



Ministry of Housing,  
Communities &  
Local Government

# PLANNING FOR THE FUTURE

White Paper August 2020



## **Resident Consultative Panel Workshop**

### **Government White Paper: Planning for the Future**

People at the Heart of Everything We Do

8th October 2020

# Tonight's Agenda

## 6.00pm Welcome and Introduction

- Welcome and overview from Mayor Fiaz
- Presentation on the White Paper proposals
- Question and Answer session

## 6.25pm Group discussions

- Facilitated group discussions on experiences of the planning system and the proposed changes

## 7.10pm Closing remarks

- Next Steps

## 7.15pm End of event

# Welcome and overview

Mayor Rokhsana Fiaz



# Planning for the Future White Paper proposals

Nick Fenwick, Interim Chief Planner, Newham



## Overview

- Central Government consultation document  
published 6<sup>th</sup> August and ends 29<sup>th</sup> October
- Ideas are at an early stage and are likely to change before being implemented
- This is **your chance** to influence them
- This session will help inform **the Council's response**
- We would encourage everyone to also provide **your own response**

## Overview

- Aims:
  - Simplified and standardised planning system
  - Upfront engagement and consultation
  - Digitised
  - Promote Beauty
- Proposes radical changes to the current planning system around 3 pillars:

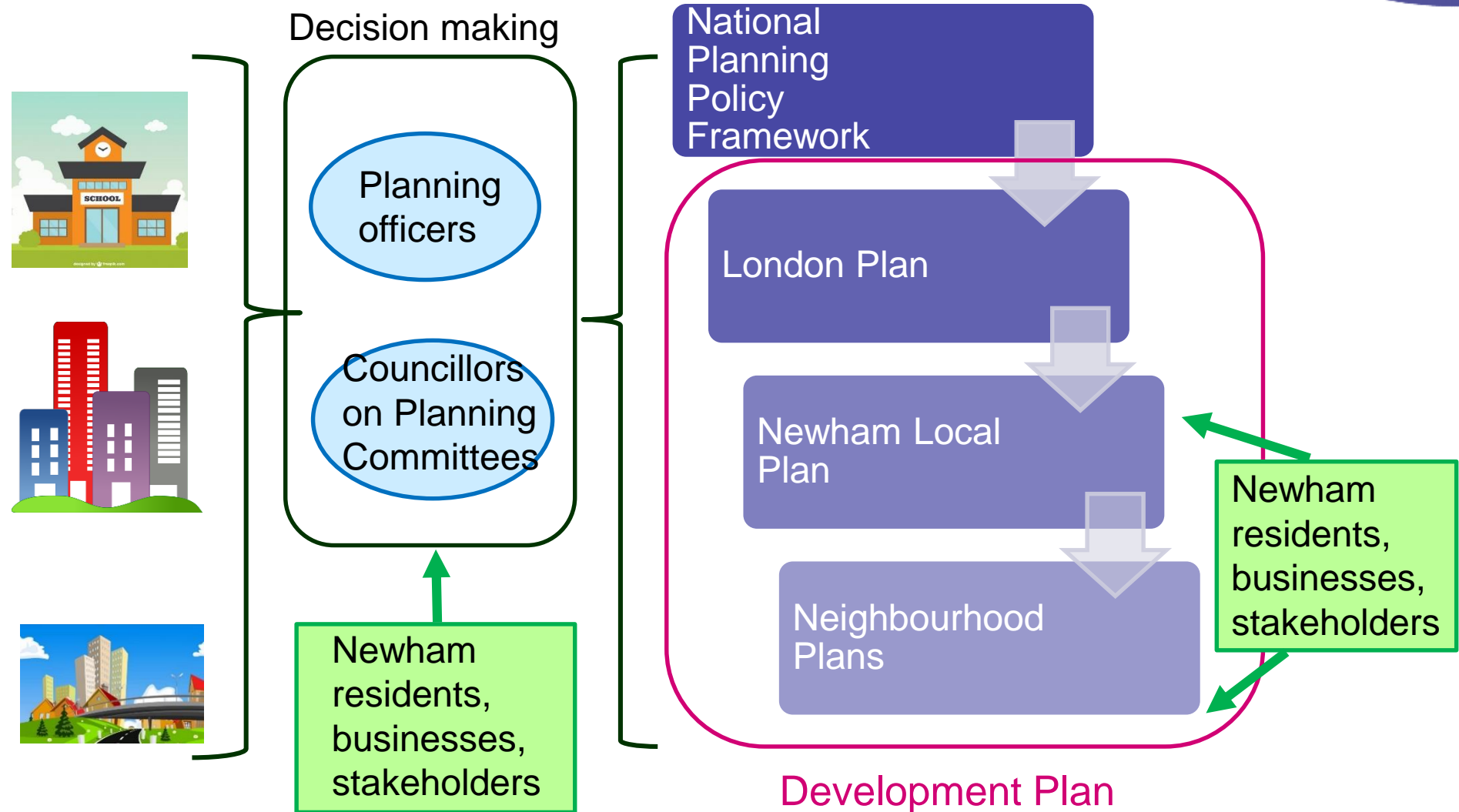
Pillar 1: Planning  
for Development

Pillar 2: Planning  
for Beautiful and  
Sustainable  
Places

Pillar 3: Planning  
