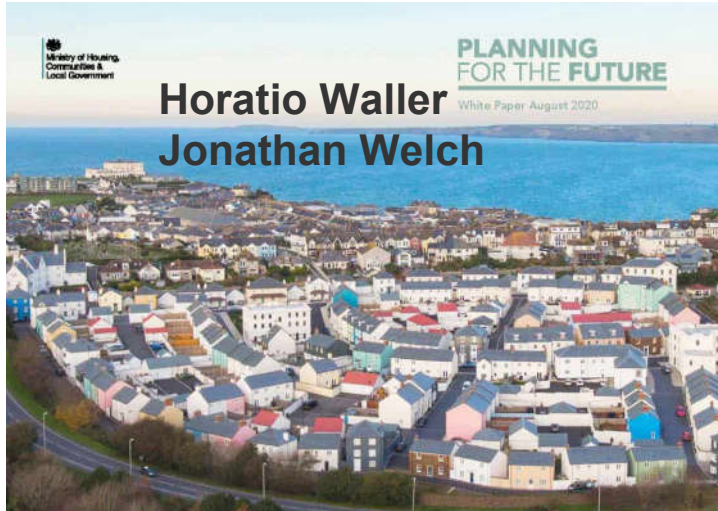




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Introduction and background

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Objectives

- Increased delivery
- Design quality
- Efficient delivery
- Improved public participation



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The problem(s) as framed by the government

- Discretionary versus rules based approach
- Risk and uncertainty gives larger investors/companies unfair advantage, bad for competitiveness in market
- Delay in local plan adoption
- Assessments of housing need, viability, env. Impacts etc underpinning plans contestable
- Loss of public trust
- Does not lead to enough homes being built



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Proposals

Pillars:

1. “Planning for development”: zonal system + digitisation + build out rates - HW
2. Design - JW
3. Infrastructure – JW

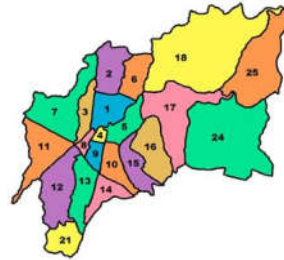


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Zonal system



- 1) Growth areas, where outline approval automatically secured for development specified in the plan
- 2) Renewal areas, presumption that suitable for some development
- 3) Protected areas, development restricted
- The devil is in the detail. Will this be lead to simplification or simply re-characterisation?



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Local Plans

- Local Plans identify land falling within the three categories, and set down site / area specific requirements alongside local design codes.
- Local plans to be map based, on standardised template. Text component limited to area/site specific detail
 - Local plans to be cut down by at least two-thirds in size...
- Statutory timetable of 30 months for producing LPs, with system of sanctions. Reviews every 5 years

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Public participation / Speeding up app application process

- Place greater emphasis on consultation / public participation in LP stage,
- Idea is to “streamline” consultation at planning app. Stage
- Shorter application documents, shorter process.
- Automatic refund if application not determined within deadline



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Evidence base for LPs

- Single test of sustainable development to replace soundness test
- “Updating” viability and environmental assessments, abolishing sustainability appraisals, to speed up the process for preparing LPs
- Abolish duty to cooperate



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Housing requirement

- New standard method, have regard to
 - Size of urban settlements
 - Affordability
 - Land constraints
 - Brownfield land
 - Need for other development
 - etc
- Delivery will continue to be secured by presumption in favour of SD, i.e. tilted balance



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Digital first

- Shift from documents to data: virtual simulation, interactive maps, real-time information
- Shift towards information presented in interactive maps, with text limited to spatially-specific matters
- Data to be standardised, so developers can use automation to assist in identifying sites
- Standardised approach to technical information, conditions and contributions

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Build out

- Encourage market to build out schemes more quickly
- “Presumption that these sites will be built out quickly”:
what does that mean?
- Masterplans / design codes “should seek to include a variety of development types by different builders” to allow more phases to come forward together
- i.e. enable competition.

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Design & Sustainability and Developer contributions

Jonathan Welch



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Design and sustainability

- Design codes (Proposals 11 and 12)
- Building Better, Building Beautiful Commission
- Strong emphasis on design that is “popular and characteristic” of an area.
- Reference to “lived experience of the consumer.”



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Design and sustainability continued

- Fast track for beauty (proposal 14)
- Three avenues to enable the fast track:
 - Change to NPPF
 - Masterplanning
 - Permitted Development Rights



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Design and sustainability continued

- Environment & Sustainability
- Proposal 16 – Environmental assessment
- Proposal 17 – Historic buildings



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Developer contributions



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Developer contributions

- Criticism of current system for developer contributions:
 - Section 106 contributions
 - Viability assessments
 - Community Infrastructure Levy (CIL)

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Developer contributions

- Proposal 19 – replace s.106 and CIL with new Infrastructure Levy calculated as fixed proportion of development value above a threshold, with mandatory nationally set rates
- Proposal 20 – PD rights
- Proposal 21 – Affordable Housing
- Proposal 22 – Spending of IL



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Developer contributions

- Observations
 - The future of Section 106
 - Setting the levy to properly capture value uplift
 - Threshold for levy collection



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Neighbourhood planning

- Proposal 9 – To be retained
- Compatibility with other proposals?



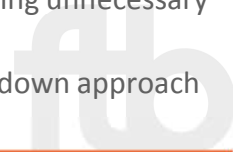
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Taking a step back

- A key theme of the White Paper is to introduce a top-down approach towards planning.
- Historically there was a layer of plans sitting atop local plans that set out a broad framework of policies across an area, such as a county: structure plans (1960s to 2004), and then regional spatial strategies (2004-2010)
- Criticised for their abstract nature and for imposing unnecessary bureaucracy above local authorities.
- The politics has now shifted back towards a top-down approach



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Overall themes and status of white paper

- England only
- Current status is one of consultation + proposal
- Consultation ends 29 Oct
- The reforms proposed would involve new legislation, an update to the NPPF. Not drafted yet.
- Devil is in the detail!



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