

59 Langton Road, Bristol, BS4 4ER

LPA application reference: 24/02509/PINS



## 1. Response to Inspector's questions

The LPA had regard to paragraph 135(f) (paragraph 132(f) in the proposed reforms) when coming to a conclusion on the application, which states "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;". This paragraph remains unchanged in the proposed NPPF reforms.

The LPA also had regard to paragraph 191 which states that "planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Development should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life". This section of the NPPF also remains unchanged.

Finally, the LPA had regard to paragraph 108 and 109(para. 106 and 107 in the proposed reforms) which states that "transport issues should be considered from the earliest stages of development proposals so that opportunities to promote walking, cycling and public transport use are identified and pursued and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account including appropriate opportunities for avoiding and mitigating any adverse effects. This policy further states that development proposals should ensure that net environmental gains, and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. The planning system should actively manage patterns of growth in support of these objectives." This section has also remained unchanged.

In summary, the proposed reforms to the NPPF and the Secretary of State's ministerial statement both underscore the urgent need to deliver more housing through the planning process, however in this case it is noted that no amendments are proposed within several areas that are relevant to this proposal. It is acknowledged that the council is failing to meet its Housing Delivery Test requirements and that paragraph 11(d) of the NPPF is engaged. However, the NPPF consultation document and WMT focus on broader level reform and overhaul of planning process which is geared towards increasing housing delivery and the provision of affordable housing. The local plan policies cited within the statement of case for reasons to refuse the development are still in line with the NPPF, and the relevant NPPF paragraphs cited remain unchanged.

As such, the LPA upholds its objection to the proposal.