



# NPPF Consultation

## 1. Introduction

- 1.1 This submission is made on behalf of Newett Homes (the Appellant) in relation to appeal ref APP/Z4718/W/25/3375000 at Land North East of Shepley Road, Stocks Moor, Huddersfield, HD4 6XW.
- 1.2 The submission responds to the email correspondence by Stephen Skeates (dated 18<sup>th</sup> December 2025), on behalf of the Planning Inspectorate, which invites representations from the Council, Appellant and Rule 6 party in relation to the National Planning Policy Framework (NPPF) consultation published on the 16<sup>th</sup> December 2025 and the accompanying Written Ministerial Statement (WMS).

## 2. Appellant's representation on consultation draft NPPF

- 2.1 The Appellant acknowledges the National Planning Policy Framework; proposed reforms and other changes to the planning system which were announced on the 16<sup>th</sup> December 2025. Alongside the consultation documentation the Government has published a draft NPPF. It is stressed that this document is in draft only and remains under consultation until the 10<sup>th</sup> March 2026. The provisions of the draft NPPF may therefore be subject to change as a result of the consultation outcomes. There is currently no anticipated timetable for the remaining process including formal publication of any revised NPPF.
- 2.2 The accompanying WMS by Matthew Pennycock, made on the 16<sup>th</sup> December 2025, reinforces the early stage of the draft NPPF, and is clear that any new decision-making policies will take effect once the revised NPPF is published. Paragraph 1, Annex A: Implementation also confirms that policies in the draft Framework "*are material considerations which must be taken into account in decision-making from the day of its publication*". Given the current stages of the process, the publication of a revised NPPF is not a milestone we anticipate during the course of this appeal.
- 2.3 Whilst at such an early stage of the process the draft NPPF can only be attributed very limited weight.
- 2.4 It is the Appellant's intention to address both each draft NPPF policy and the weight to be applied to within the Planning Proof of Evidence, where relevant to the case.