



Strategic Environment Cabinet
Committee

Monday, 28 September 2020

Dear Councillor

You are advised that the attached documents form part of the main agenda papers for this meeting.

Please ensure you bring them with you to the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Walsh', written in a cursive style.

S Walsh
Service Manager (Communities)

List of documents attached

8. Presentation on current Government planning consultations (Pages 3 - 14)

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Planning Consultations



Wendy Lane
Assistant Director (Planning)

Strategic Environment Cabinet Committee

28 September 2020

Published August 2020



On the 6th August 2020, the Government launched two consultations on proposed changes to the planning system.

- The ‘Planning for the Future’ White Paper on proposals to fundamentally reform the planning system (12 weeks consultation - closes on the 29th October 2020)
- The ‘Changes to the current planning system’ which is a consultation seeking views on 4 proposed changes to the current planning system (8 weeks consultation - closes on the 1st October 2020)

Assessing local housing need



- Proposes change to standard methodology which was introduced in 2018
- Blended' approach:
 - 0.5% of existing housing stock or household projections (which ever is larger) x affordability (workplace earnings).
- This methodology would give 337,000 pa requirement for England - all Kent authorities increasing with the exceptions of Medway and Gravesham.

First Homes



- Proposed by national government in February 2020
- 30% discount to market price, in perpetuity, for first time buyers, including key workers
- Change to NPPF so First Homes 25% of all affordable housing (currently GBC policy 30% intermediate inc. shared ownership)
- Preference for first homes over any other affordable home ownership method (intermediate housing).

Lifting small sites threshold



- Proposal to reduce the burden of contributions on SMEs for more sites for a time-limited period (initially 18mths).
- Lifting of small sites threshold below which developers do not need to contribute to affordable housing
- Raised from 10 units to either 40 or 50 units
- Support SME builders suffering the impact of Covid-19

Extending PiP



- Proposal to reduce the burden of contributions on SMEs for more sites for a time-limited period (initially 18mths).
- Lifting of small sites threshold below which developers do not need to contribute to affordable housing
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Planning for the Future



Significant changes proposed



- White paper proposes significant changes requiring primary and secondary legislation

Pillar One – Planning for development	Pillar Two – Planning for beautiful and sustainable places	Pillar Three – Planning for infrastructure and connected places
10 proposals	8 proposals	4 proposals

- Making it happen – 2 proposals

Some of the proposals



Proposal 2: Development management policies established at national scale and an altered role for Local Plans.

Proposal 5: Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.

Streamlining the process



- Local Plans would categorise land into – growth, renewal and protection areas.
 - In growth areas, allocation would equate to outline permission.
- Whole process completed within 30 months
- Use of digital technology (Local Plan + DM)
- “Single ‘sustainable development’ test
- Development management policies would be contained within national planning policy

A focus on design quality



- Planning process away from the principle of development (set in Local Plan) to achieving a higher quality design via:
 - Local authorities delivering design guidance and design codes
 - A fast track system for proposal of beautiful design and
 - Redesign of the environmental assessment process to make it simpler and quicker.

Improving infrastructure provision and delivery



- s106 legal agreements to be abolished and CIL would be reformed to create a new, consolidated “infrastructure levy”.
- New levy to be set nationally, at either a single rate, or at area-specific rate - charged on the final value of a development
- The new levy would include affordable housing and be charged upon occupation.
- Flexibility for local authorities on how monies are spent.