

# Planning for the Future

## Planning White Paper, August 2020

PSEG Briefing, 24 September 2020



Essex County Council



## Reform an “outdated planning system” and boost building



### Outcomes

- **streamline** and **modernise** the planning process
- improve outcomes on **design** and **sustainability**
- reform **developer contributions**
- more **land is available** for development where needed



Emphasises **importance of the planning system** – but **creates a new one**



PWP structured around three  
“Pillars” and “24 proposals”

1. Planning for development
2. Planning for beautiful and sustainable places
3. Planning for infrastructure and connected places

# Simplified Local Plans

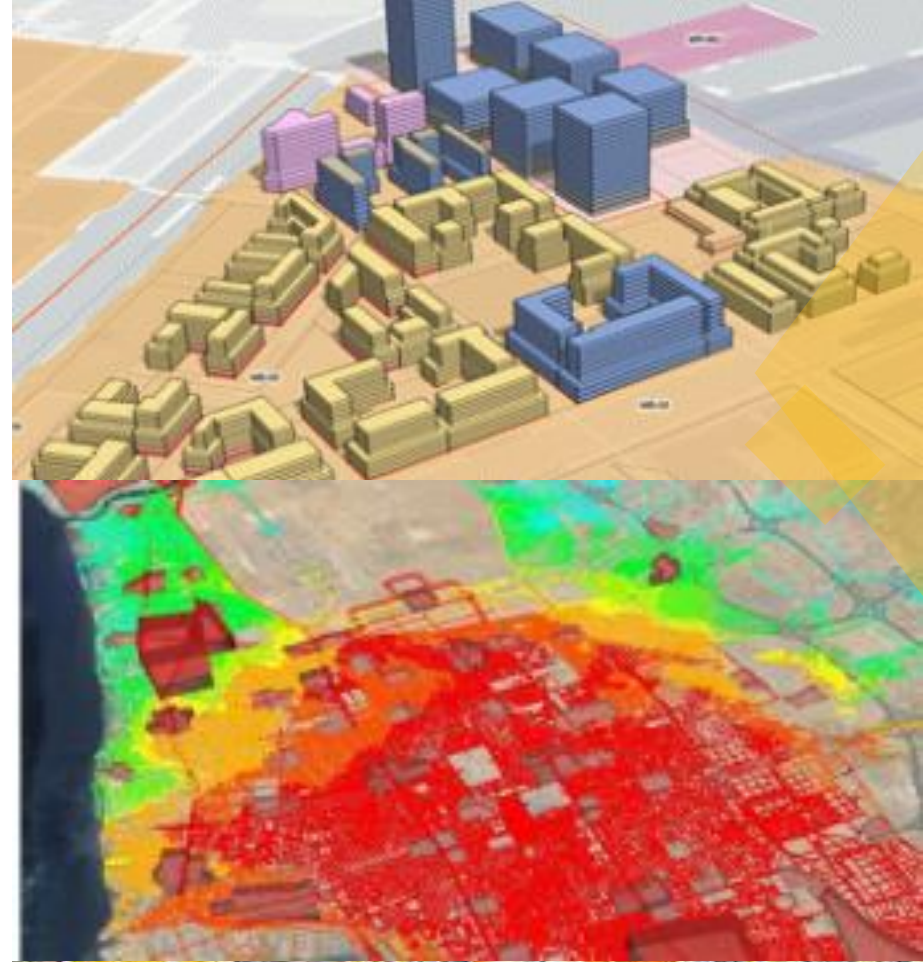
- Land designated under three categories – Growth, Renewal, Protected
- Site and area specific requirements only – supported by design codes
- National development management policies in new NPPF
- Shorter plans that are quicker to prepare and approve
- Streamlined and focused evidence
- Community engagement front loaded to local plan stage and reducing consultation stages
- Duty to Cooperate removed
- Housing numbers set by Government





# Digital planning

- Local plans to be more visual and map-based, to follow a standard template and based on the latest digital technology
- Interactive map-based local plans
- Common data platform accessible to all



# Importance of design, sustainability and “beautiful”

- Planning system should support climate change goals and maximise environmental benefits
- Focus on net gains for the quality of the built and natural environments, moving away from ‘no net harm’
- New homes will need to be “zero carbon ready”, no retrofitting under new system
- A focus on placemaking and the creation of beautiful places
- Implementing the recommendations of Building better, Building Beautiful Commission of 2019





# Importance of design, sustainability and “beautiful”

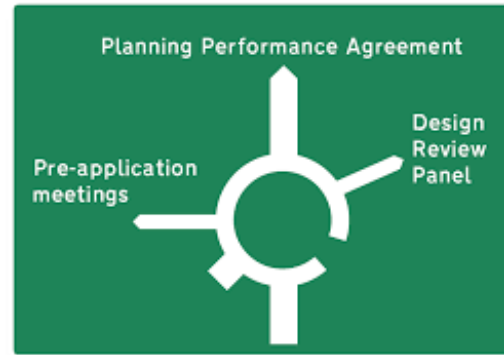
- Design codes, pattern books and parameters should be used. National Model Design Code to be published in Autumn - supplemented by local design codes which will be developed through robust public engagement
- Recognition that this may require a step-change in design skills, prioritisation and leadership in Councils
- Fast-track for beauty process whereby proposals that comply with pre-established good design principles (informed by community preferences) would be expedited through the planning process
- Each local authority to designate a chief officer for design and placemaking



# New Infrastructure Levy

- Section 106 and CIL are abolished
- Replaced by a tax called an “Infrastructure Levy”
- Based on the principle of capturing a proportion of land value uplift to fund infrastructure and affordable housing
- Flat rate set nationally – single or area specific
- Charged on the final value of development
- Levied on occupation not commencement
- Value-based minimum threshold below which the levy is not charged - only be charged on the proportion of value that exceeds threshold
- More freedom on use of money collected
- Can build affordable housing to offset Levy
- Can borrow against Levy revenues to forward fund infrastructure





Resource and skills strategy for the planning sector



# Observations and implications

- ECC doing a lot that's reflected in the PWP
- Achievable by 2024?
- Three zones / categories - over simplification
- Front loading the system - challenges
- One Local Plan consultation stage
- Digital planning supported – opportunities here
- What replaces the Duty to Cooperate?
- Where's "regional" planning especially infrastructure?
- Infrastructure Levy – amount, use, borrowing
- Provision of infrastructure
- Centralisation
- Linked to devolution / local government reform?
- No mention of Minerals and Waste

