of life – leading to thriving communities, growing businesses, high prosperity and low inequality where people enjoy better health throughout their lives.

3.2 Financial Implications

An existing budget for the Local Plan preparation has been agreed. There are no additional Local Plan costs associated with commencing plan-making under the new system. If the council is successful in its expression of interest for new plan-making funding this has the potential to be used to reduce the financial commitment associated with plan preparation but also provides capacity to support additional evidence gathering which may arise from the revised national planning policy, further reforms or digital enhancements to support plan making.

A review of the implications on planning fees will need to be considered following further government consultation and regulations.

3.3 Legal Implications

Following publication of new plan-making regulations, the programme for the Local Plan will be reviewed to ensure compliance with statutory requirements.

Once the revised NPPF is finalised, this will be used in decision making and the

determination of planning applications alongside the Kirklees Local Plan.

3.4 **Climate Change and Air Quality**

The updated Local Plan will be prepared in compliance with National Planning Policy Framework (NPPF). The draft revised NPPF published for consultation (close date 10th March 2026) and expected to be finalised July 2025 provides a clear focus on mitigation and adapting to the impacts of climate change and to support the transition to net zero including proposing development patterns through their spatial strategy and allocations which reduce emissions and avoid increased vulnerability to the effects of climate change, water efficiency standards; and by identifying opportunities to safeguard and improve carbon storage, support nature recovery and resilience. The update of the Local Plan provides the opportunity to look at a revised policy framework that supports the national focus on climate change and mitigation and how planning can support the council's Climate Action Plan.

3.5 **Risk, Integrated Impact Assessment (IIA) or Human Resources**

Risk

- Non-compliance with statutory procedures for both plan-making processes and decision-making will increase the risk of challenge and the potential for the Local Plan update to be found unsound.
- Lack of capacity to feed into government consultations will impact on the council's ability to shape national policy in a way that provides flexibility to develop local specific policies to guide development/issues important to Kirklees.

Equality Impact/Integrated Impact Assessment (IIA)

Section 149 of the Equality Act 2010 establishes the public sector equality duty (PSED), which requires public authorities to have due regard to the need to:

- Eliminate discrimination, harassment, and victimisation.
- Advance equality of opportunity between those who share a protected characteristic and those who do not.
- Foster good relations between persons who share a relevant protected characteristic and those who do not.

Government consultations provide questions on equality to meet its equality duties.

Human Resources

Planning Services wherever relevant provide responses to all planning reforms impacting on the service. Limited capacity and the volume of reforms have placed pressure on staff resources. Planning Services where relevant, invite cross-service input to shape responses in order to shape responses that support the work of wider services and to support the Council Plan vision and objectives.

3.6 **Armed Forces Covenant**

No impacts.

4. **Consultation**

4.1 The government has consulted on a wide range of planning reforms

5 **Engagement**

5.1 See above.

6. Options

6.1 Options considered

None. A pro-active approach has been taken to responding to relevant consultation impacting on Planning Services.

6.2 **Reasons for recommended option:** To shape national policy, to reflect the Kirklees perspective.

7 Next steps and timelines

- To seek approval from Cabinet 24th March 2026 and Council 15th July to commence a Local Plan update under the new system subject to the publication of new plan-making regulations.
- To respond to NPPF consultation, new plan-making guidance and the Design and Place Making PPG by 10th March 2026.
- To review emerging regulations in relation to plan-making and decision-making processes.

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9 Background Papers and History of Decisions

Consultation papers are referenced under the different sections of the report.

10 Appendices

Appendix – List of proposed NPPF policies (December 2025)

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Appendix 1: List of proposed NPPF policies (December 2025)

