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The NPPF 2026:
The Big Changes

Clare Parry and Jemima Lovatt

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A journey to simplicity...

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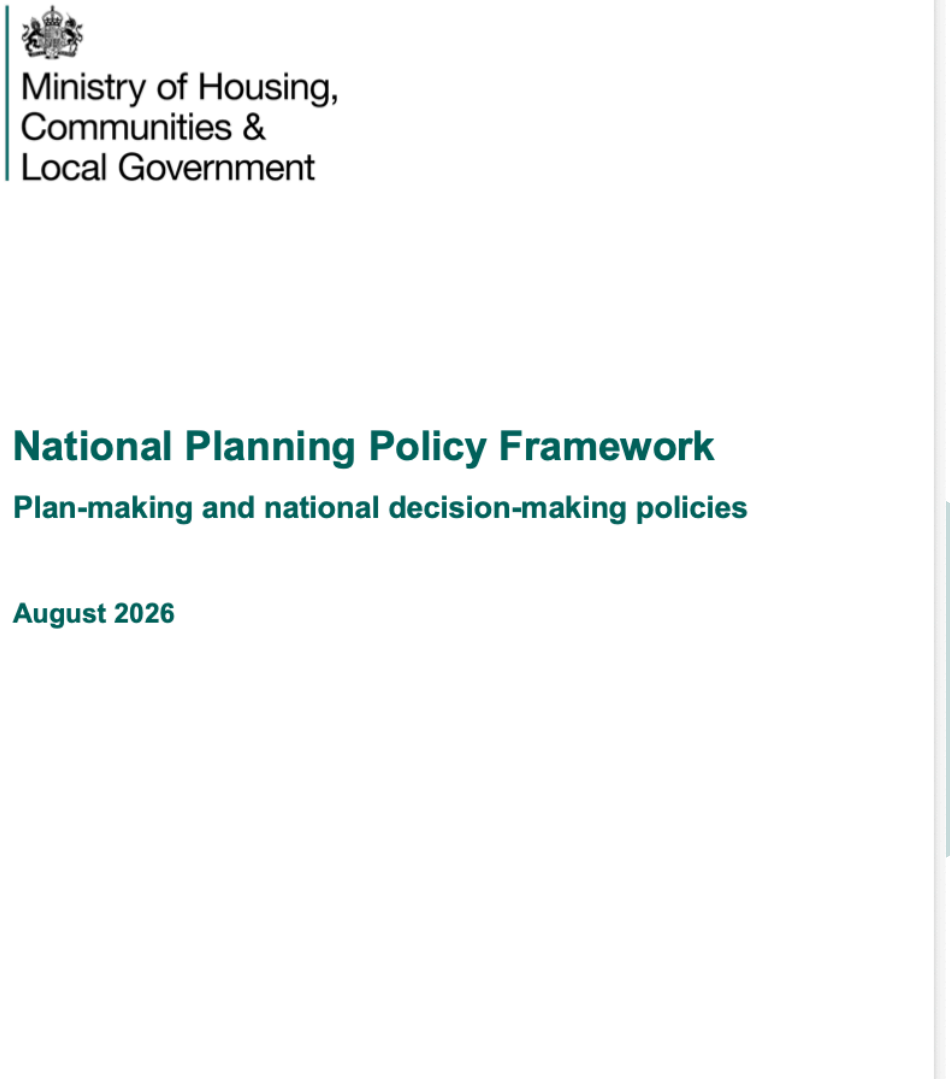
2010







- 2012
- 2018
- 2019
- 2021
- 2023 (twice)
- 2024
- 2026



02

How substantial is substantial?

