



Department for  
Communities and  
Local Government

# Planning and the new Government

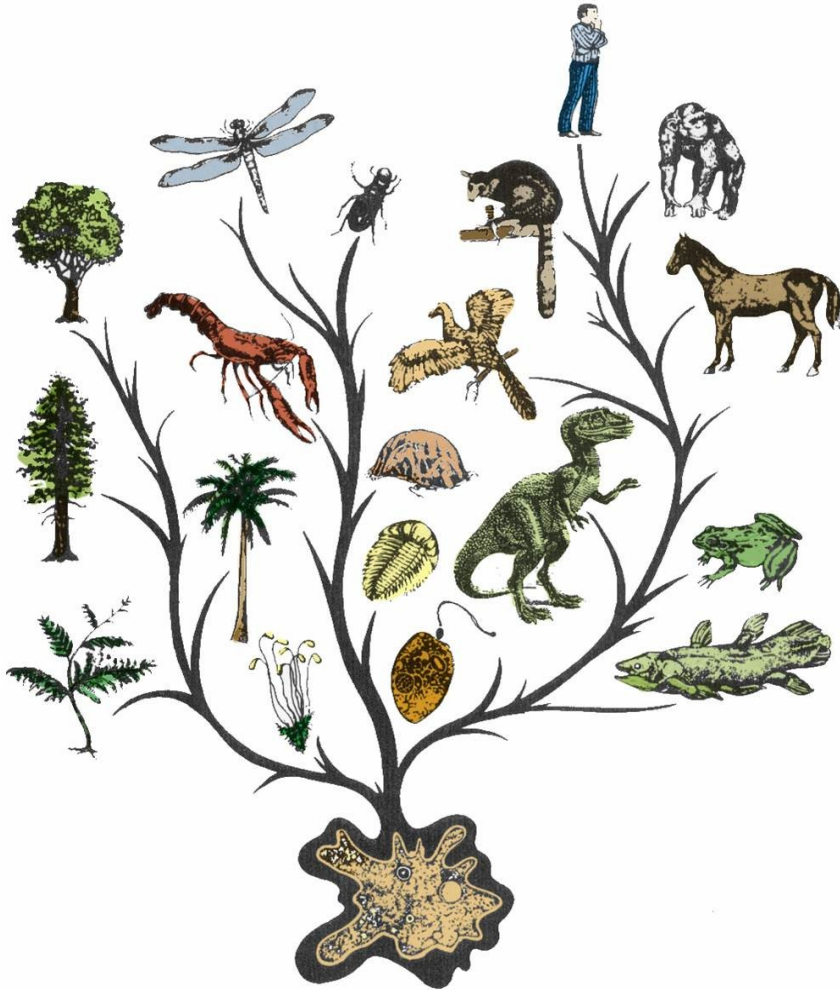
Michael Bingham

National Planning Forum

October 2015



Department for  
Communities and  
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## Evolution or revolution?





# Planning reform 2010-15

## Local

Compulsory  
community  
consultation

Localism Act

Duty to  
cooperate

Regional  
Strategy  
revocation

Neighbourhood  
Planning

## Sustainable

Robust  
Evidence of  
need and 5 year  
land supply

Strong protections  
still in place

## Simple

1300 pages of  
policy down to  
less than 50

NPPF and  
Guidance Review

Presumption in  
favour of  
sustainable  
development

6000 page s of  
guidance  
reduced and now  
on web

## Proportionate

EIA  
Thresholds

Deregulation  
and  
Simplification

Community  
Infrastructure  
Levy

Section  
106

Information  
requirements

Use  
Class  
Order

Permitted  
development  
rights

## Effective

Tackling LA  
poor  
performance

Conditions

Growth and  
Infrastructure Act  
& Infrastructure  
Act

NSIP

Speeding  
up appeals

Award of  
costs

Major  
Infrastructure

Unblocking  
stalled sites

Statutory  
consultees



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## Ministers: continuity and change