Section	Chapter	Policy
Procedural Policies	Plan-making Policies	<ul style="list-style-type: none"> • PM1: Spatial Development Strategies which provides more detail on the role and content of SDSs e.g. setting housing needs. • PM2: Local Plans which is like PM1 but covers Local Plans. • PM3: Minerals and waste plans which is like the above policies but covers Minerals and Waste Plans. • PM4: Supplementary plans which is like the above policies but covers Supplementary Plans. • PM5: Neighbourhood Plans which is like the above policies but covers Neighbourhood Plans. • PM6: General Principles for plan-making • PM7: Initiating plan-making for Local Plans and Minerals and Waste Plans which provides detail on the steps LPAs should take when commencing the plan-making process. • PM8: Evidence for plan-making which advises on the approach LPAs should take when gathering evidence for the development plan. • PM9: Identifying land for development which sets out how LPAs should assess land for inclusion in the plan. • PM10: Maintaining co-operation between plan-making authorities which sets out how plan-making authorities should co-operate with infrastructure providers and other plan-making authorities. • PM11: Demonstrating co-operation between plan-making authorities • PM12: Developer contributions which sets out how plan-making authorities should approach developer contributions in their development plans. • PM13: Setting Standards which advises plan-making authorities should do should they wish to set quantitative standards in their plans. • PM14: Examining spatial development strategies which defines the tests that SDSs will have to satisfy in order to be found sound. • PM15: Examining Local Plans and Minerals and Waste Plans which is like PM15 but sets out the tests Local Plans and Minerals and Waste Plans will have to satisfy to be found sound. • PM16: Examining Supplementary Plans which fulfils a similar role to the above policies but for Supplementary Plans. • PM17: Examining Neighbourhood Plans which fulfils a similar role to the above policies but for Supplementary Plans.

Section	Chapter	Policy
Procedural Policies	Decision Making Policies	<ul style="list-style-type: none"> • DM1: Preparing development proposals which informs applicants on how they should go about preparing applications. • DM2: Information requirements which sets out the Government position on what information should be included with planning applications with more detail in Annex C. • DM3: Determining development proposals • DM4: Emerging development plan proposals which sets out how decision-makers should give weight to relevant policies in emerging development plan policies. • DM5: Development viability which sets out how viability should be considered when determining planning applications • DM6: Use of planning conditions and obligations • DM7: Relationship with other regulatory regimes which sets out how matters addressed by separate regulatory regimes should be addressed e.g. waste. • DM8: Unauthorised development and enforcement which sets out how LPAs should address unauthorised development. • DM9: Use of development orders which covers the use of Local Development Orders, Mayoral Development Orders, Neighbourhood Development Orders and Community Right to Build Orders. • DM10: Removal of permitted development rights which sets out how planning authorities should use Article 4 Directions to remove permitted development rights.
Sustainable Development	Achieving Sustainable Development	<p>Plan-making Policies:</p> <ul style="list-style-type: none"> • S1: Positive plan-making which sets out what plan-making authorities should to ensure their plan is positive. • S2: Producing a spatial strategy <p>National Decision-making policies:</p> <ul style="list-style-type: none"> • S3: Presumption in favour of sustainable development which states that decisions on development should apply a presumption in favour of sustainable development and apply policy S4 within settlements, S5 outside settlements and approve any proposals that accord with an up-to-date development plan and the NDMPs without delay. • S4: Principle of development within settlements which requires development within settlements to be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NDMPs (more detail on the circumstances where adverse effects could arise). • S5: Principle of development outside settlements which states that only certain forms of development outside settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects e.g. development within

Section	Chapter	Policy
		<p>reasonable walking distance of a railway station which provides a high level of connectivity to jobs and services.</p> <ul style="list-style-type: none"> • S6: Neighbourhood plans and the presumption
Sustainable Development	Meeting the challenge of climate change	<p>Plan-making policies</p> <ul style="list-style-type: none"> • CC1: Planning for climate change which sets out how policies in development plan documents should address climate change. <p>National decision-making policies</p> <ul style="list-style-type: none"> • CC2: Mitigation of climate change which sets out how development proposals should contribute towards the mitigation of climate change e.g. sustainable locations. • CC3: Adaptation to climate change which sets out how development should reduce vulnerability to climate change e.g. provide Sustainable Drainage Systems.
Delivering homes and supporting growth	Delivering a sufficient supply of homes	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • HO1: Assessing the need for homes which sets out how developments should assess their need for housing. • HO2: Setting requirement figures for homes • HO3: Providing land for homes • HO4: Land for large-scale residential and mixed-use development which advises plan-making authorities on how they should approach allocating land for larger scale housing developments. • HO5: Meeting the needs for different groups • HO6: Planning for a diverse mix of sites which requires Local Plans to allocate land on smaller sites. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • HO7: Meeting the need for new homes • HO8: Providing affordable homes which sets out how development proposals should make provision for affordable housing • HO9: Specialist forms of accommodation which sets out how development proposals for such development should be prepared. • HO10: Exception Sites which sets out how applications for housing or traveller sites on land not allocated for this purpose should be considered. • HO11: Isolated homes in the countryside • HO12: Traveller sites • HO13: Build-out of residential and mixed-use development which seeks to boost the build-out rates of housing developments.

