

<p>Title of Report</p>	<p>MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT – CONSULTATION ON PLANNING FOR THE FUTURE WHITE PAPER</p>	
<p>Presented by</p>	<p>Councillor Robert Ashman Planning and Infrastructure Portfolio Holder</p>	
<p>Background Papers</p>	<p>Planning for the Future – White Paper</p>	<p>Public Report: Yes</p>
		<p>Key Decision: Yes</p>
<p>Financial Implications</p>	<p>The proposed changes would have significant resource implications for the Council. The consultation recognises this and does refer to making additional resources available for local authorities. However, at this time the exact impact is unclear.</p>	
	<p>Signed off by the Section 151 Officer: Yes</p>	
<p>Legal Implications</p>	<p>Although there are no legal implications with submitting comments to this consultation, the suggested changes if implemented by the Government will have legal implications.</p>	
	<p>Under the current system, each local planning authority must engage with neighbouring local planning authorities under the duty to co-operate provisions set out in legislation. This places a legal duty to engage with one another in the context of strategic cross boundary development matters. In addition, local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plan. The proposals under the White Paper seeks to remove this duty, along with other legal tests such as the current test of soundness in preparing local plans.</p>	
	<p>The proposed changes to national planning legislation will need to be examined carefully as the Council continues to prepare for the substantive review of its local plan pending these proposed changes, as well as future reviews, particularly because the NPPF would become the primary source of policies for development management in England. The suggested changes will also mean future local plans would need to be completed within 30 months.</p>	
<p>The role of planning committees would be reduced, as the proposals create a far more centralised planning system.</p>		<p>The Council would be subject to a new performance framework which would enable earlier intervention/sanction if ‘problems’ emerge and deadlines set are not met.</p>
<p>Signed off by the Monitoring Officer: Yes</p>		
<p>Staffing and Corporate Implications</p>	<p>The suggested changes could have implication for how the Planning service is organised and resourced.</p>	
	<p>Signed off by the Head of Paid Service: Yes</p>	

Purpose of Report	To consider the Government's White Paper entitled 'Planning for the future'
Reason for Decision	To determine the Council's response to the consultation.
Recommendations	THAT CABINET RESPONDS TO THE CONSULTATION IN RESPECT OF THE PLANNING FOR THE FUTURE WHITE PAPER AS SET IN QUESTIONS 1 TO 26 ATTACHED AT APPENDIX A OF THIS REPORT.

1. BACKGROUND

- 1.1 The Ministry of Housing, Communities and Local Government is seeking views on proposed changes to the planning system set out in a White Paper (Planning for the Future) which it has issued for consultation. The consultation document can be viewed [here](#). This consultation closes on 29 October 2020.
- 1.2 The consultation states that the government wishes to “*undertake fundamental reform of the planning system to address its underlying weaknesses*”.
- 1.3 To achieve this it sets out five overarching aims:
- We will streamline the planning process with more democracy taking place more effectively at the plan-making stage, and will replace the entire corpus of plan-making law in England to achieve this;
 - We will take a radical, digital-first approach to modernise the planning process. This means moving from a process based on documents to a process driven by data;
 - To bring a new focus on design and sustainability;
 - We will improve infrastructure delivery in all parts of the country and ensure developers play their part, through reform of developer contributions; and
 - To ensure more land is available for the homes and development people and communities need, and to support renewal of our town and city centres.
- 1.4 The consultation and the suggested response are due to be considered by the Local Plan Committee at its meeting on 15 October 2020. A copy of that report is attached at Appendix A of this report. The views of the Local Plan Committee will be reported verbally to Cabinet at its meeting.

2.0 KEY MESSAGES

- 2.1 The key messages from the consultation are outlined below for member's information.

Pillar one – planning for development

- Local Plans to classify land into one of three categories – growth, renewal or protected;
- Local Plans to be concerned with specific development standards with nationally set development management policies;
- Local Plans to be subject to a new test of “sustainable development” in place of the current ‘soundness’ test;
- Local Plans to be prepared within 30 months and one period of formal consultation;
- Further changes to the standard method for identifying housing requirements which would factor in constraints and opportunities;
- Areas identified as Growth areas would automatically be granted outline planning permission for the principle of development;
- Deadlines for determining planning applications should be firmer with potential penalties for not adhering to them;
- Greater use of digital technology for both plan-making and planning applications.

Pillar two – planning for beautiful and sustainable places

- Binding design guidance and codes to be prepared locally with community involvement;
- A body to be established to support the delivery of provably locally-popular design codes, and propose that each authority should have a chief officer for design and place-making;
- A fast track system to be introduced for beauty and more use of Pattern Books to enable popular and replicable forms of development to be approved easily and quickly;
- Introduction of a simplified method for assessing the environmental impact of proposals.

Pillar three – planning for infrastructure and connected places

- Abolition of planning obligations (S106 Agreements) and Community Infrastructure Levy and replacement with nationally set levy;
- The new levy to be expanded to also includes developments done as permitted development;
- The levy to ensure the delivery of affordable housing;
- Potentially freedom for how authorities use monies raised under the levy.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Supporting Coalville to be a more vibrant, family-friendly town - Support for businesses and helping people into local jobs - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected
Policy Considerations:	The proposals outlined in the consultation have the potential to have a fundamental impact upon the Council's Local Plan, which is currently being reviewed.
Safeguarding:	None identified at this time
Equalities/Diversity:	<p>Some aspects of the proposals set out in the White Paper have a potential to have a negative impact upon some sectors of the community. For example, the greater use of digital technology could impact those without access to computers and so prohibit their participation in the planning system.</p> <p>Furthermore if proposals relating to affordable housing shift the role of specifying the affordable housing contribution in favour of the developer there is a risk that specialist provision will be reduced impacting on groups with protected characteristics.</p>
Customer Impact:	No issues identified
Economic and Social Impact:	No specific issues identified, but see comments under policy considerations and risks
Environment and Climate Change:	No specific issues identified, but see comments under policy considerations and risks
Consultation/Community Engagement:	None

Risks:	<p>The proposals set out in the White Paper would have significant resource implications for the Council.</p> <p>Depending upon the timing of any changes, there could be an impact upon the Local Plan review in terms of its scope, content and look. If transition arrangements are not put in place or are not robust, there is a risk that current work on the review could be jeopardised or lost. This matter will need to be kept under review.</p>
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