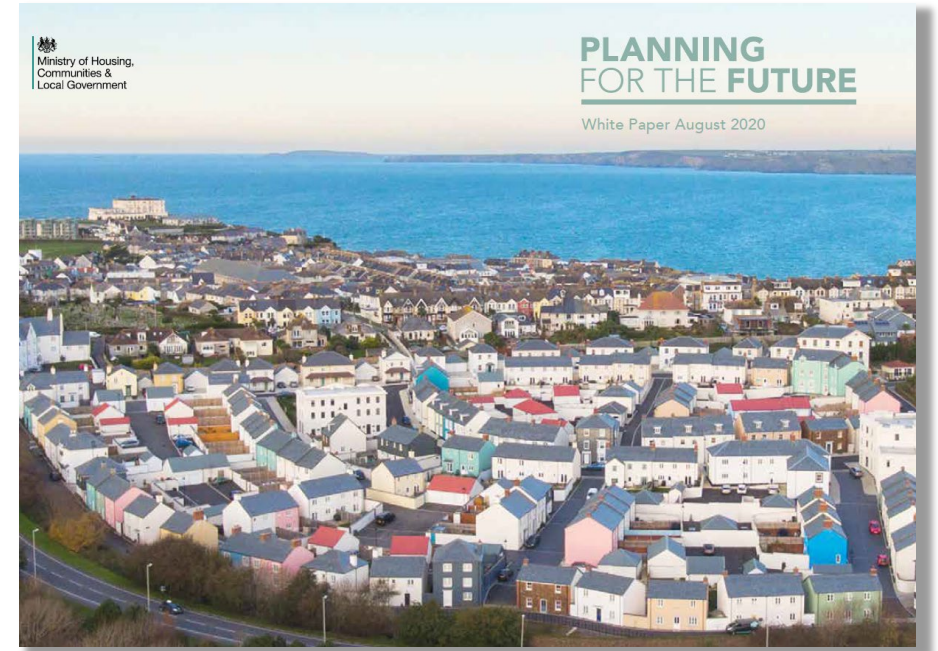


Consultation from MHCLG on Planning White Paper 'Planning for the Future'

Folkestone & Hythe District and Parish Councils' Joint Committee
24 September 2020

Background

- The Ministry of Housing, Communities and Local Government (MHCLG) is consulting on a planning White Paper, 'Planning for the Future'
- Consultation closes on **29 October 2020**
- The district council is preparing a response to the consultation which will be considered by our Cabinet on 21 October



Background

White Paper is highly critical of the planning system - seen as main barrier to building new homes and expanding businesses

'outdated'

'ineffective'

'no where near enough homes in the right places'

'relic from the middle of the 20th [century]'

'businesses cannot afford to grow and create jobs'

'The whole thing is beginning to crumble and the time has come to ... tear it down and start again'

Three 'pillars' to reforms

- Prime Minister promises *'Radical reform unlike anything we have seen since the Second World War'*
- Reforms are to make the system *'significantly faster and more predictable'*
- Three 'pillars' to reforms:
 - *Pillar 1: Planning for development* – reforms to local plans
 - *Pillar 2: Planning for beautiful and sustainable places* – reforms to planning application process
 - *Pillar 3: Planning for infrastructure and connected places* – reforms to developer contributions
 - *Delivering change* – implementing reforms

Pillar 1: Reforms to local plans

- ‘Zoning’ system – local plans would grant outline permission for development on adoption of the plan, streamlining consent process
- Focus on new technology (‘Prop Tech’ sector) - local plans to be web-based rather than document-based
- Local plans to focus on sites, rather than general policies, with general policies set out in revised National Planning Policy Framework
- Local plans to set out three types of land with different routes to planning permission within each area

Zoning	Areas covered	Status	Policies and guidance	Development management regime
1. Growth areas	Comprehensive development (e.g. new settlements, urban extensions, regeneration areas, business parks)	Automatic outline permission on adoption of local plan	<ul style="list-style-type: none"> Design codes Local plan policies covering: land use; height and density; town centres; self-build homes, etc. 	Faster consent route: <ul style="list-style-type: none"> Reserved matters Local Development Order Development Consent Order for large-scale schemes
2. Renewal areas	Built areas suitable for infill development; small sites within or on edge of villages	Presumption in favour of development	As above	Faster consent route: <ul style="list-style-type: none"> Automatic consent if scheme meets certain requirements Local/Neighbourhood Development Order <p>Where proposal is not in line with local plan – planning application needed</p>
3. Protected areas	Areas of Outstanding Natural Beauty; Conservation Areas; flood risk; Local Wildlife Sites; open countryside	No automatic presumption in favour of development	General policies in National Planning Policy Framework	Planning application needed – to be judged against NPPF

Pillar 1: Reforms to local plans

- Simplified 'sustainable development' test for local plans, with Sustainability Appraisal and Duty-to-Cooperate abolished
- Standard binding national method for setting housing numbers, factoring in constraints – but not clear how this would operate
- Target of 30 months to prepare plans with penalties for delay:
 - Initial consultation on areas for growth, renewal and protection
 - Prepare plan and evidence
 - Submit to Secretary of State for examination and public comment
 - Examination by planning Inspector and adoption of the plan

Pillar 2: Reforms to development management

- Locally-prepared design codes to be binding for development management decisions
- Design codes to be machine readable so that *‘they can be used by digital services to automatically screen developments’*
- Local authorities to appoint Chief Officer for Design and Place-Making
- Fast-track consent regimes (as outlined above)
- Increased use of prior approval
- Streamlined system of Strategic Environmental Assessment and Environmental Impact Assessment

4.00 External Walls



Hung slate detail



Hung slate building

SLATE HANGING

- a. All slate must be local Cornish slate.