Section	Chapter	Policy
Delivering homes and supporting growth	Building a strong, effective economy	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • E1: Providing the conditions for long-term economic growth which sets out how development plans should support business investment and jobs. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • E2: Meeting the need for business land and premises which sets out how development proposals for employment uses should be determined including how to determine unmet needs. • E3: Freight and logistics which provides details on what development proposals for freight and logistics uses should do. • E4: Rural business development which provides detail on how applications for rural business should be determined.
Delivering homes and supporting growth	Ensuring the vitality of town centres	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • TC1: Planning for town centres which sets out the policy approach development plans should take towards town centres. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • TC2: Development in town centres • TC3: Main town centre uses outside town centres which provides more detail on the sequential test for main town centre uses outside town centres. • TC4: Assessing the impact of development on town centres which covers the retail impact assessment.
Delivering homes and supporting growth	Supporting high quality communications	<p>National decision-making policies:</p> <ul style="list-style-type: none"> • CO1: Proposals for telecommunications infrastructure which sets out how such proposals should be designed along with how planning authorities should determine them. • CO2: Supporting information for telecommunications infrastructure proposals
Delivering homes and supporting growth	Securing clean energy and water	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • W1: Planning for energy and water which sets out the policy approach development plans should take towards energy and water infrastructure. • W2: Securing renewable and low carbon energy, and electricity network infrastructure <p>National decision-making policies</p>

Section	Chapter	Policy
		<ul style="list-style-type: none"> • W3: Renewable and low carbon energy development and electricity network infrastructure which sets out how planning authorities should determine applications for such development and what is needed from applicants/ • W4: Water infrastructure which is similar to W3 but applies to water infrastructure.
Delivering homes and supporting growth	Facilitating the sustainable use of minerals	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • M1: Planning for a sufficient supply of minerals which sets out how plans can ensure there is a sufficient supply of industrial and aggregate minerals. • M2: Safeguarding mineral resources and infrastructure through plan-making which requires planning authorities to define Mineral Safeguarding Areas and infrastructure sites and safeguard them from inappropriate development. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • M3: Assessing the benefits of mineral development • M4: Considering the impacts of mineral development • M5: Development involving peat, coal or onshore oil and gas which states that peat applications should be refused whilst coal and hydrocarbons should be refused unless they are necessary for certain circumstances. • M6: Safeguarding mineral resources and infrastructure through decision-making which seeks to ensure that proposals for non-mineral development aren't at the detriment of Mineral Safeguarding Areas and/or infrastructure sites.
Creating high quality, sustainable places	Making effective use of land	<p>Plan-making Policies:</p> <ul style="list-style-type: none"> • L1: Planning for an effective use of land which sets out how development plans can ensure land is efficiently and effectively used e.g. density standards. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • L2: Making effective use of land which supports proposals that would achieve one of a range of criteria e.g. land remediation. • L3: Achieving appropriate densities which sets out how development proposals can achieve these. • L4: Residential extensions
Creating high quality, sustainable places	Protecting Green Belt land	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • GB1: Establishing new Green Belts which sets out what information development plans should provide when proposing new Green Belts. • GB2: Assessing existing Green Belt land

Section	Chapter	Policy
		<ul style="list-style-type: none"> • GB3: Altering existing Green Belt boundaries which states that Green Belt boundaries should be changed through the plan-making process and provides detail on exceptional circumstances. • GB4: Defining Green Belt boundaries • GB5: Beneficial uses of Green Belt land which sets out how development plans can achieve beneficial uses e.g. nature recovery. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • GB6: Control of development in the Green Belt • GB7: Development which is not inappropriate in the Green Belt • GB8: The Golden Rules
Creating high quality, sustainable places	Achieving well-designed places	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • DP1: A strategy for design which sets out how development plans should set out their expectations regarding design • DP2: Local Design Guides, Local Design Codes and Masterplans which advises on what these design tools should do. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • DP3: Key principles for well-designed places • DP4: The Design process
Creating high quality, sustainable places	Promoting sustainable transport	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • TR1: Vision-led approach to planning for transport which sets out how sustainable transport should be considered through the plan-making process e.g. safeguarding walking and cycling routes. • TR2: Local parking standards which sets out the approach that should be taken towards parking standards. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • TR3: Locating development in sustainable locations • TR4: Street design, access and parking which sets out transport considerations should be factored into the design of development. • TR5: Roadside facilities which sets out the requirements for development proposals for these facilities. • TR6: Assessing transport impacts • TR7: Marine ports, airports and other aviation facilities

