

“Planning for the Future” White Paper:

Housing

Zack Simons, Landmark Chambers
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How did we get here?

- **Localism Act 2011** – SoS Eric Pickles abolished regional strategies:

*“putting a swift end to Whitehall’s grip on local planning policy by scrapping regional strategies and their **centrally imposed building targets that failed to increase housebuilding** [...] **Regional edicts, which allowed communities no say, injected poison into the planning system** which stymied development.”*

“Councils will now have the freedom to prepare their local plans without having to follow top-down targets from regional quangos and bureaucrats that prescribe exactly what, where and when to build.”

*“Communities will no longer have to endure the previous government’s **failed Soviet tractor style top-down planning targets** - they were a **terrible, expensive, time-consuming** way to impose house building”*

*“They were a **national disaster** that robbed local people of their democratic voice, alienating them and entrenching opposition against new development.”*

“*Planning for the Future*” proposals (1)

New LPA-by-LPA Housing Requirements fixed by MHCLG

- “*Binding*” new standard method target fixed centrally for each local plan.
- **Incorporating** constraints (*NB Green Belt policy unchanged*), opportunities to use PDL, accommodating non-housing uses and a buffer = no more “*policy on/off*” debates. But how?
- LPAs can agree alternative distributions (but will they?) & Mayors can oversee strategic distribution of numbers (*no strategic oversight so far proposed outside Mayors*).
- **Kept**: HDT & “*presumption in favour*”.
- **Ditched**: 5yhs requirement brought in by PPS3 in 2006.

“*Planning for the Future*” proposals (2)

Promoting residential-led schemes

- Sliding scale of detail in “allocation” through growth & renewal areas:

Height / density / use parameters →

Design code / pattern books →

LDO / adopted scheme-specific masterplan.

- How to promote housing sites through the sped-up plan examination process:
 - Stage 1: “call for” growth or renewal areas (depending on if your scheme is “*substantial*”).
 - Stage 3: comments on LPA’s “*Statement of Reasons*”.
 - Stage 4: reps to examining Inspector (in person, in writing and/or online)

“*Planning for the Future*” proposals (3)

Promoting residential-led schemes

- Even if you're "allocated", applications are probably required:
 - RMs applications required in the “growth” area (unless you have an LDO linked to a masterplan).
 - New settlements in “growth areas” may require a DCO.
 - In “renewal” areas, you’ll need a planning application or an LDO unless you’re PD by meeting design / prior approval standards – the so-called “*fast track to beauty*” which Jan will return to.
 - In “protect” areas, you’ll need a planning permission. But without a 5yhls target or the concept of “out-of-date” local plans, are you likely to get one?
- Appeals?

Questions

- How will the new binding standard method be calculated?
(NB the answer is not in the consultation on updates to the existing standard method).
- What procedure(s) will fix the housing target for each LPA?
- In the 3-zone world, how can you assess if a local plan has allocated enough land for housing?
- Risks of inflexibility in the “*protect*” zone?
- What role for:
 - “*Deliverable*” sites?
 - “*Out of date*” plans?
 - Neighbourhood plans – which can’t zone / allocate land for housing.
- How to guarantee delivery of scheme-specific infrastructure without s.106 – Richard will discuss this.

Thank you for listening

Zsimons@landmarkchambers.co.uk

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London

180 Fleet Street
London, EC4A 2HG
+44 (0)20 7430 1221

Birmingham

4th Floor, 2 Cornwall Street
Birmingham, B3 2DL
+44 (0)121 752 0800

Contact us

✉ clerks@landmarkchambers.co.uk
🌐 www.landmarkchambers.co.uk

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