

Key proposals from the Open Source Planning Green Paper

- Amend Use Classes Order so that people can use land and buildings for any purpose allowed in the local plan.
- Abolish the power of Planning Inspectors to rewrite local plans.
- Limited third party rights of appeal (against abuse of process or failure to apply the local plan).
- "Bottom-up neighbourhood planning" with local planning authorities amalgamating neighbourhood plans to form plans covering the authority.
- Encourage (but not require?) upper-tier authorities to produce infrastructure plans.
- Local planning bodies and other agencies to be given a "Duty to cooperate".
- A presumption in favour of sustainable development, linked to prescribed time periods for the production of local plans.
- Significant local projects to be designed through a collaborative process that involves the neighbourhood.
- Immediate neighbours to get a special role – applications to which most neighbours do not object to be fast-tracked.
- Infrastructure Planning Commission to be abolished.
- Use of private or hybrid bills to promote major linear projects like high-speed rail.
- Other major infrastructure projects to require ministerial approval.
- Provide a simplified and consolidated national planning framework, with a reduced number of simplified guidance notes.
- No regional targets for housing, minerals, waste, gypsy sites, etc.
- Special planning powers relating to Local Housing Trusts.
- Scrapping of CIL and non-site specific S106 and its replacement with a local tariff.
- Local authorities to retain business rates for wind farms in their area for six years.
- Conservation credits, requiring a developer to compensate for loss of biodiversity.
- Garden land no longer to be treated as brownfield.
- Councillors to be allowed to represent their constituents in relation to planning applications.
- Removal of Council planning powers over educational premises.
- Greater control over mobile phone masts.
- No regionally-imposed targets for traveller sites and stronger local authority enforcement powers.
- Needs test for retail development.
- Minerals targets to be left to individual local authorities.
- Protection of the most fertile farmland against development.
- Simplification of Building Control regulations.
- Extended scope for permitted development.