for Infrastructure

- There are 24 Proposals – we will focus on the main proposals

# Current Planning System



- New Zonal Plans – land in the borough will be divided into 3 types:

## Growth

- Areas suitable for ‘substantial development’ and redevelopment e.g. former industrial or regeneration sites
- In Newham: most of the Royal Docks and strategic sites.



Thameside West

## Renewal

- Existing built areas suitable for smaller scale development
- Greater density and infill of residential areas, development in town centres
- **Most of Newham**



East Ham Town Centre

## Protect

- Green Belt / Conservation Areas / Wildlife Sites / Areas of flood risk
- Smaller parts of Newham, including the 9 conservation areas, larger parks, and nature areas



Woodgrange  
Conservation Area



- Planning application and decision process will be different for each zone

### Growth

- New Local Zonal Plan will set suitable land uses, heights and densities.
- If a scheme meets these requirements it will automatically receive outline permission.
- Full permission granted through reserved matters applications – primarily decided by officers with limited public consultation.

### Renewal

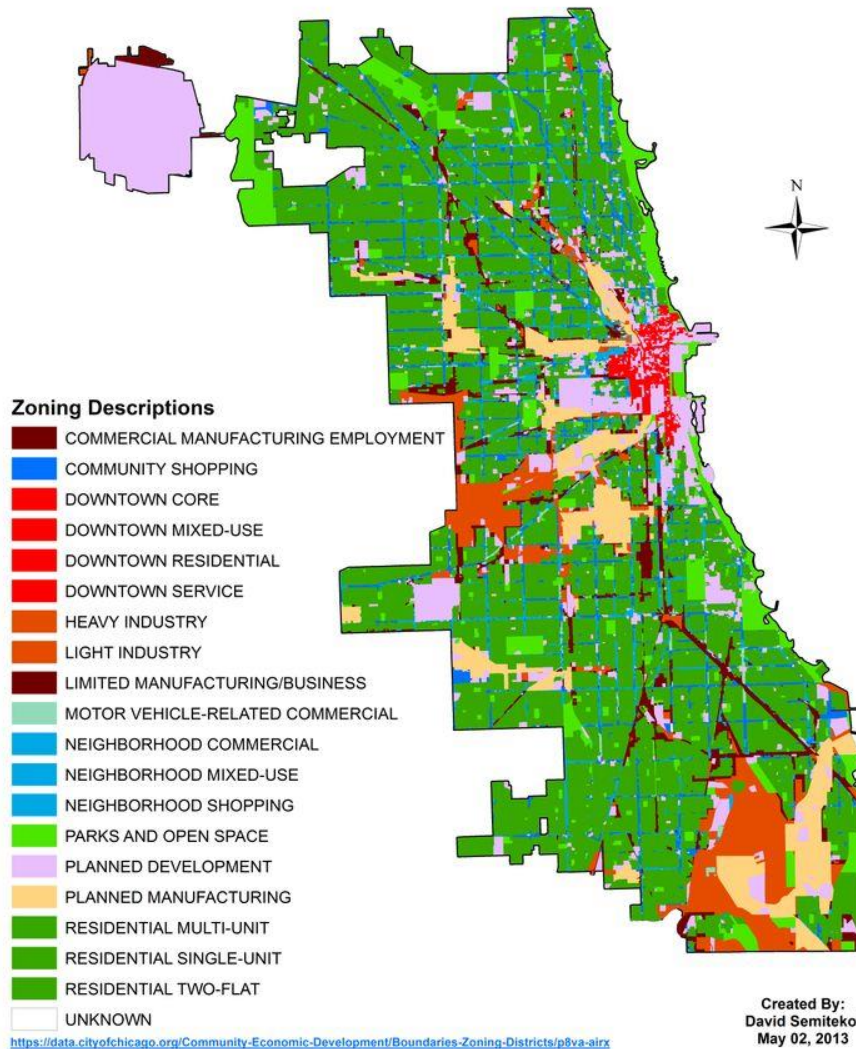
- New **Local Zonal Plan** will set suitable land uses, heights and densities.
- ‘**Presumption in favour**’ of permitting development which meets policy requirements.
- Consent granted through: Permission in Principle or Full planning application
- **Reduced role for consultation**

