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Tomorrow's Planning – Prospective Policy and Legislation in 2020s

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Planning for the Future (March 2020)

- Exam question: *“How to deliver one million beautiful homes in brownfield locations”?*



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Key themes

- (1) Modernising the planning system**
- (2) Build Build Build (more homes to sell)**
- (3) Home Ownership and helping first time buyers**
- (4) Creating beautiful sustainable places**



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Where?

- Infrastructure-led *“from Surrey to Sunderland”*
- Town Centres, High Streets, above stations
- SoS statement to HoC: *“In reviewing local housing need, we will take account of the need to level up and rebalance the economy, both geographically, from the south to the north, and between areas—for example, by trying to ensure that cities that have depopulated in our lifetime can have more homes built in them to get people and families back into and living in some of our great cities where sadly fewer people are living now than 20 or 30 years ago”.*
- Oxford-Cambridge Arc, Midlands (Toton)

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What's not in the paper?

- Green Belt reform/release
- Social housing delivery
- Non-housing deprioritised?
- No Planning Bill
- Less emphasis on localism



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Does Covid-19 mean all bets are off?

- MHCLG emergency measures (CIL deferrals; catalysing digital reform; virtual decision making) signal desire to keep the housebuilding show on the road;
- Housing and infrastructure key plank of economic recovery
- PFTF just became a longer term blue print



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Build Build Build

- 300K new homes per year
- “Brownfield first” and “infrastructure led” (national brownfield map, densification, high streets; stations)
- Carrot – New Homes Bonus
- Stick – ramping up Housing Delivery Test (with effect from Nov 2020?) and threat to intervene if no up to date LP by 2023
- Measures to accelerate build out rates
- Zoning measures eg. Local Development orders



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PD Rights On The Up

- Building upwards on existing buildings by summer 2020 incl. extending residential blocks by 2 storeys
- Gentle densification
- New PD rights for demolition of commercial, industrial and residential and replacement with residential units
- Freeports consultation and PD
- Competing objectives? Beauty and sustainability v. perceived speedy housing delivery

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Home Ownership

- First Homes – 30% discount to be retained in perpetuity
- Delivery options – either set % of 11+ unit sites or specific % of AH to be delivered through s. 106 as FH (40%-80% suggested)
- Future prioritisation of key workers?



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Creating Sustainable Places

- A 'green housing revolution'
- Future Homes Standard – from 2025, up to 80% lower carbon emissions for all new homes
- A national requirement through Building Regs with the potential to remove local aspiration and flexibility
- A future for the Future Homes Standard?



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Design

- Emphasis on “beauty”
- In practice will this add to NPPF 130?
- Fast track process for “beautiful” design; form based approaches to allocation; Net gain for design?
- Anti-urban sprawl



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