

## Three main Pillars of proposals

### **Pillar One: Planning for development including:**

- Reform of the local plan system including growth, renewal and protection areas, widening of permission in principle, streamlined consultation, binding programmes for Local Plan production (maximum 30-month timeframe) and digitised plans
- Automatic zoning prior approval in renewal areas
- Replacement of soundness test with statutory sustainable development test
- Abolition of the duty to cooperate
- New standardised method for assessing housing need
- Development management set nationally in the NPPF and not duplicated in local plans
- Increased use of technology to decide applications
- Retention of neighbourhood plans but potentially with a more focused scope
- Potential for Garden Communities to be NSIP's

### **Pillar Two: Planning for beautiful and sustainable places including:**

- National Model Design Code giving detailed parameters for various types of development
- Only provably locally-popular design codes to be given weight
- Fast-track for beauty
- Flexibility on heritage protection to allow energy efficiency measures
- Simplified EIA, SEA and SA process to remove duplication

### **Pillar Three: Planning for Infrastructure and connected places including:**

- New national or area-specific Infrastructure Levy designed to replace local CIL and S106, which can be spent on affordable housing
- Extension to capture changes of use via permitted development and rebuild rights
- Potential abolition of planning obligations under section 106 agreements
- First Homes provision to offset the levy
- LPA's able to borrow against levy receipts
- Relationship with Mayoral CIL in London and combined authorities

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