

Review of Planning Reform

Planning for the Future White Paper and Planning Bill

Planning Updates — October 2021



Introduction and Background

- This presentation will provide a brief overview of the progress and timeline of planning reforms proposed under the Planning for the Future White Paper to date
- From August 2020, the Conservative Government have proposed a series of long-term planning reforms, through six consultations between August 2020 and January 2021

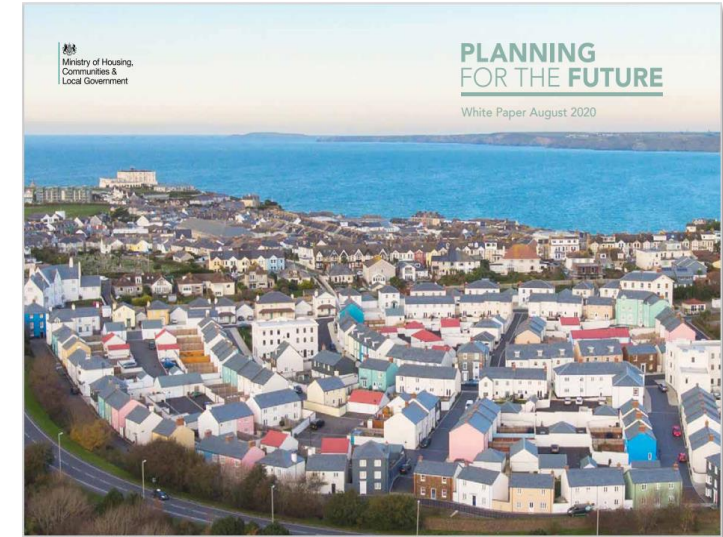
Consultation	Consultation Date	Overview
White Paper: Planning for the Future	August – October 2020	Proposes reforms of the planning system to streamline and modernise the planning process
Changes to the current planning system	August – October 2020	Proposes 4 main measures to improve the effectiveness of the current planning system
Transparency and Competition A call for evidence on data on land control	August – November 2020	Call for evidence seeking views on proposals to require additional data from beneficiaries of types of interests in land
Raising accessibility standards for new homes	September – December 2020	Consultation considers whether government should mandate higher standards of accessibility
Supporting housing delivery and public service infrastructure	December 2020 – January 2021	Proposes changes to permitted development rights for residential, public service infrastructure and use class orders
National Planning Policy Framework and National Model Design Code	January – March 2021	Consultation proposing draft revisions to NPPF and a new National Model Design Guide for design code/policy guidance

Planning for the Future White Paper

Planning for the Future White Paper and Consultation open

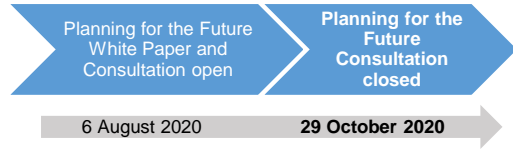
6 August 2020

- The Planning for the Future White Paper covers a package of 24 proposals for reforms to the planning system in England
- This paper groups proposals under three pillars;



Pillar 1: Planning for development	Pillar 2: Planning for beautiful and sustainable places	Pillar 3: Planning for infrastructure and connected places
Introduction of Growth, Renewal and Protected zonal system	New National Model Design Code to complement National Design Guide	New Infrastructure Levy to replace S106 and CIL
Sustainable development test to replace existing soundness tests	Local design codes to be prepared by LPAs	Levy to capture change of use through PDR
Statutory 30-month timeframe for map-based Local Plan development	Chief officer for design in each LA	
Retention and possible extension of neighbourhood planning		

Planning for the Future Consultation



- The Consultation closed on 29 October 2020 with 44,000 responses
- The Government has not yet responded, promising a response in Autumn 2021
- The reforms provoked controversy, being branded a “Developer’s Charter” by opposition
- Select Committee for MHCLG report criticised the zonal system approach and called for greater resources for planning

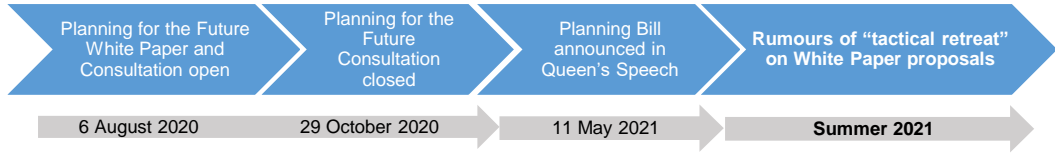
Planning Bill



- A Planning Bill was announced in the Queen's Speech in May 2021, which would –
 - **Change local plans** to provide certainty on different categories of land
 - **Decrease timescales** for development through the planning system
 - Introduce a more predictable and transparent **levy**
 - Simplify and enhance environmental assessments
- The Bill has not been brought forward to Parliament
- No solid details of the Bill have been released



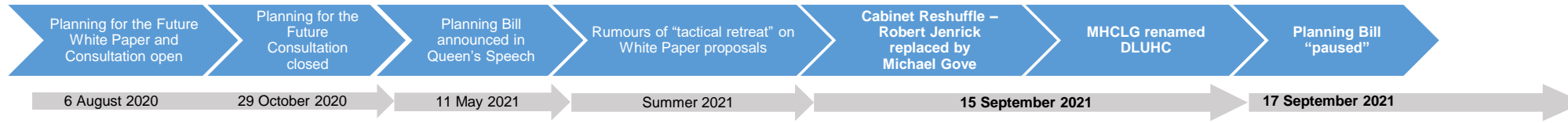
The “Tactical Retreat”