Section	Chapter	Policy
Creating high quality, sustainable places	Promoting healthy communities	<ul style="list-style-type: none"> • TR8: Public rights of way which sets out how development proposals should consider the PROW network. <p>Plan-making policies:</p> <ul style="list-style-type: none"> • HC1: Planning for healthy communities which sets out the policy approach plans should take towards health communities e.g. setting out the facilities and contributions expected from development. • HC2: Local Green Space which sets out the considerations that should be taken when designating LGSs. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • HC3: Community facilities and public service infrastructure serving new development which seeks to ensure that new development makes provision for these where necessary. • HC4: Proposals for new and improved community facilities and public service infrastructure which sets out how applications for such facilities should be taken forward and determined. • HC5: Hot food takeaways and fast food outlets which seeks to restrict such developments in certain areas e.g. within walking distances of schools • HC6: Retention of key community facilities and public service infrastructure which seeks to ensure that these aren't lost. • HC7: Development affecting existing recreation facilities which seeks to ensure that recreation facilities aren't lost. • HC8: Development affecting Local Green Space which is similar to HC6 and HC7.
Creating high quality, sustainable places	Pollution, public protection and security	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • P1: Planning for clean and safe places which sets out the policy approaches development plans can take to ensure places are clean and safe. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • P2: Ground conditions which covers the DM approach to issues such as land instability and contamination. • P3: Living conditions and pollution • P4: Impact of development on existing activities which seeks to ensure that development does not restrict current and permitted activities e.g. the agent of change principle. • P5: Maintaining public safety and security • P6: Land and operations for defence and public protection

Section	Chapter	Policy
Conserving and enhancing the environment	Managing flood risk and coastal change	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • F1: Assessing flood risk for plan-making which sets out how development plans should minimise flood risk e.g. preparation of SFRAs. • F2: Planning for effective flood risk management which addresses matters such as the sequential test. • F3: Managing coastal change (not applicable) <p>National decision-making policies:</p> <ul style="list-style-type: none"> • F4: Assessing flood risk for decision-making • F5: The sequential test • F6: Development in areas at risk of flooding from rivers or the sea • F7: Ensuring development is safe from flooding • F8: Sustainable drainage systems and watercourses • F9: Development in coastal change management areas (not applicable)
Conserving and enhancing the environment	Conserving and enhancing the natural environment	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • N1: Identifying environmental opportunities and safeguards which sets out how development plans can safeguard and enhance the natural environment. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • N2: Improving the natural environment which sets out how development proposals should make a positive contribution towards the national environment and support nature recovery. • N3: Trees in new development • N4: Protected Landscapes which sets out how development proposals should ensure Protected Landscapes aren't harmed. • N5: Maintaining the character of the coast (not applicable) • N6: Areas of particular importance for biodiversity which sets out how development proposals should consider these areas and how proposals affecting sites such as SSSIs and LNRs should be considered.
Conserving and enhancing the environment	Conserving and enhancing the historic environment	<p>Plan-making policies:</p> <ul style="list-style-type: none"> • HE1: Planning for the historic environment which sets out how development plans should support the conservation, enhancement and enjoyment of the historic environment. • HE2: Conservation Areas and World Heritage Sites which sets out how development plans should conserve and enhance the significance of these areas.

Section	Chapter	Policy
		<ul style="list-style-type: none"> • HE3: Historic Environment Records which requires LPAs to maintain or have access to one of these to support plan-making and decision-making. <p>National decision-making policies:</p> <ul style="list-style-type: none"> • HE4: Securing the conservation and enhancement of heritage assets • HE5: Assessing effects on heritage assets • HE6: Proposals affecting designated heritage assets • HE7: Decisions on non-designated heritage assets • HE8: World Heritage Sites • HE9: Conservation areas • HE10: Archaeological assets • HE11: Loss or removal of heritage assets