

LEVELLING UP & REGENERATION BILL



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METAL 57, future headquarters of BNP Paribas Real Estate



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

AGENDA

01 National Development Management Policies

02 Compulsory design codes

03 Street votes

04 Planning data & digitilisation

05 Resourcing the changes

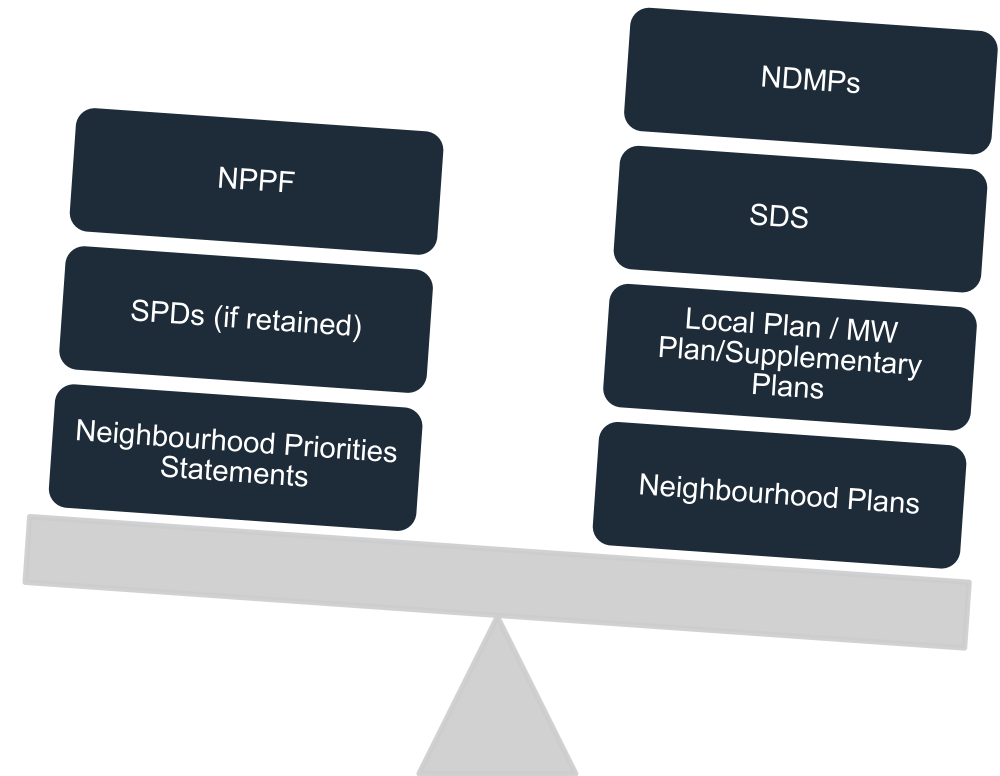


NATIONAL DEVELOPMENT MANAGEMENT POLICIES

VERSUS DEVELOPMENT PLAN

- NDMP to cover 'issues that apply to most areas'.
 - Heritage
 - BNG
 - Green Belt
 - Flood risk etc.
- Intended to reduce the content of local plans and accelerate the plan-making process.
- NDMP to carry the same weight as the development plan.
- Conflict between the development plan and NDMP must be resolved in favour of the NDMP.
- Position on planning for housing in NPPF/NDMP

