

# PLANNING FOR THE FUTURE

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## Reform overview

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Planning Advisory Service events



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# Why?

- **More certainty** about rights and standards – so barriers to entry reduce, speed improves and there is greater confidence in the system
- **Improved accessibility** where it makes the most difference: bringing engagement upstream, more effective processes and tools, better use of data
- **Better outcomes**, with more focus on what matters most: spatial choices, opportunities and impacts; and the quality of places



# What?

- **This is not a full zoning model** (and we're not using that term): it's a hybrid approach that embodies more certainty but retains flexibility
- **Area types reflect what plans do now:** i.e. identify allocations, urban areas and countryside; with opportunities for sub-areas for particular circumstances or development types
- **There are many associated questions:** e.g. role of designations, how this affects minerals, who decides what sub-areas
- **Area types combine with other measures** to improve certainty, accessibility and outcomes: e.g. generic policies in NPPF, codes, binding housing requirement and infrastructure levy

# So what?

- This is both **evolution** and **revolution**
- Significant implications for how you **make plans** and **grant consent**
- Lots of choices about how we **regulate uses** in each area and how we regulate **urban form**
- And about who sets the rules
- **Engagement** during and beyond the consultation will be vital
- We recognise the scale of **transformation** that may be needed



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## Plan-making

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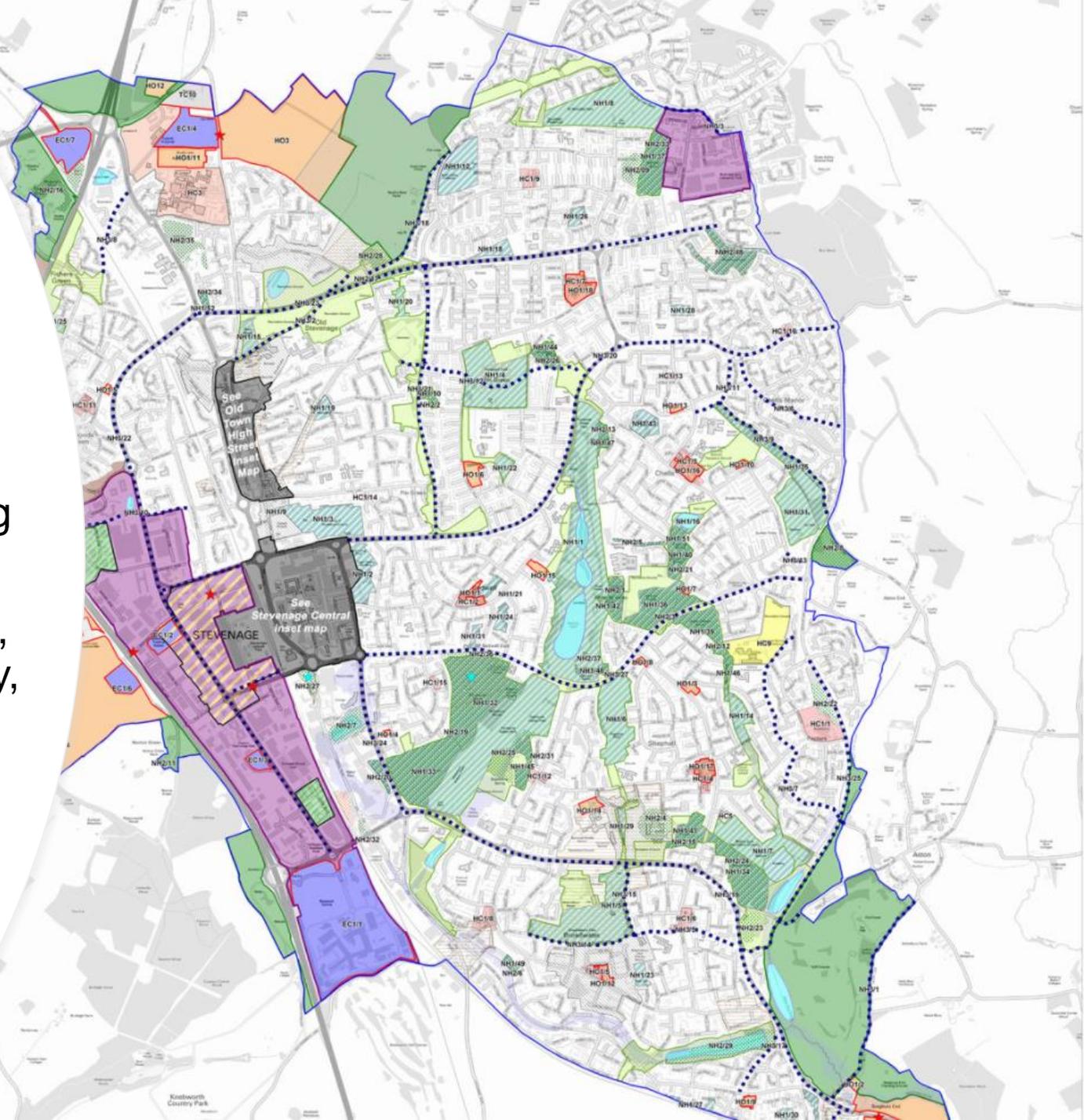
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# Plan-making

## What will plans do?

- Identify area types and sub-areas (reflecting housing requirement and other needs)
- Set permissible uses in each area/sub area, and some development parameters (density, maximum heights)
- Identify other site and area requirements and opportunities (e.g. environmental improvement)
- Provide outline consent for 'growth areas'
- Be accompanied by – or provide the basis for – masterplans and codes



# Plan-making

## Who will make them?

- Local planning authorities will continue to lead
- Interested in views on role of combined authorities/Mayors, including future of spatial development strategies
- Strategic planning more widely needs to be considered in context of forthcoming devolution White Paper

[end of Duty to Cooperate does not mean an end to planning strategically]

- Neighbourhood planning will continue – but interested in form and function

# Plan-making

## What will the process be?

30 months end to end

*(42 months for recently adopted plans)*



Twin-track 'call for sites' and front-loaded engagement – using traditional and digital approaches (6 months)

Evidence base and plan preparation using model templates (12 months)

Twin-track submission of plan and 'statement of reasons'; statutory consultation on the plan, with comments considered at Examination (6 weeks)

Examination to assess whether plan passes sustainable development test, with right to be heard for all that commented (9 months)

Plan comes into force (6 weeks)

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## Consenting

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# Consenting

## **Growth areas:**

- type and amount of development given outline consent through the plan; built form to accord with mandatory masterplan and code

## **Renewal areas:**

- permissible types of development in each area/sub-area set through the plan (plus basic parameters: heights, density)
- codes used to provide greater certainty over acceptable built form, allied to pattern books for specific development types

## **Protected areas:**

- permissible types of development set through the plan (plus basic parameters: heights, density)

# Consenting

## Use of codes

- National Model Design Code will set out basic parameters for different contexts
- A basis for development of local codes
- Authorities can be clients or code creators
- Genuine community engagement vital to reflect local aspirations and preferences
- Interested in how far codes can go in providing development certainty
- And relationship to 'pattern books'



# Consenting

In all areas case-by-case decisions would remain:

- In **growth areas** to deal with reserved matters/code compliance
- In **renewal areas** to assess compliance with plan requirements and codes, and address any matters not addressed by the plan or code (in the context of the new National Planning Policy Framework)
- In **protected areas** to assess compliance with plan requirements, and address any matters not addressed by the plan (in the context of the new National Planning Policy Framework)
- In **all areas**, to deal with proposals that do not conform with the plan or code

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## Questions

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