### Protect

- National Planning Policy and/or or Local Zonal Plans would outline what is permissible.
- Full planning permission will be required for any development (**the current process**).

*Different types of Zonal Plans are already used in other countries*

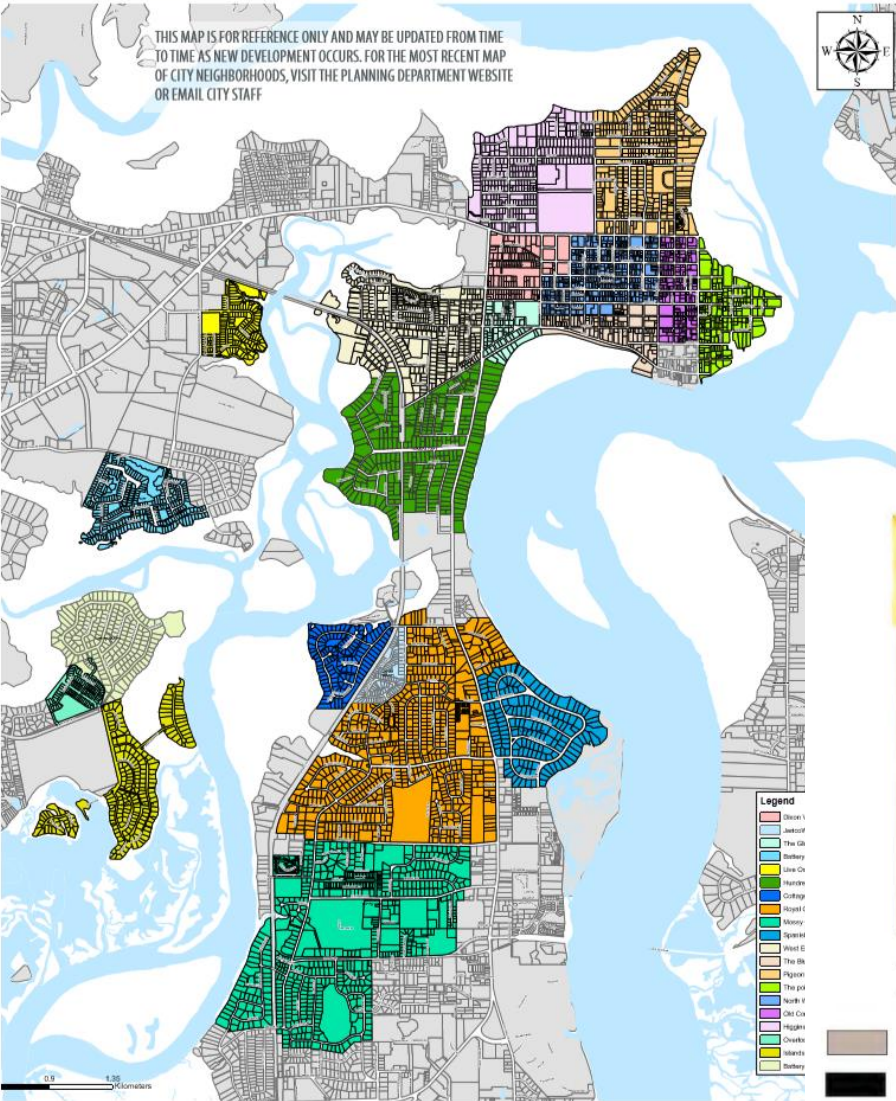
## Chicago Zoning Classes Grouped, 2012



- Zoning for land uses
- Detailed regulations for each Zone:
  - Uses allowed in each zone (e.g housing, offices, industrial)
  - How much development
  - open space, car/ cycle parking, landscaping, bin requirements
- Standards are measurable
- Some types of development requires consultation (hearings) and a scheme-by scheme approach, other developments are automatically consented.