TIMBER

- a. Buildings may be clad with weather-boarding and painted with traditional paint or black tar varnish.
- b. Paint colours must be approved by the Duchy. A selection of pre-approved external colours is available in Appendix E.



Painted timber building





















Design codes - example from Nansledan, extension to the town of Newquay, codes by the Duchy of Cornwall, August 2018

Appendix E - Approved Paint Colours

In the course of constructing Nansledan, a palette of paint colours has been selected to accentuate the seaside character of the area. The colours are varied but emphasise schemes of white, cream or pastel colours.

If you wish to paint your house a new colour, consent from the Duchy is required. However, selecting a choice from the below colours will lead to a likely consent by the Duchy provided it is both acceptable to your neighbours and, in the Duchy's opinion, is sympathetic to the composition of the street scene. A change of colour to render or painted brick houses may necessitate a change of colour to the front door.

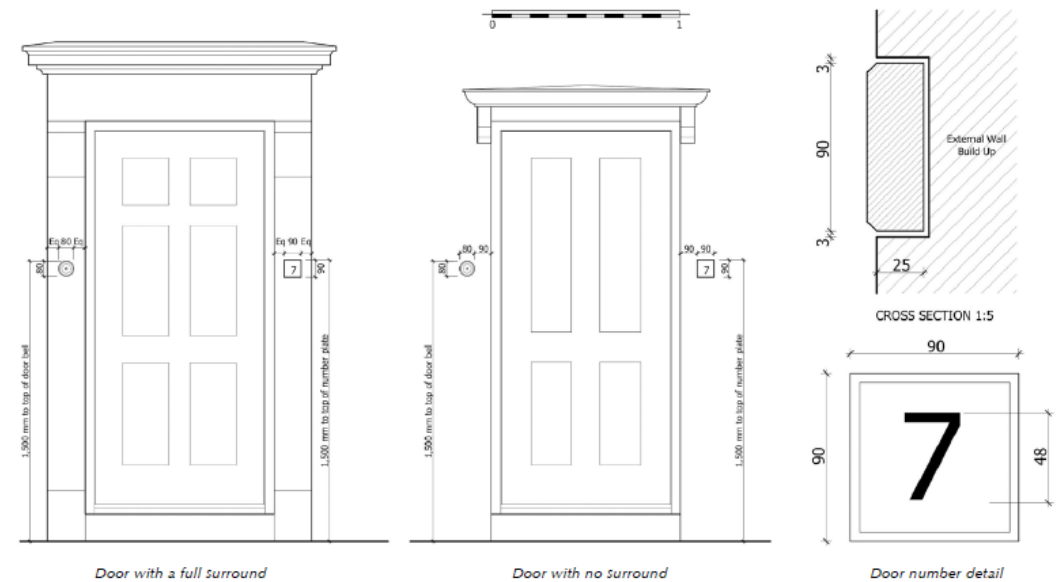
SANDEX X-TREME X-POSURE SMOOTH

W1210D		RAL5024	
P2331L		RAL3015	
B7801H		RAL6019	
A1570R		RAL7031	
A1740V		RAL1001	
RAL1015		B6770Y	
RAL9001		B8870L	
RAL9003		B1820Q	
RAL9010		A6830S	
RAL6034		N8700Z	

Appendix C - Lettering on Houses & Streets

C1 House Names

The naming of new houses in Nansledan will not be encouraged. This is because the affixing of nameplates to a house increases the visual clutter of the elevations.



Pillar 2: Reforms to development management

- Government to explore whether experienced architectural specialists could be exempted from needing listed building consent for routine works on historic buildings
- Further proposals to come later in 2020: resourcing planning departments; listed buildings and conservation areas; Future Homes Standard

Pillar 3: Reforms to developer contributions

- New 'Infrastructure Levy' created to replace Section 106 and Community Infrastructure Levy
- Nationally-set charge based on final value of development at the rate in place when planning permission was granted
- Payable at point of occupation, not when development starts
- As now, levy to be collected and spent locally, with Neighbourhood Share for parishes and town councils
- Could be used to provide on-site affordable housing
- More freedom – could be spent on other priorities once infrastructure provided (e.g. improved services, reduced Council tax)
- Local authorities could borrow against levy to forward-fund infrastructure

Implementing the reforms

- Planning fees would continue to be set nationally, to cover cost of processing different application types
- Time-limited Government funding to implement reforms
- Big role for 'Prop Tech' sector – Minister-led group to encourage innovation
- Proposal to strengthen enforcement powers – *'too often seen as the 'Cinderella' function of local planning authorities'*
- Need to address unauthorised developments and encampments – higher fines and more effective Stop Notices are proposed

Some key questions

- Can complex districts fit into the three category approach?
- Can national development management policies pick up the specific issues of local areas?
- Will the emphasis on speed reduce public involvement in plans?
- Will the focus on fast-track consent and prior approval reduce public input into the planning application process?
- Can design codes be used over wide areas with different types of development from different periods?
- Will a flat-rate developer levy deter development in some lower value areas?

District Council responses to consultations

- Taking draft responses to our Cabinet on 21 October
- Submit to MHCLG by deadline of 29 October

See link below for consultation document and how to respond:

<https://www.gov.uk/government/consultations/planning-for-the-future>