

Tonbridge & Malling Borough Council

Presentation to the Parish Partnership Panel
on the “Planning for the Future” White Paper

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Planning for the Future

- Government consultation on changing the Planning System in England
- Why? Because the planning system is too complex and results in delays
- Aim? To build more homes, to improve quality of design, to enable easier public access, to help smaller developers

What is proposed?

- To repeal the current Planning Acts, replacing with a new system where the Local Plan has all land designated into one three types:
- **Growth Area**
(development is pre-approved, as long as local design standards are met)
- **Renewal Area**
(suitable for some development; depending on design, may still need planning approval)
- **Protected Area**
(development restricted to protect AONB, Green Belt, SSSI etc)

What is proposed?2

- Local Plans to be shorter by two-thirds, with no list of policies, but core standards instead
- More public consultation at Plan-making stage
- Stronger emphasis on design
- Infrastructure Levy to replace S106 agreement
- Planning Notices to be electronic, not on lampposts or in newspapers
- Standard method for calculating number of houses required in each authority
- Further opportunity for Neighbourhood Plans

Implications

- Nationally, more homes to be built where the demand is highest
- Greater certainty in advance re what can be built where
- Detailed planning decisions delegated to officers, using their professional judgement
- Plan-making process shorter; 2.5 years instead of 7 years (on average at the moment)
- Duty to Co-operate to go, 5 year HLS to go, Local Plan “soundness” judgement to go
- Financial penalties for LAs who miss time limits