

COPYTHORNE PARISH COUNCIL MEETING - TUESDAY 13TH OCTOBER 2020

ITEM NO: 18 – Chairman’s Report

1. HALC AGM

The HALC AGM took place on Thursday 24th September using a virtual meeting format on Zoom. In attendance for Copythorne Parish Council were Cllr. Simon Lucas and David Rigby.

The meeting was very well attended which, while a good thing, was also the cause of some delays to the 2 hour format for the meeting, due mainly to the large numbers of people logged in.

The agenda included a resolution regarding Nuisance Exhaust Noise and Antisocial Driving from Alton Town Council. This was discussed briefly and a resolution passed to initiate some form of coordinated action on possible solutions via enforcement and/or education. This will be supported by HALC.

A presentation was also made by the President of the ALC, The Rt. Hon. John Denham, which centred mainly on the challenges ahead for Local Government in terms of devolution, rationalisation and post COVID.

It was agreed by a very large vote to maintain the HALC subscription at current levels – no increase for next year.

The major item was a presentation by Steve Tilbury (Winchester CC Planning Director) on **Proposed Reforms to the Planning System** This proved to be interesting in terms of the summary of issues provided and certainly in respect of the work under way on the Copythorne PDS. There are in effect 2 different regulatory changes ahead, with one already coming on stream in the near future. *A full copy of the presentation is attached to this Statement for your information.*

2. Update on Parish Hall Joint Project

The proposed joint project with the Parish Hall Committee to determine resolving the issues centred on the Sports Wall and the entry to the upper field will be discussed at the Parish Hall Committee meeting on Monday 12th October. A verbal update can be given on progress at the Parish Council meeting on the 13th.

Cllr. S. Lucas

October 2nd 2020

Proposed
Reforms to the
Planning System
Briefing
September
2020

Steve Tilbury

Presentation to HALC

Steve Tilbury

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The government has published two important consultation documents proposing fundamental change to the planning system



“...potential is being artificially constrained by a relic...our outdated and ineffective planning system.”

The Prime Minister – from the forward to ‘Planning for the Future’

What are the problems the government identifies?

- the current planning system is holding back growth and development especially housing delivery
- there is too much repetition, uncertainty and delay
- it is full of steps which are unnecessarily expensive and opaque
- change is needed to ensure higher quality development – more ‘beautiful’ buildings which people will be happy to live alongside
- local plans are too slow to make and too difficult to understand when they are made
- community engagement is poor and limited to narrowly focussed groups

‘streamline’

‘best-in-class’

‘speed up’

‘re-invent’

‘radical reform’

‘simplified’

‘quicker’

‘fast track’

‘end to end reform’

“Planning for
the Future” —
the White
Paper

The White Paper proposes major changes to the way in which Local Plans are made and what they contain

- there will still be a 'plan led' system in which the local planning authority will make a long term set of judgements which must be followed ...
-but the way in which the plan is made, and the way in which land is allocated for development will change radically...
-and once a plan is in force, there will be very different rules and regulations before development can take place

Plan making

- Local plans won't need to be "sound" or "deliverable" any more but will need to pass a new statutory test - that they allow for "sustainable development."
- 10 year time horizon
- start to finish in 30 months - 'digital first' approach
- **housing requirement set by Whitehall**
- development management policies largely a generic set of national requirements with very few set locally
- emphasis on master planning and design codes being drawn up simultaneously with site allocations to save time and resources
- no 'duty to cooperate' with other councils

Plan format

- introduce a 'categorisation' type approach as used in many other countries
- **growth areas** – substantial development such as a new town, MDA or large brownfield site
- **renewal areas** – existing built up areas where smaller development is allowed.
- **protected areas** – more stringent controls.
- extensive use of design codes and neighbourhood guidance to shape the detail
- vague on the future role of formal neighbourhood plans