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# Setting the agenda



HM Treasury

**Fixing the foundations:**  
Creating a more prosperous nation

Cm 9098

July 2015



## Manifesto commitments

- **200,000 Starter Homes** for first time buyers by 2020
- A new **Right to Build** for local people to build or commission their own home
- Ensure that more than 90% of suitable **brownfield sites** have planning permission for housing by 2020
- Strong protection for the **Green Belt** and other designations
- Ensure communities know up-front that necessary **infrastructure** will be provided when new homes are permitted
- Encourage communities engaged in **neighbourhood planning** to complete the process, and let people have **more say over local planning**
- Give **local people** the final say on **wind farm applications**
- Support safe development of **shale gas**



## Productivity Plan measures

- Streamlining local plans, ensuring plans are prepared in all areas & strengthened guidance on duty to cooperate.
- Permission in principle for housing sites in new brownfield registers, and fast-track certificate to agree development on small sites.
- Strengthening the planning performance regime.
- Allowing an element of housing in major infrastructure projects.
- Maximising release of unnecessary employment land for housing, and supporting higher density development around commuter hubs
- Reviewing threshold for converting agricultural buildings under PD.
- Piloting limited freedom to 'build up' in London.
- Reducing the Mayor of London's call-in threshold.
- Introducing a dispute resolution mechanism for Section 106.
- Reform of compulsory purchase.
- Review of planning for mobile communications infrastructure.



## Six themes for planning

Plan-making

Decentralising

'Zoning'

Simplifying

Housing

Resourcing





## Plan-making

“In cases where no Local Plan has been produced by early 2017 – five years after the publication of the NPPF – we will intervene to arrange for the Plan to be written, in consultation with local people.”  
*Written Ministerial Statement, 21 July 2015*



Review group:

- Content of local plans
- Local plan preparation process
- Agreeing strategic requirements
- Implementation

[LocalPlans@communities.gsi.gov.uk](mailto:LocalPlans@communities.gsi.gov.uk)  
(by 23 October)



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# Decentralising





“I want every place in this country to consider how they can assert their strengths and make their mark.”

“One of the things that has, in my view, held back the decentralisation of power is the fragmentation of local government.

Too often differences between neighbours – side by side, upper and lower – have distracted from the shared interests that unite an area.

These divisions must be overcome.

Some places have done it through combined authorities, others through unitaries, others still through mergers.

I will never impose an arrangement – and neither can one tier impose its will on another tier; rather, a local consensus will need to be agreed.”

*Rt Hon Greg Clark MP, July 2015*

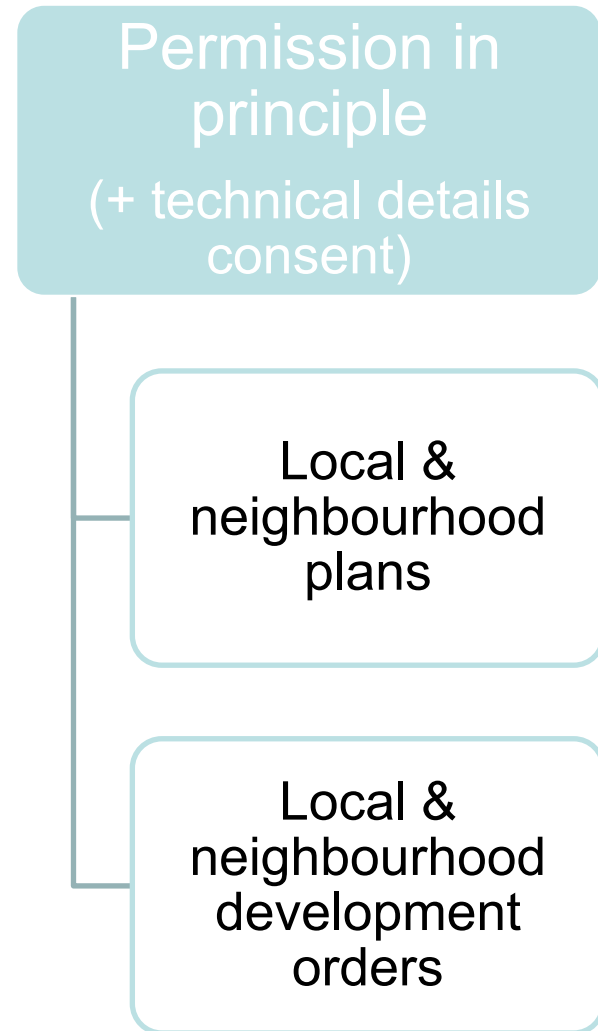


“The government is committed to an urban planning revolution on brownfield sites...

