

CONSULTATION FROM MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Changes to the current planning system (closes 1st October)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

This makes four proposals:

- changes to the standard, much tinkered with, method for assessing local housing need, which as well as being a short term proposal links into proposals for land supply reforms set out in Planning for the Future (proposal 4);
- securing of First Homes, sold at a discounted market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system. The Government intends that a minimum of 25 per cent of all affordable housing units secured through developer contributions (sec.106) should be First Homes.
- as a short term measure lifting the small sites threshold in sec 106 agreements, below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders as the economy recovers from the impact of Covid-19;
- extending the current Permission in Principle to include major development so landowners and developers have a fast route to secure the principle of development for housing on sites. PiP was introduced in 2017 for allocated brownfield sites and extended in 2018 to small sites under 10 dwellings. The Permission in Principle consent route has two stages:
 - the first stage ("Permission in Principle") establishes whether a site is suitable in-principle for development. This grant of Permission in Principle is for five years and no planning conditions can be attached to it
 - the second ('technical details consent') stage is when the detailed development proposals are assessed, and conditions can be attached.

A grant of Permission in Principle plus a grant of technical details consent together equate to full planning permission.