Growth Areas

- sites within growth areas in a local plan would (ideally) 'automatically' have outline planning permission for the prescribed uses within set parameters of height, density set out in a design codes and brief
- to obtain full permission a reserved matters application in compliance with design code or potentially permitted development within a Local Development Order (linked to a masterplan and design codes)
- not vastly different to current approach except that design code/master planning might be simultaneous with allocation
- some practical/commercial issues with this approach

Renewal Areas and Protected Areas

- **Renewal areas**
- consent can be granted through permission in principle, a full planning application, or a Local / Neighbourhood Development Order.
- a stronger statutory presumption in favour of permission for specified uses which meet a design code or guidance and other prior approval requirements.
- **Protected areas**
- a full planning application required (*i.e. same as now*). Doesn't mean no development is permitted

Infrastructure

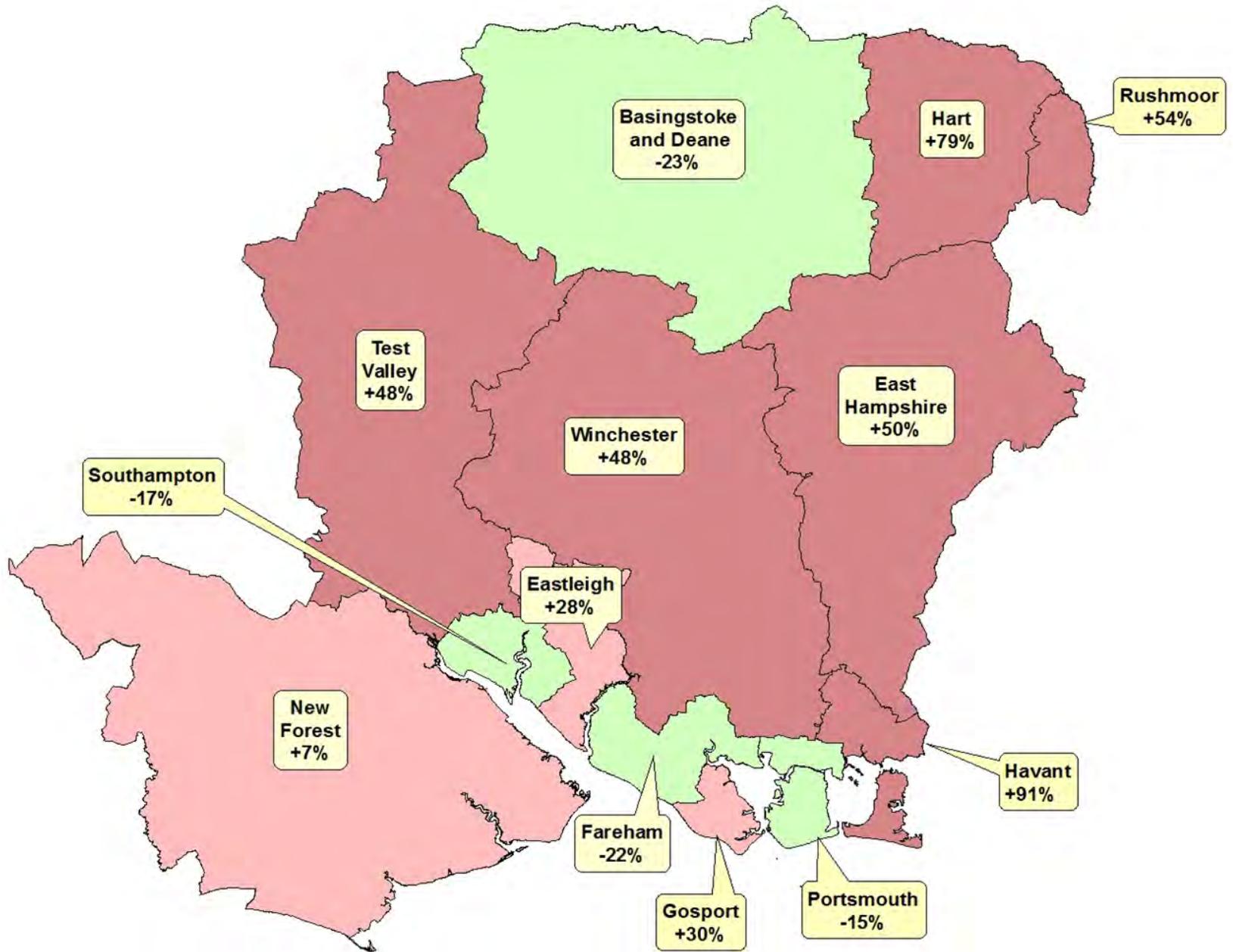
- current system of s106s and CIL replaced by a new nationally set infrastructure levy
- based on development value
- thresholds/local variation to ensure developments of marginal viability are not ruled out
- designed to be transparent and more market responsive
- payment at point of occupation not commencement. Local authorities permitted to borrow against future receipts to forward fund infrastructure
- more flexibility on spend including affordable housing
- lots of questions about how well this could/would work

