



Planning for the Future? The Planning White Paper

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Ministry of Housing,
Communities &
Local Government

PLANNING FOR THE FUTURE

White Paper August 2020





That is what this paper proposes.
Radical reform unlike anything we
have seen since the Second World
War.

Not more fiddling around the
edges, not simply painting over the
damp patches, but levelling the
foundations and building, from the
ground up, a whole new planning
system for England.

One that is simpler, clearer and
quicker to navigate, delivering
results in weeks and months rather
than years and decades.





Our proposals seek a significantly simpler, faster and more predictable system. They aim to facilitate a more diverse and competitive housing industry, in which smaller builders can thrive alongside the big players, where all pay a fair share of the costs of infrastructure and the affordable housing existing communities require and where permissions are more swiftly turned into homes.



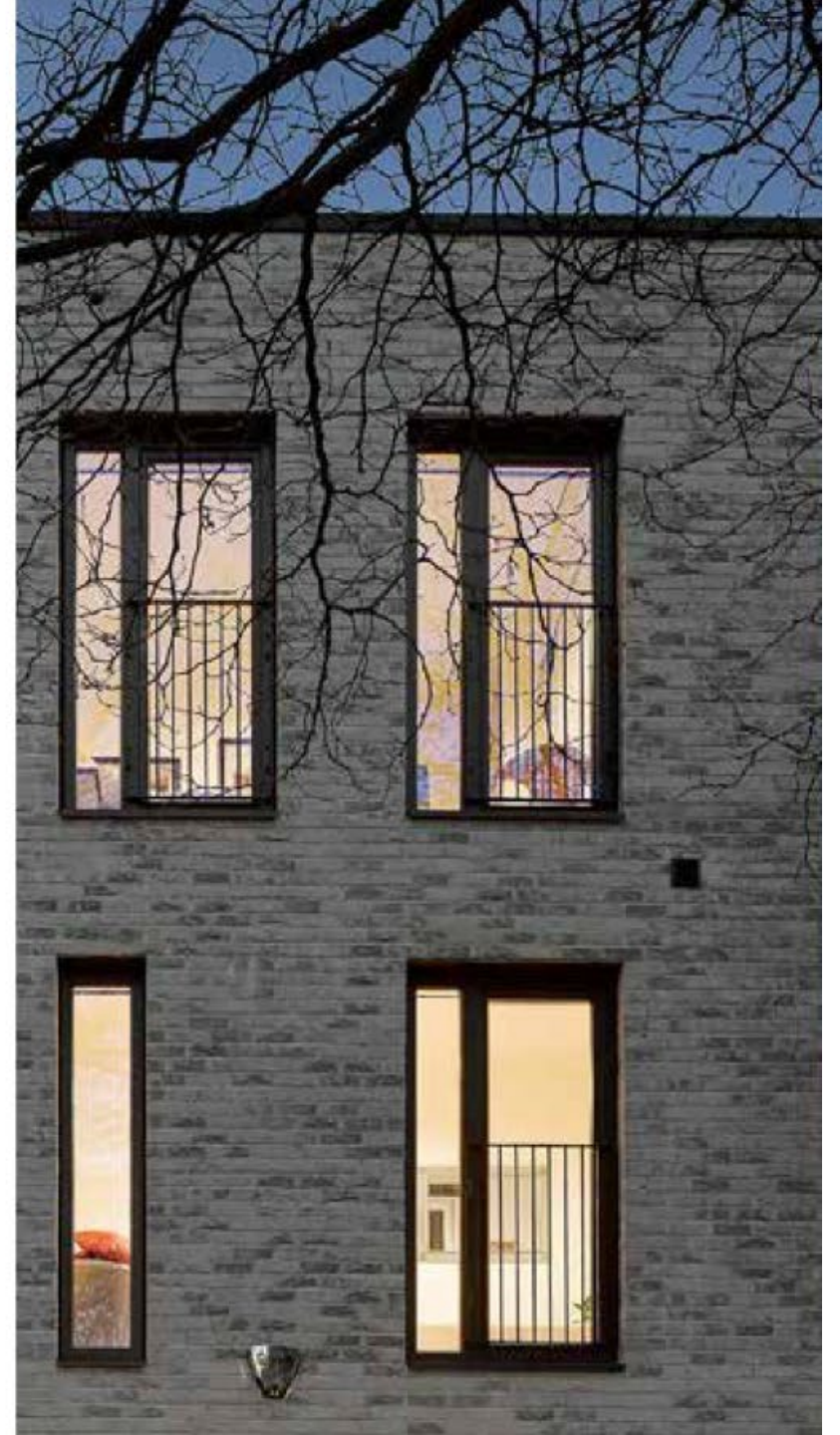
We are cutting red tape, but not standards. This Government doesn't want to just build houses. We want a society that has re-established powerful links between identity and place, between our unmatched architectural heritage and the future...



Our reformed system places a higher regard on quality, design and local vernacular than ever before, and draws inspiration from the idea of design codes and pattern books that built Bath, Belgravia and Bournville. Our guiding principle will be as Clough Williams-Ellis said to cherish the past, adorn the present and build for the future.

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First, we will streamline the planning process with more democracy taking place more effectively at the plan-making stage, and will replace the entire corpus of plan-making law in England to achieve this...

Second, we will take a radical, digital-first approach to modernise the planning process. This means moving from a process based on documents to a process driven by data.

