



# Cross Roads Parish Council

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## 8.d3) NPPF Consultation Supporting Paper December 2025

Dear Council

### **Preamble:**

This covering note accompanies the working draft of responses to the Government's consultation on the **Proposed Reforms to the National Planning Policy Framework (NPPF – December 2025 Draft)**.

The consultation documents and policies referenced have been taken directly from the Government's published material.

The NPPF is the overarching national framework that governs all planning decisions and the system within which Local Plans and Neighbourhood Plans must fit. The December 2025 draft is a comprehensive and structural rewrite of the current NPPF 2024, affecting:

- what development is allowed "in principle",
- how settlements are defined,
- how rural areas are treated,
- how affordable housing is delivered,
- how viability is assessed,
- how intensification and density are handled,
- how transport, infrastructure, climate change, heritage and energy are addressed.

Because the document represents a total redesign of national planning policy, the Parish Council should review the proposals and respond on behalf of its residents.

### **Why the Parish Council should respond:**

As an elected body, the Parish Council has:

- A statutory role as a consultee in the planning system.
- A strategic interest in protecting the character, sustainability and well-being of the village.

- A forward-looking responsibility to ensure national policy changes do not unintentionally harm rural settlements, infrastructure or heritage.

A non-response risks the parish's views being absent from Government analysis, at a time when the proposed NPPF explicitly changes:

- settlement rules (S2–S6),
- rural development (S5 / HO10),
- density and intensification (L1–L2),
- local planning powers (PM6–PM15),
- viability and contributions (DM5 / PM12),
- traveller policy (HO12),
- energy, digital and infrastructure policy (W1–W4 / CO1–CO2).

These policies could directly affect future planning decisions in the village.

## **Consultation Questions:**

Understanding the Three Columns in the Response Document:

Responses are presented in three columns, each with a different purpose:

### **1. The “Question” Column:**

This provides the exact wording of each consultation question, taken verbatim from the Government's consultation papers.

These correspond to the policies within the December 2025 NPPF Draft.

### **2. The “Neutral Response” Column:**

This column provides a professionally balanced, policy-aware, non-partisan view.

It serves three key functions:

- 1. Demonstrates understanding of the policy intent**
  - showing the Ministry of Housing, Communities and Local Government (MHCLG) that the Parish Council has engaged with the proposals seriously and constructively.
- 2. Provides an objective baseline**
  - enabling councillors to see what a reasonable “middle-ground” answer looks like.
- 3. Supports credibility**
  - consultation analysts compare responses, and this neutral column ensures our submission cannot be interpreted as uninformed or oppositional.

The Neutral Response does not represent the Parish Council's position. It simply reflects a balanced reading of the draft NPPF.

### **3. The “Parish Council Response” Column**

This presents the draft position of the Parish Council and reflects the unique circumstances and priorities of our rural community.

This also presents the position of the Parish Council as outlined in the formal response to the potential sites of the Leeds Local Plan in 2025.

Key characteristics of the PC Response:

- It highlights rural constraints that national policy may overlook.
- It emphasises the importance of infrastructure capacity, drainage, heritage, landscape, road safety and settlement character.
- It asserts the need for local flexibility where the draft NPPF is predominantly urban-centric.
- It acts on the Parish Council’s duty to protect the village from policies that could unintentionally encourage unsuitable development.

This column provides the draft parish position for the Parish Council to review and amend.

#### **Closing Statement:**

- This consultation is significant.
- The draft NPPF (Dec 2025) represents a fundamental restructuring of how planning will operate across England. The decisions the Parish Council makes now will shape how development is controlled or permitted in the village for the years ahead.
- Engagement is therefore essential.
- The responses provided offer the Parish Council a clear, structured foundation to develop the official submission.

Kind regards,

*Jill Davis*

Jill Davis

**Proper Officer to Cross Roads Parish Council**