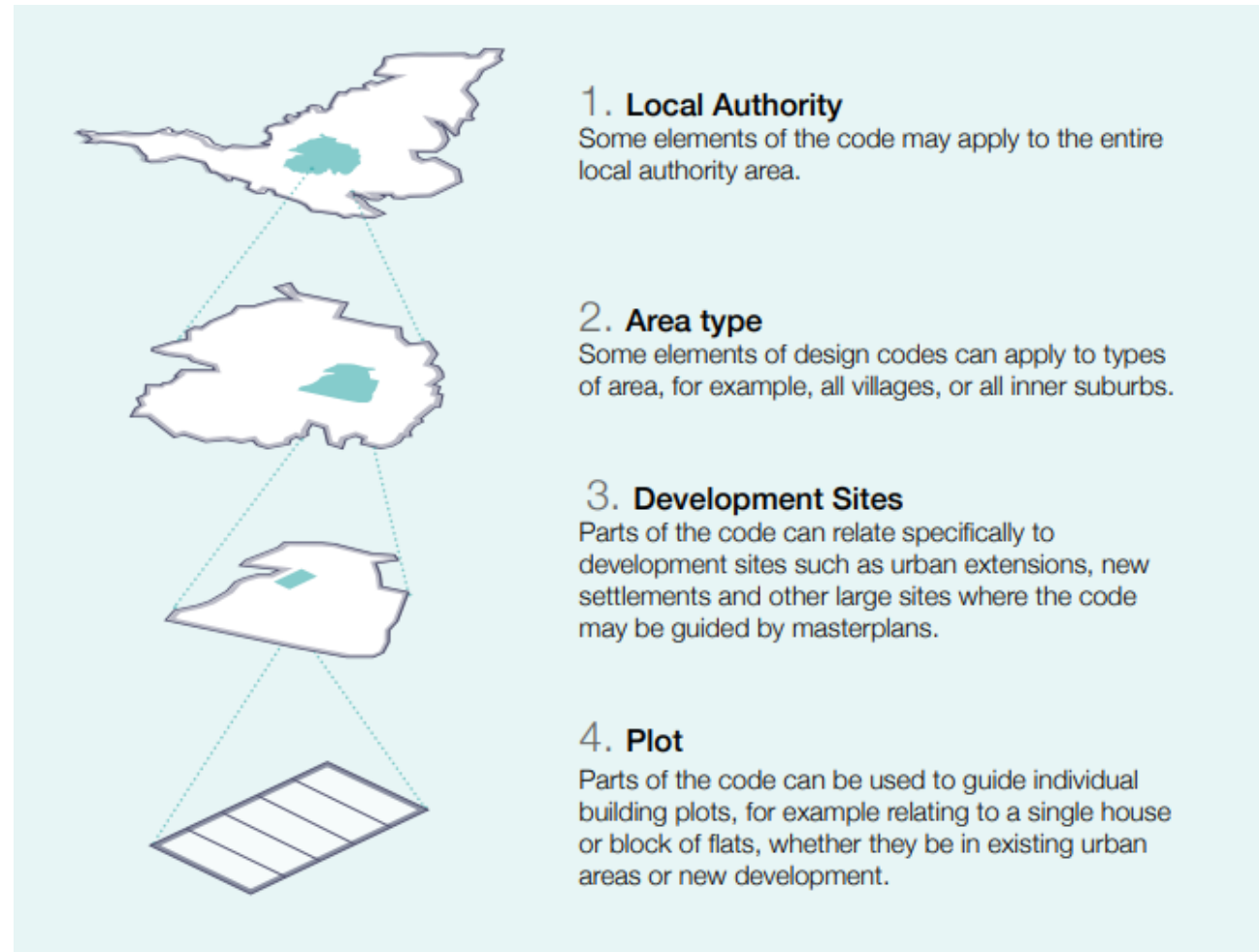
Planning framework under the Bill:



COMPULSORY DESIGN CODES

HOW WILL THEY WORK?

- Builds upon the Planning White Paper and the work of the Building Better, Building Beautiful Commission, and the National Model Design Code
- Each local plan to be accompanied by an area wide design code
- To be adopted as part of the local plan or as a supplementary plan
- Potential for design codes to influence site allocations
- Compliance with design codes to be mandatory
- Design expertise and resource levels in local authorities



STREET VOTES

HOW WILL THEY WORK?

- Details still to be confirmed – source Policy Exchange
- Householder developments
- Planning (Street Plans) Bill
- Development likely to be subject to conditions
- Provision will not apply to listed buildings and other areas also likely to be exempt



MATT



'Everyone in the street voted to knock down your house'

PLANNING DATA & DIGITILISATION

WHAT DOES IT MEAN IN PRACTICE?

- Aligns with the Planning White Paper proposal of facilitating 'world-class civic engagement'
- Increased transparency
- Innovation
- Simplification and standardisation of local plans and planning applications



PROTOTYPE This is a prototype. Please provide [feedback to the Digital Land team](#).

Find planning and housing data that is easy to understand, use and trust

A platform to help you create services to inform planning and housing decisions in England.



Explore data on a map

View planning and housing datasets with geographic location data on an interactive map.

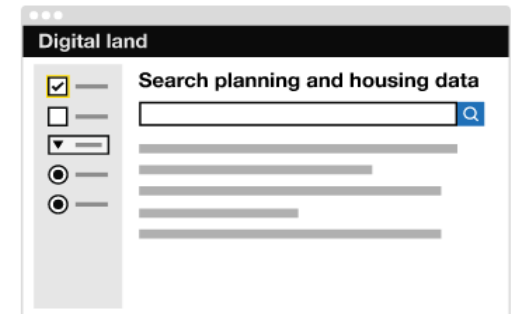
[Explore the national map of planning](#)



Search and filter data

Explore, filter and download the data you want in bulk.

[Search planning and housing data](#)



RESOURCING THE CHANGES

WILL LOCAL AUTHORITIES HAVE THE RESOURCES?

- Proposal to increase planning application fees
 - Major developments – 35% increase
 - Minor developments – 25% increase
 - Retrospective applications – 100% increase
- Fee for statutory consultee advice and for monitoring of EORs amongst others
- Removal of 5YHLS requirement during the first five years of a local plan
- New burdens - Infrastructure Levy provisions
- Industry wide need for more planners