“Changes to
the Current
Planning
System”

Changing the current system

- to boost the supply of new homes the government proposes changes to the standard methodology including greater emphasis on affordability which produces:
a significantly higher housing requirement for many local authorities than they have been planning for
- priority in affordable housing for discounted market sales called First Homes.
- increase threshold for affordable housing from 10 units to 40 or 50 to supports small builders and as a response to Covid impacts.
- extend 'permissions in principle' to include major development with a broader mix/quantum of non-residential uses

| Planning Authority | Current Standard Method | Proposed Current Method | Difference | % |
|-----------------------|-------------------------|-------------------------|------------|-----|
| Basingstoke and Deane | 884 | 684 | -200 | -23 |
| East Hampshire | 623 | 932 | 309 | 50 |
| Eastleigh | 694 | 885 | 191 | 28 |
| Fareham | 514 | 403 | -111 | -22 |
| Gosport | 238 | 309 | 71 | 30 |
| Hart | 286 | 512 | 226 | 79 |
| Havant | 504 | 963 | 459 | 91 |
| New Forest | 729 | 782 | 53 | 7 |
| Portsmouth | 855 | 730 | -125 | -15 |
| Rushmoor | 260 | 401 | 141 | 54 |
| Southampton | 1002 | 832 | -170 | -17 |
| Test Valley | 550 | 813 | 263 | 48 |
| Winchester | 692 | 1025 | 333 | 48 |
| Hampshire | 7831 | 9271 | 1440 | 18 |



What's the immediate impact?

- many local planning authorities now faced with difficult choices over timetable for plan making – stop, start, keep going?
- how to explain, inform and engage local communities amid so much uncertainty?
- if the new housing requirement is implemented many places will immediately have a shortfall in delivery
- affordable housing delivery will reduce if threshold is increased from 10 units to 40 or 50 temporarily.
- focus on First Homes will impact on affordable housing mix.

- what changes will we actually get?
- a fundamental shift to a 'decide once then get on with it' approach
- emphasis on community engagement to establish principles and codes – not individual decisions
- democracy in planning expressed in a different way
- significant uncertainty about infrastructure delivery
- transition periods always dangerous

What's the possible long term impact?

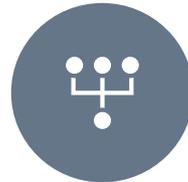
For parish and town councils



RESPOND TO THE
CONSULTATION – TALK
YOUR MP



TRY TO KEEP CLOSE TO
YOUR LOCAL PLANNING
AUTHORITY – GO TO
BRIEFINGS, ASK
QUESTIONS,
UNDERSTAND THEIR
THINKING



THINK CAREFULLY
ABOUT THE ROLE OF
YOUR NEIGHBOURHOOD
PLAN (IF YOU HAVE ONE)
UNDER THE NEW
SYSTEM



START THINKING ABOUT
'YOUR PLACE'? WHAT
MIGHT YOUR LOCAL
DESIGN GUIDE LOOK
LIKE?



LISTEN TO THE BEST
ADVICE AVAILABLE
FROM YOUR LOCAL
COUNCILLORS, HALC
AND OTHERS



Questions