...legislating to grant automatic permission in principle on brownfield sites... subject to the approval of a limited number of technical details.

On brownfield sites, this will give England a 'zonal' system, like those seen in many other countries, reducing unnecessary delay and uncertainty.”

*Fixing the Foundations, July 2015*





## Simplifying

Planning permission

Pre-notification

Permitted  
development



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## Increasing housing supply + increasing home ownership



## Housing



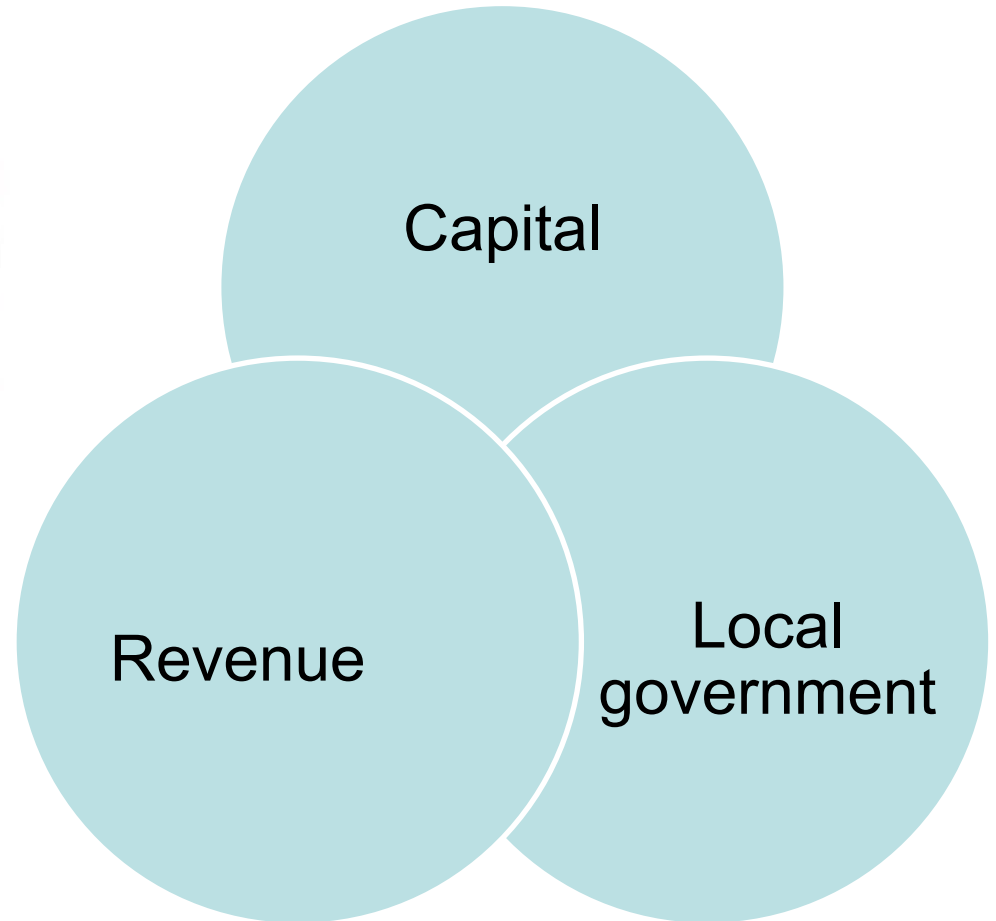
Extension of right to buy

200,000 Starter Homes for first-time buyers under 40 years old, 20% below open market value

Doubling the number of custom-built and self-built homes by 2020



# Resourcing and performance





**Housing Bill** – introduced this month

**Spending Review** – concludes 25 November

**Autumn Statement** – date TBC

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