# Example – Form-based zoning in City of Beaufort

13.3.1 CITY OF BEAUFORT NEIGHBORHOODS MAP



- Zoning based on desired character, intensity of land use, and built form.
- Where development fits the standards it has a fast-track permission, where it doesn't there is a process of review by specific boards.



2009 Bladen Street Illustrative Master Plan

- Engagement with residents focused at plan making stage
- Plans to be map-based and digital
- Planning Policies written at a national level
- New nationally-set housing targets  
National target of over 300,000. London target of over 90,000
- Neighbourhood planning still has an important role, especially in design and can be for smaller areas

- Local Design Codes to be developed with the community and be more binding on development

A national design code will be prepared

Local design codes could be produced by neighbourhood planning groups, applicants (for large schemes) or Councils

*Design codes come in many shapes and sizes (examples next)*

- ‘Fast Track for Beauty’

Schemes complying with local design codes have greater certainty of swift approval

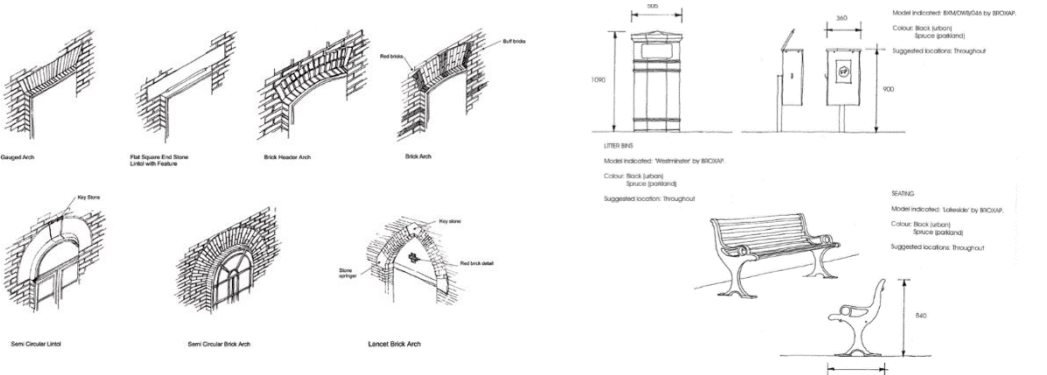
New type of Permitted Development Right to allow ‘popular and replicable forms of development to be approved easily and quickly’. New Pattern Books.

# Example Design Code: A detailed design code

- Follows a masterplan setting out layout of the new development on former hospital grounds
- High level of architectural detail (layouts, brickwork, roofs railings, doors/windows, materials, colour pallets, street furniture), resulting in fairly uniform development



	BLOCK SIZES				STOREY HEIGHTS		SET BACKS		NOTES
<b>BLOCK CODE 1</b>	Terrace	Semi-detached			2 1/2 storey	2 storey			Build form around principal square will consist of wings and flats in addition to housing. The chronological form of these flats should follow the regulatory pattern for houses.  A key building taller than 2 1/2 may be permitted (see key of plan 6.1.2)
<b>BLOCK CODE 2</b>	Terrace	Terrace	Semi-detached	Semi-detached	Semi-detached				To create a formal rhythm, units of the same size should be used to form blocks. A haphazard arrangement of different sizes will not be acceptable.  This code is used in areas where a formal arrangement of buildings is required. Buildings marking the boundary of the 'latter park' should reflect the scale of the listed building with deliberate space defined with walls and railings.
<b>BLOCK CODE 3</b>	Terrace	Semi-detached	Semi-detached						To create a formal rhythm, units of the same size should be used to form blocks. A haphazard arrangement of different sizes will not be acceptable.  The block located next to the school and community building may benefit from the inclusion of some single storey units to reflect the size & scale of these buildings.
<b>BLOCK CODE 4</b>	Terrace	Semi-detached	Semi-detached	Detached					Terrace forms with some semi-detached should be the principal forms used. Some detached units may be acceptable but should be used primarily on corner plots.
<b>BLOCK CODE 5</b>	Terrace	Terrace	Semi-detached	Semi-detached					Terrace forms with some semi-detached should be the principal forms used especially along the east-west pedestrian route to include where it crosses through the



Fairfield Park, Bedfordshire (2002)

# Example Design code: focus on public realm

- In a Conservation Area, with detail of code informed by historic features
- Focusing on materials, colours and patterns of: paving, street furniture, signage, lighting, street trees and soft landscaping, public art and boundary treatments



