



What are the Government's proposals for Zoning?



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- White Paper promised this month
- What are the objectives?
- Are there straws in the wind?







- Developer perspective:
 - confidence as to cost for process and planning gain;
 - confidence as to outcome for cost committed; and
 - confidence as to timescale to reach outcome.
- Political perspective:
 - Pre CV-19
 - Since CV-19





- Policy Exchange report "Rethinking the Planning System for the 21st Century"
- <u>https://policyexchange.org.uk/news/policy-exchange-sets-out-major-planning-reforms/</u>
- Co-author's link to the 10 Downing Street team of special advisors + a reported view that Dominic Cummings shares a view of the need for planning reform



Straws in the wind



- FT 10 June 2020
 - Central to the proposals are the introduction of a zonal planning system and the creation of special development zones.
 - One proposal is to change England's design codes so that "attractive" buildings can be sped through the planning process. The model for that could be the "as-of-rights" system [...] whereby a proposed development that complies with all applicable zoning codes does not require any special consideration from the authorities.
 - Ministers are also considering the creation of new development zones in which the government invests in public infrastructure to stimulate private development.



A two-speed approach



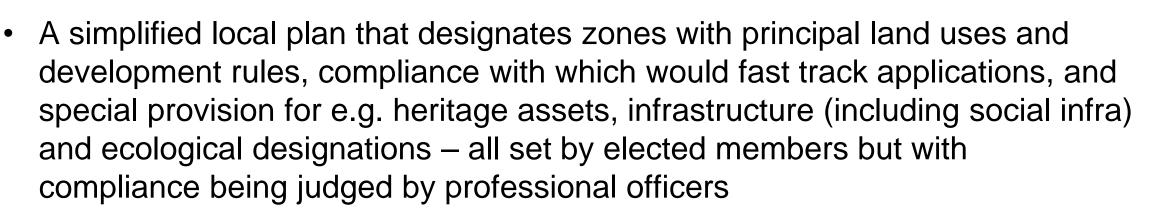
- A class of revisions that are easier to implement with more immediate effects e.g. expansion of permitted development rights, funding programmes
- A deeper more substantial change to the system that will take longer to implement and bear fruit this is where the discussion of zoning comes in



- Given the headwinds of Brexit and CV19 it might be politically unrealistic to expect the sort of purist reform that the Policy Exchange recommends
- This Government has three and a half years to make a difference to those who voted Conservative for the first time
- But the eagerness for reform appears to remain strong



Chamber



- Less reliance on needs assessment the intention being that the zones are not sized to fit assessed need, but rather there is a presumption that land can be zoned
- A more focussed approach to environmental assessment?
- A simplified approach to planning gain and CIL with the emphasis on delivery on infrastructure to mitigate the effects of development rather than diluting the funds across many minor projects