

Government consultations on Planning:

- **Planning for the Future – White Paper**
- **Changes to the current planning system**



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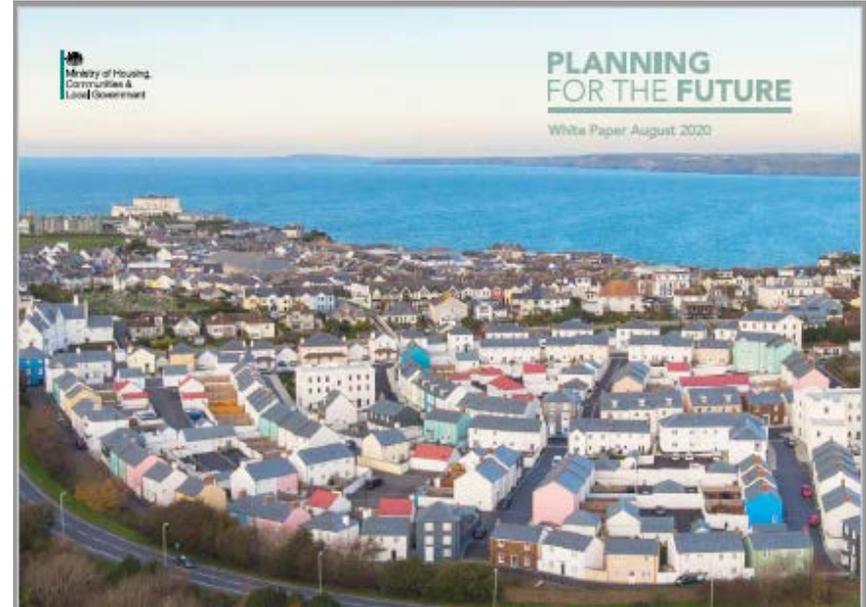
Two government consultations on planning were published on 6th August 2020

- Changes to the current planning system
deadline for comments
1.10.20
- Planning for the Future
- White Paper deadline
for comments 29.10.20

1. Overview

Planning for the Future White Paper

- 6th August – 29th October



- Local Plans and national policy

- **Local plans simplified** and standardised to focus on identifying three categories of land – growth, renewal and protected areas. In growth areas, outline approval automatic for forms and types of development specified in the plan;
- **Statutory timetable of no more than 30 months** for plan preparation – government expecting new plans to be in place by end of current parliament (May 2024);
- **No general policies for development in local plans** - the National Planning Policy Framework (NPPF) would become the primary source of development management policies;
- **The duty to co-operate would be removed** – ‘further consideration’ being given to the way in which strategic cross-boundary issues can be adequately planned for (references to Metro Mayor roles but no direct references to Spatial Development Strategies);
- The existing policy for **protecting Green Belt** would be remain.

- Planning applications and decisions

- **Applications to be shorter** and more standardised;
- **Fees set nationally** but cover at least the full cost of processing applications;
- **Deciding planning applications to be faster** and more certain, with firm deadlines;
- **Public consultation on planning applications to be streamlined** - emphasis instead on engagement at the plan-making stage (where there would be one stage of formal consultation);
- **'Fast-track for beauty'** - high-quality development proposals would get automatic permission;
- Locally prepared **design codes** will be more binding on planning decisions;
- Each local planning authority to have a **chief officer for design and place-making**;

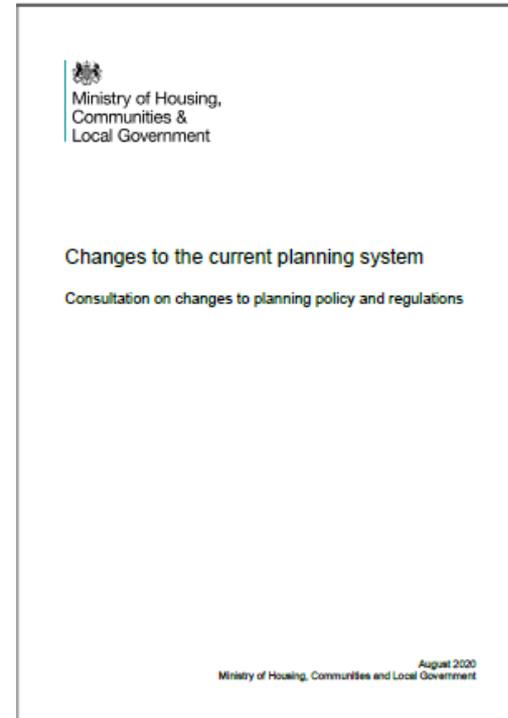
- Development contributions and delivery

- **CIL to be replaced** by new infrastructure levy, a nationally-set, flat rate charge;
- **Large building sites would be split** between developers to accelerate delivery;
- **Housing delivery test** and the presumption in favour of sustainable development maintained;
- The costs of operating the planning system principally funded by **developer contribution**;
- **Regulatory review** to identify and eliminate outdated regulations;

2. Overview

Changes to the current planning system

- Consultation on changes to planning policy and regulations
 - 6th August to 1st October



Revised standard method

- The 'standard method' calculates housing numbers needed in each area.

	Former JSP's agreed distribution (10 year equivalent)	Current standard method (10 years)	REVISED STANDARD METHOD (10 years)
BRISTOL	16,750	23,680	24,900

First Homes

- The Government intends to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes.

Small sites threshold

- Proposal to raise the small sites threshold so that schemes of up to 40 or 50 homes do not provide affordable housing . This is intended to help smaller house builders.

Permission in principle

- The current Permission in Principle system will be extended to major development.

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Growth and
Regeneration