

Planning for the Future

The Planning White Paper on a single page

The government are consulting on a 'new vision for England's planning system' with proposals grouped under three pillars. This briefing sets out some of the key changes.

Pillar 1: planning for development	Pillar 2: planning for beautiful and sustainable places	Pillar 3: planning for infrastructure and connected places	Delivering change
<p>A nationally set target of 300,000 homes per annum, with 'binding' targets for local authorities which factor in land constraints</p> <p>Five year land supply and Duty to Cooperate removed</p> <p>Interactive map-based Local Plans produced on a statutory 30-month timeframe, identifying Growth, Renewal and Protected land over a minimum 10-yr period</p> <p>NPPF as the primary source of development management policies</p> <p>Emphasis on engagement at the plan making stage</p> <p>A single statutory 'sustainable development' test to replace the existing tests of soundness</p> <p>A digital-first approach</p>	<p>A new National Model Design Code and a revised Manual for Streets, to complement the existing National Design Guide</p> <p>Local design codes and guides to be prepared with community involvement by Local Planning Authorities</p> <p>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</p> <p>The introduction of a 'fast track process for beauty'</p> <p>NPPF changes to require all new streets to be tree-lined</p> <p>A chief officer for design and place-making in each local authority</p>	<p>A new fixed rate Infrastructure Levy to replace S106 and Community Infrastructure Levy, based on the final value of development</p> <p>Increased flexibility for Local Authorities on how the Levy is spent</p> <p>Extending the Levy to capture changes of use through some permitted development rights</p> <p>Local authorities able to borrow against the new Levy to forward fund infrastructure</p> <p>Affordable housing can be used to offset the levy</p>	<p>A comprehensive resources and skills strategy for the planning sector</p> <p>Cost of operating the planning system to be principally funded by the beneficiaries of planning gain (landowners and developers) rather than the taxpayer</p> <p>Strengthened planning enforcement powers and sanctions</p> <p>A focus on digital planning and freeing up development management resources</p> <p>A new performance framework for Local Planning Authorities</p> <p>A regulatory review to identify and eliminate outdated regulations which increase costs for Local Planning Authorities</p>
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