Figure 3.34: Generic black heritage style information board in the Market Place



Figure 3.36: Standard heritage style finger post signage within the town centre, in green with cream details and crest. The library sign has been added at a later date and to a different colour scheme



Figure 3.28: 'Chapeltown Seat' from Broxap, is similar in style to the steel seats already used in Cirencester



Figure 3.29: 'S16 Dual Recycling Bin' from Omos

**Street Type 1**  
 Natural stone flag paving on footway, wide-top conservation kerb, block/sett paved carriageway & channel  
 e.g. Market Place



Figure 3.54: Pointed Cotswold stone wall with 'cock-and-hen' coping on Watermoor Road



Figure 3.56: Metal Railings on top of a low stone wall on The Avenue



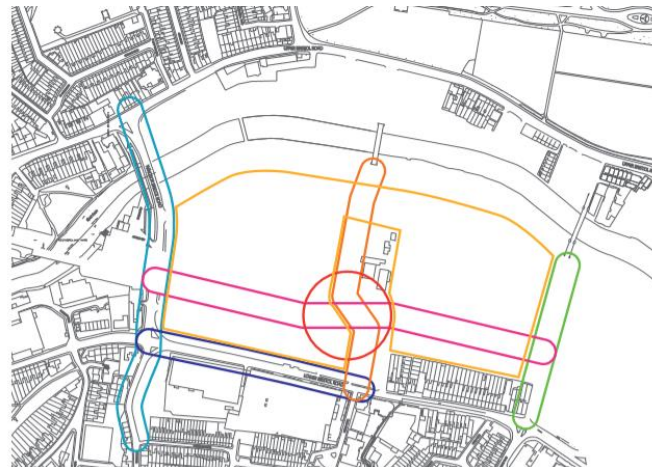
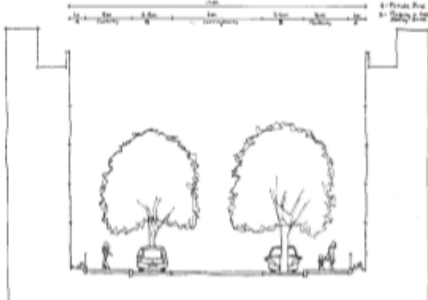
Figure 3.57: Metal Railings on top of a low stone wall on The Avenue

**Cirencester,**  
**Cotswolds**  
**(2017)**

- Spatial masterplan sets out street network and key public spaces.
- Code sets acceptable ranges to enable flexibility, and therefore allow more diversity of designs. It includes:
  - Street types, building height ranges
  - General design principles (façade, roof, corners, parking, landscaping etc.)
  - Materials and landscaping



Western Neighbourhood  
Typical cross-sections





- Principals for managing amenity (e.g. daylight, privacy), and key local character (e.g. roof lines, materials), while allowing more homes and flats to be built.



Figure 2.9b: A new suburban street where separation between front elevations is equal to the height of the elevations facing the street.

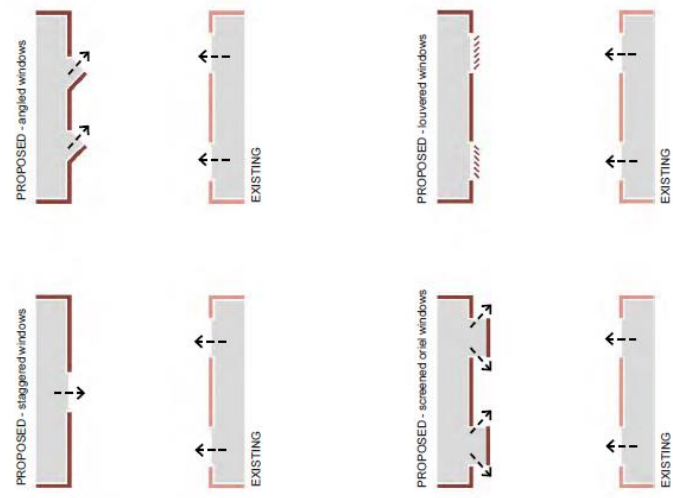


Figure 2.9e: Methods for resolving overlooking where necessitated by reduced separation distances.



Figure 2.19d: Pitch of roof is steep enough to read positively in the streetscene.



Figure 2.23a: Effective use of high-quality arrangements and patterns that express elements.



Figure 2.19e: Pitch of roof appears too shallow in relation to mass of building.



