

# National Planning Policy Framework

Update note on the key reforms to the NPPF and changes from the consultation draft that was released in July 2024.



Key Topic	Paragraph	Proposed Draft Change	Change From Draft?	Final Position
Mandatory Housing Targets	61	The aim of Local Plans is to meet the identified local housing need, rather than as much of it as possible. A marked change.	Unchanged.	Housing targets are now mandatory rather than advisory.
Standard Method	62	The Standard Method (SM) for calculating housing need has been revised. It now uses a stock-based approach as a starting point, with uplifts for affordability.	Unchanged.	The revised SM is now adopted resulting in a total local housing need for England of circa 370,000 homes per annum.
Housing Land Supply Tests	76	The 5-year housing land supply test has been reinstated. 4-year tests and exemptions have been removed. 5% normal buffer and 20% buffer for persistent under delivery are also back.	Change	5-year Housing Land Supply Test has been reinstated. From 2026 there will effectively be a 6-year housing land supply requirement for LPAs with a Local Plan housing requirement over 5 years old.
Requirement to Review Green Belt	142	Councils must review GB boundaries where housing need cannot be met without it. The only exception is where such alterations would fundamentally undermine the function of the GB.	Unchanged.	Councils are required to review Green Belt boundaries if their need cannot be met on non-Green Belt land.
Grey Belt	152	If a council cannot meet its 5-year housing land supply or 75% of its Housing Delivery Test, then development on 'grey belt' sites would not be considered inappropriate. Grey Belt definition set out in Glossary.	Change	Now defined as 'not strongly contributing to any GB purpose'. Previously referenced limited contribution.
GB Release - Affordable Housing Requirement	155 / 156 / 157	50% affordable housing with emphasis on social rent stated alongside requirements for infrastructure and enhanced open space.	Change	Now 15% above highest applicable policy requirement to a cap of 50%. If there is no pre-existing requirement then 50% is used.
Benchmark Land Value	Annex 4	No figure was stated in the July consultation draft.	Removed	This has gone. Some revised guidance on viability within the new PPG, but no national benchmark land value.