

LOCAL PLAN SUB COMMITTEE - 27 AUGUST 2020

PART I – DELEGATED

6. PLANNING FOR THE FUTURE WHITE PAPER (DCES)

1 Summary

- 1.1 To provide the Local Plan Sub Committee with a summary of the main changes proposed in the Government's Planning for the Future White Paper¹ which was published for consultation on 6 August 2020 for 12 weeks.

2 Details

- 2.1 The Planning for the Future White Paper covers a package of proposals for reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals.

- 2.2 The bullet points below highlight the main changes proposed:

- Each LPA to have a chief officer for design and place-making
- Standardisation of local plans ("model" template for Local Plans to be published in advance of legislation being brought into force)
- Evidence based studies required for Local Plan to be limited (guide to be published)
- Local plans to be prepared in 30 months (Proposal 8)
- Local plans to cover 10 year period (rather than 15years)
- Local plans to set design codes and guidance for two of the three planning areas (Growth, Renewal and Protected) (Proposal 11)
- Land annotated as Growth areas in Local Plan = outline planning permission
- Land annotated as Renewal – strengthened Presumption in favour of sustainable development (LPA need to have good reasons for refusal)
- Land annotated as Protected –includes sites/areas which justify more stringent planning controls to ensure sustainability and includes AONBs, Green Belt and Conservation Areas
- Development management policies to be set in National Planning Policy
- Local Plans to be fully digitalised and web based rather than document based and in a standard format including interactive mapping detailing design codes and guidance as appropriate
- Duty to Cooperate, tests of soundness and sustainability appraisals to be abolished and replaced with a 'sustainability test' set by the Secretary of State
- Housing target to be *binding* and based on a new standard method of calculating housing needs
- 8 and 13 week planning determinations to be adhered to. Proposal of automatic refund of planning fee if not determined within timescale and possibility of some types of planning applications to be deemed to have been granted permission if not determined within timescales.

¹ <https://www.gov.uk/government/consultations/planning-for-the-future>

- Where applications are refused, applicants will be entitled to an automatic rebate of their planning application fee if they are successful at appeal.
- The delegation of detailed planning decisions to planning officers where the principle of development has been established (through the Local Plan?)
- CIL and S106 to be abolished and replaced with a new Infrastructure Levy set nationally (charged on the final value of the scheme over a certain threshold (40 – 50 dwellings, paid at occupation, LPAs be able to borrow against levy, affordable housing can be provided in kind)
- Planning fees continue to be set on a national basis to cover full cost of processing the application type based on clear national benchmarking and this should involve the greater regulation of discretionary pre-application charging.(Proposal 23)
- That a small proportion of the income from the new infrastructure levy should be earmarked to cover LPAs overall planning costs, including the preparation and review of Local Plans and design codes and enforcement activities. (Proposal 23)
- Consultation on further changes will be undertaken in the autumn.

2.3 A more detailed summary of the proposals is attached as Appendix 1.

2.4 The consultation deadline is 29 October 2020 and officers will prepare a response to be signed off by the Lead Member for the Local Plan, the Lead Member for Development Management and the Director of Community & Environmental Services.

3 Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

3.1 None specific.

4 Recommendation

4.1 That the Local Plan Sub Committee note the contents of this report and raise any matters of concern for inclusion in the response to the consultation.

Report prepared by: Claire May, Head of Planning Policy & Projects

Background Papers

Planning for the Future White Paper 6 August 2020 <https://www.gov.uk/government/consultations/planning-for-the-future>

APPENDICES

Appendix 1 Summary of Planning for the Future White Paper