Third, bring a new focus on design and sustainability...

Fourth, we will improve infrastructure delivery in all parts of the country and ensure developers play their part, through reform of developer contributions.

Fifth, ensure more land is available for the homes and development people and communities need, and support renewal of our town and city centres...

In more detail...

- a ‘clearer, rules-based system’.
- a new “zoning” system:
 - every area to have a zone-based local plan, and local housing plan, developed and agreed in 30 months.
 - Growth areas
 - Renewal areas
 - Protected areas.
 - In growth areas, outline approval would be automatically granted for types of development specified in local plans.

In more detail...

- Local communities to be consulted from the outset of the plan-making process
 - greater input into local plans
 - planning system made more accessible through technology.

In more detail...

- OUT: Section 106 developer contributions and CIL
- IN: Infrastructure Levy fixed proportion of the value of the development, above a set threshold – all set nationally,
 - revenues spent locally on infrastructure projects and new affordable housing.
- More building to be allowed on brownfield land, with greenbelt land protection to continue.

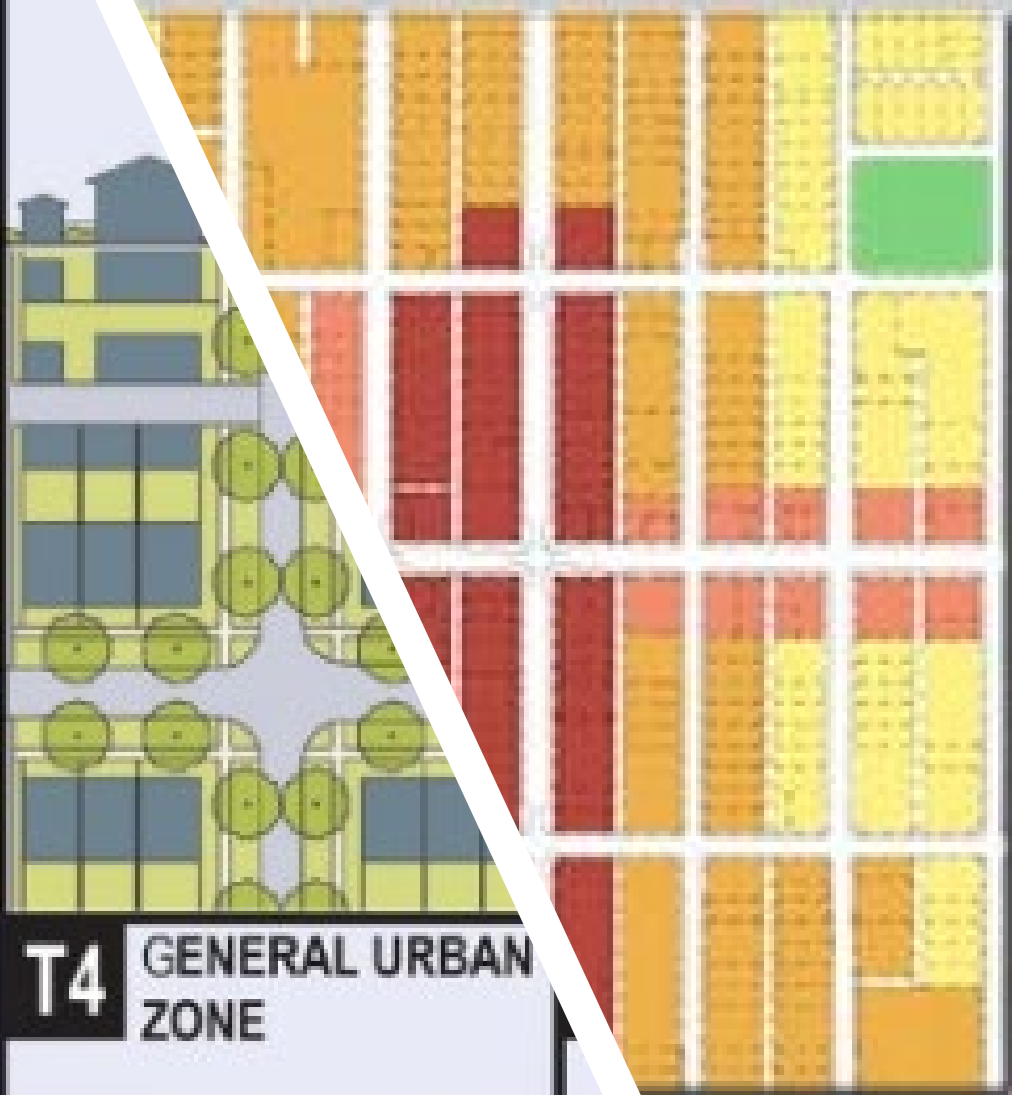
FORM-BASED CODE



T2 RURAL ZONE

T3 SUB-URBAN ZONE

T4 GENERAL URBAN ZONE



Building

Consultation on short-term changes includes:

- A proposal that [First Homes](#) should make up a minimum of 25% of affordable housing secured through Section 106, with this requirement carried through to the new levy.
- Increasing the threshold at which a development is exempt from Section 106 requirements from 10 homes to 40 or 50 homes for an initial period of 18 months.
- A revised 'standard method' for assessing housing need, which would raise numbers in all regions, and particularly in London.
- Consulting on extending Permission in Principle to major developments.



Thank you

Steve Kemp