Figure 2.23c: Half-timbering has been wrapped around the side of the building but stops at the first window, highlighting that it is non-structural and is an accented detail.

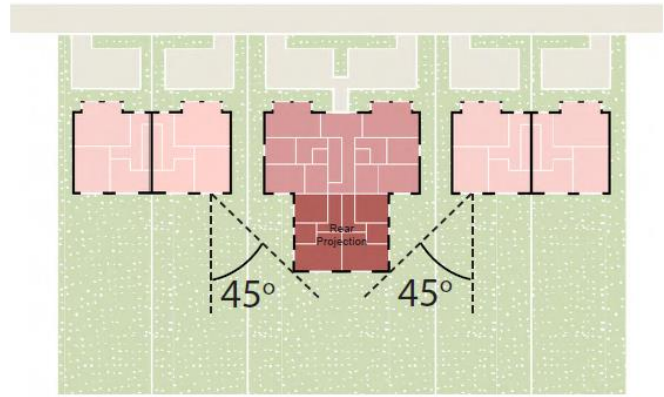


Figure 2.11a: Depth of projection no greater than 45 degrees as measured from the middle of the window of the closest habitable room on the rear of the neighbouring property.

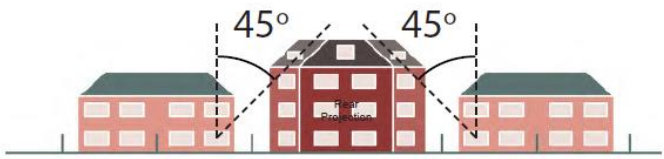


Figure 2.11b: Height of projection beyond the rear of neighbouring properties is no greater than 45 degrees as measured from the middle of the window of the closest habitable room on the rear of the neighbouring property.

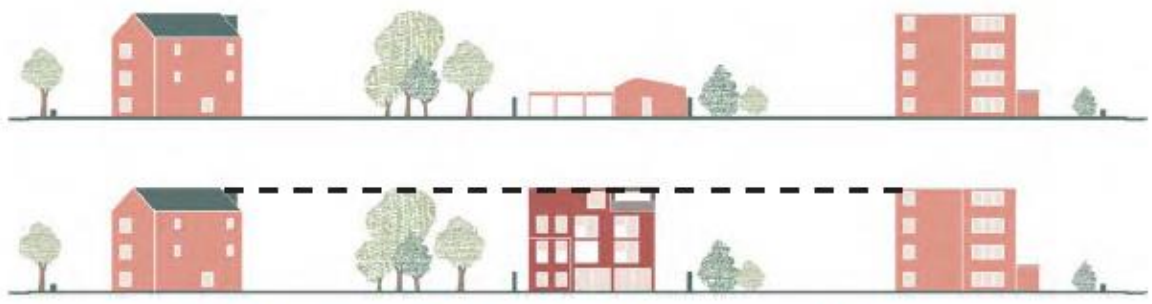


Figure 2.13c: Proposal in back land - height no greater than predominant height of surrounding buildings

- Focus planning on where it can most effectively mitigate and adapt to climate change
  - All streets to be tree lined
- Improvements to energy efficiency standards for buildings to deliver net-zero by 2050
  - Homes built from 2025 to be able to become zero carbon through decarbonisation of the grid.
  - Explore post-2025 homes to become zero carbon

- Current Infrastructure levy and affordable housing requirements to be replaced by a nationally-set Infrastructure Levy.
  - Will be charged as a fixed percentage of the final value of a development above a threshold (like income tax)
  - Single rate across all of the borough and all land uses
  - Revenue collected and spent locally
  - Councils can borrow against future revenue
  - Flexibility on how to spend it, including to reduce Council tax
- Reformed Infrastructure Levy should deliver affordable housing at same level as now
  - Affordable homes would still be delivered in the development; or elsewhere
  - Cost of affordable homes would be discounted from the Infrastructure Levy
  - In event of a market fall, affordable homes could be ‘flipped’ back to market homes if the levy would no longer cover the contribution.
  - Option to revert to cash contributions if homes delivered are of poor quality.

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>

# Question and Answer Session

Mayor Rokhsana Fiaz

Cllr Daniel Blaney

Cllr Rachel Tripp

Nick Fenwick, Interim Chief Planner, Newham

Ellie Kuper Thomas, Planning Policy Manager

Hannah Richardson, Development Manager

Antonia Marjanov, Planner

Matt Newby, Principal Planner

James Scantlebury, Planner

Naomi Pomfret, Principal Planner

