

Planning Consultations



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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



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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.