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2024 NPPF

Great weight

Substantial weight

Significant weight

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SUBSTANTIAL WEIGHT

03

The Return of Strategic Planning

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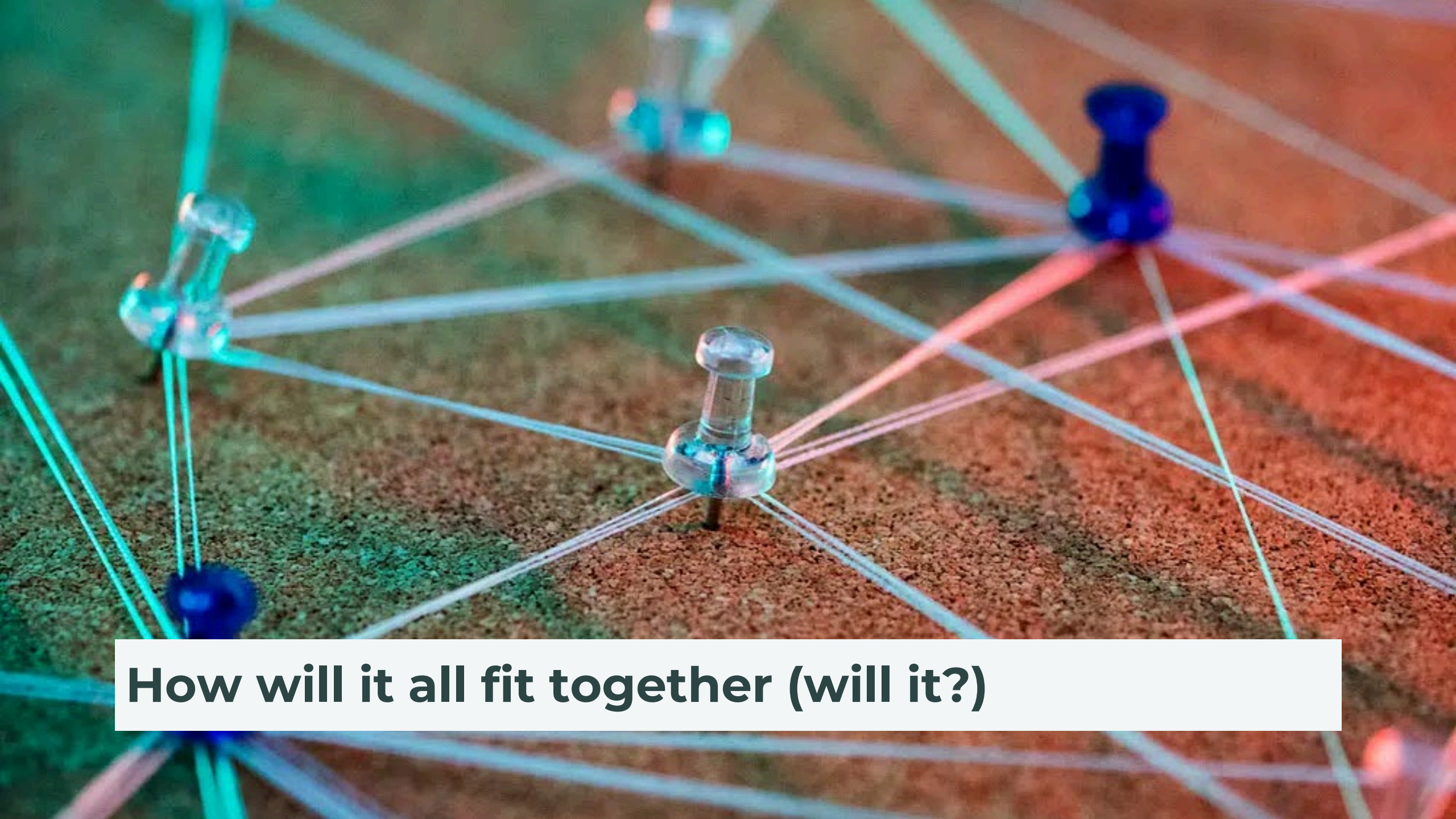
RSS

“Regional Strategies added unnecessary bureaucracy to the planning system. They were a failure. They were expensive and time-consuming. They alienated people, pitting them against development instead of encouraging people to build in their local area.”

““a plan containing policies on the development and use of land on matters of strategic importance to the area prepared by strategic planning authorities and the Mayor of London”.

NPPF 2026 glossary

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How will it all fit together (will it?)

04

Economic Growth is no longer one factor

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“Economic growth is the number one mission of this government”

NPPF 2025 consultation

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05

The Rise of Transit-Orientated Development

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06

Safety of women and girls

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”Whose Place Is It Anyway?” event

.

with Dr Lois Lane, Francesca Sidoli, Susannah Walker and Anna Sabine MP

Thank you for listening

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