- Rumoured that around 100 Tory MPs had raised serious concerns and could rebel
- LGA Annual Conference 2021 – Robert Jenrick suggests less radical reform
 - More powers to councils, however a commitment to zoning
- Further speculation in September – no zonal system or mandatory housing targets



Reshuffle and Pause of Bill




- Robert Jenrick MP is replaced by Michael Gove MP
- Ministry of Housing, Communities and Local Government (MHCLG) becomes Department for Levelling Up, Housing and Communities (DLUHC)
- Gove announces that planning reforms have been “**paused**”

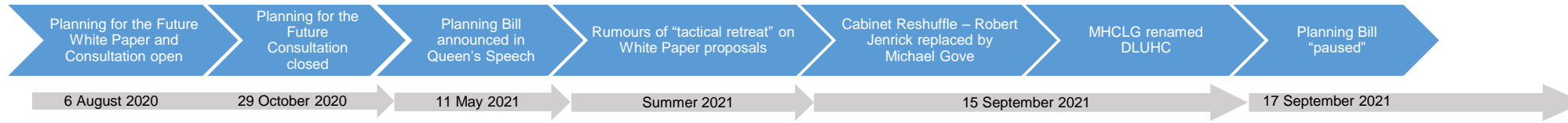



Ministry of Housing,
Communities &
Local Government




Department for Levelling Up,
Housing & Communities

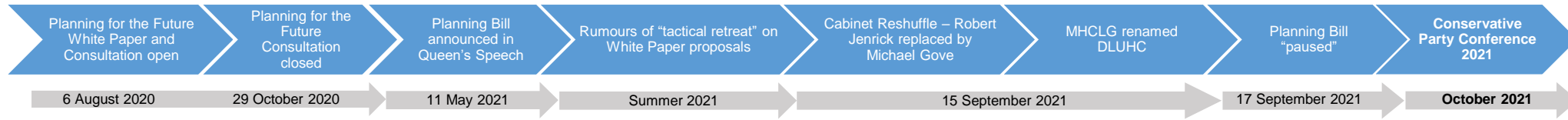
What next?



- Gove to conduct review into how White Paper proposals can be improved
- DLUHC Undersecretary Eddie Hughes MP stated Planning Bill will come in “reasonable time”, in the “relatively near future”
- Conservative Party Conference 3 – 6 October could hold some answers...



Conservative Party Conference 2021



- ... Gove's speech did not address planning or planning reform, apart from a focus brownfield regeneration for homes
- Oliver Dowden confirms planning reform proposals are being reviewed
 - Cited Chesham and Amersham bi-election
 - "Watch this space"
- Fringe event discussion with Chris Pincher;
 - 30-month timeframe for LP production restated
 - S106 "too opaque" and [Government] are discussing a locally set levy
 - We will see White Paper response and Bill "shortly"



Summary and Conclusion



- It is important to stress that there is currently no Planning Bill timetable
- There is also no official detail or press release from the Government regarding the contents of the Planning Bill
- Reforms are confirmed as under review and currently paused, but they are coming. The form of these changes is to be confirmed
- However, under Robert Jenrick changes rumoured to have been significantly watered down from the proposals of Planning for the Future:
 - No "ripping up" of planning system
 - Zoning considered to have been scrapped
 - 300,000 mandatory target for housing
- A few of the original White Paper proposals are still considered to be coming forward as a result of the Conservative Party Conference 2021:
 - Locally set infrastructure levy and replacement of S.106
 - 30-month timeframe for local plan production
 - Retention of neighbourhood planning
- Conservative Party Conference focussed on the protection of green field and the countryside through law, and the development of brownfield for housing
 - This may be an issue to be aware of and may form part of any proposed, reworked reform

Other changes and reform

- NPPF revised July 2021
 - Adds UN SDGs
 - Paragraph 22; 30-year vision for large scale developments
 - Environmental changes / additions (e.g., flood risks from all sources)
- Environment Bill (in Lords 3rd Reading)
 - Statutory guidance for LPAs regarding Local Nature Recovery Strategies
 - Minimum of 10% Biodiversity Net Gain (BNG) for TCPA and NSIP developments
- National Model Design Code and Office for Place established
- Digital planning reform
 - betas of MHCLG / DLUHC funded council-led digital planning products

Back-office Planning System: Southwark Council

Logout

All planning applications

Eddie Miller, Case Officer

[Add new application](#)

[View my applications](#)

Not started | In assessment | Awaiting determination | Closed

Not started

Application number	Site address	Application type	Target date	Days left	Status	Planning officer
00000045	9 BLENHEIM GROVE, LONDON, SE15 4QS	Certificate of Lawfulness	20 Jul	43	INVALID	Mumtaz Shaikh
00000042	3 HINDMANS ROAD, LONDON, SE22 9NF	Certificate of Lawfulness	15 Jul	38	INVALID	Peter Forest
00000050	1 Southwark street, London, SW1 3QU	Certificate of Lawfulness	28 Jun	21	INVALID	
00000048	23 COLLEGE ROAD, LONDON, SE21 7BG	Certificate of Lawfulness	22 Jul	45	NOT STARTED	

