



TOWER HAMLETS

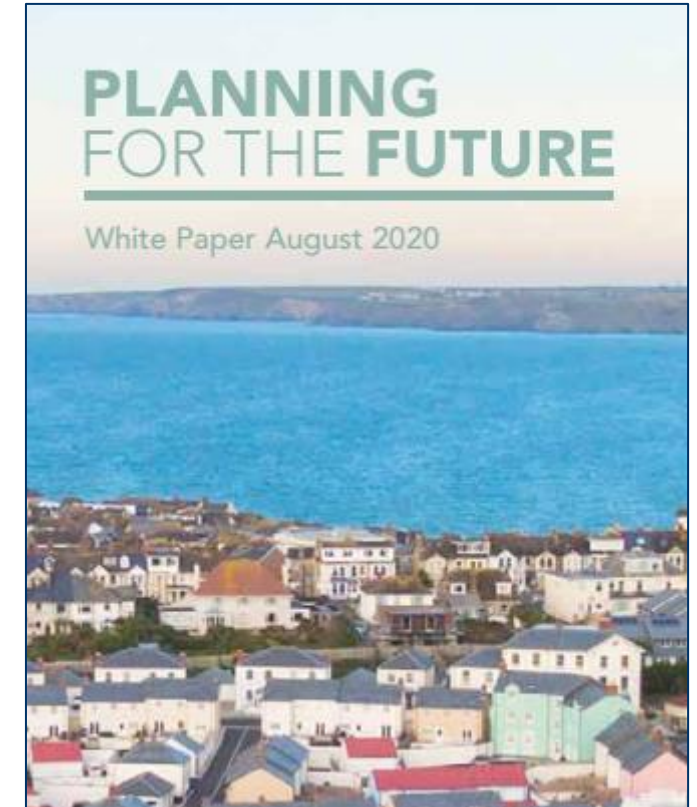
Planning White Paper Briefing

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What is the White Paper

- A document released in August 2020 proposing a large scale reform of the English planning system and current methods of calculating housing need.
- White Paper Consultation launched August 2020 to test the ideas for reform presented in the paper.
- Identifies the main issues with the current planning system.
- Comprises three main parts:
 - Pillar One – Planning for development
 - Pillar Two – Planning for beautiful and sustainable places
 - Pillar Three – Planning for infrastructure and connected places



Pillar 1: Planning for development



- NPPF as the primary source of development management policies.
- Interactive map-based Local Plans produced on a statutory 30-month timeframe, identifying Growth, Renewal and Protected land over a minimum 10-yr period.
- A nationally set target of 300,000 homes per annum, with 'binding' targets for local authorities which factor in land constraints.
- Five-year land supply and Duty to Cooperate removed.
- Emphasis on engagement at the plan making/project inception stage.
- A single statutory 'sustainable development' test to replace the existing tests of soundness.
- A completely digital planning system.



Pillar 2: Planning for beautiful and sustainable places



- A new National Model Design Code and a revised Manual for Streets, to complement the existing National Design Guide.
- Local design codes and guides to be prepared with community involvement by LPAs.
- A chief officer for design and place-making in each local authority.
- A national ‘design body’ to support the use of design codes and guides, and exploration of a new role for Homes England in delivering beautiful places.
- The introduction of a ‘fast track process for beauty’.



Pillar Three: Planning for infrastructure and connected places



- A new fixed rate Infrastructure Levy to replace S106 and CIL, based on the final value of development.
- Increased flexibility for LPAs on how the Levy is spent.
- Extending the Levy to capture changes of use through some permitted development rights.
- Local authorities able to borrow against the new Levy to forward fund infrastructure.
- New levy to cover affordable housing provision



What does it mean for LBTH?

