

Planning for the future: in it for the long run

Approach	Potential timeline ¹
Confirm and promote housing delivery themes: <ul style="list-style-type: none"> • Brownfield ahead of greenfield ● • Housing-led regeneration ● • Community-led and self-build housing ● • Promoting local development orders ● 	Current approach
Continue to transform Homes England , into a more muscular agency ●	Ongoing
New Standard Method for local housing need ●	Can be amended via changes to the PPG; likely consultation in Spring; finalised in the Summer
Brownfield map and call for proposals to seek evidence on the barriers to, and opportunities in, building above stations in urban areas ●	April 2020
Permitted development rights for upward extensions ▲	By the end of June 2020
White Paper discussion and likely consultation ² ● leading to ● ▲	Spring 2020 – (i.e. by the end of June)
Single Housing Infrastructure Fund ●	With the Spending Review, Summer 2020 (but delayed?)
Response to the Building Better, Building Beautiful Commission ● leading to ● ▲	Within or alongside White Paper – feeds into NPPF review
Ensure land for housing is built out exploring recommendations arising from the Letwin Review) ● leading to ● ▲	Within White Paper – feeds into NPPF review and potential other reform
Comprehensive review of the planning system and what it will look like in 2030 ● leading to ● ▲	Open-up themes within White Paper, then publish alongside the Spending Review, Summer/Autumn 2020 ³
National Housing Strategy ●	End of 2020 – potentially in draft?
Promoting First Homes : setting the discount and mechanism ● ▲	Consultation closes May 2020, response potentially this year. Policy mechanism short term, legislative change late 2020/early 2021
£400m fund for brownfield sites ●	Not clear – likely to be short to medium term
More support and expertise to LAs to give them greater confidence in using CPO powers ●	
National Planning Policy Framework (NPPF) to be amended to embed approach to better design ●	Consultation potentially during summer 2020. Based on the 2018 NPPF process, the revised NPPF could be published within six months of the draft.
NPPF to be reviewed with regard to flood risk policy	
Performance-related planning application fees ▲ ●	Consultation after or alongside the White Paper, with new legislation next year
Automatic rebate of planning application fees for developments approved on appeal ▲	
New permitted development rights for redevelopment for residential from industrial, office or residential ▲	
Local Design Codes ●	Can be drafted on publication of the National Model Design Code likely to emerge this year
CPO powers : legislative reforms to speed up the decision-making process ●	Not clear – Potentially consultation in the short to medium term with amendments likely to be medium to long term
OxCam Arc Spatial Framework ●	Not clear – likely to be medium term
2023 deadline for up-to-date local plans to be in place ●	Deadline in place now; SoS could intervene earlier (e.g. by 2022) if ability of local planning authorities to adopt by December 2023 is in doubt, for example not hitting LDS timetable or having not undertaken Reg 19 consultation in good time to conduct EIP and adopt ⁴
Zonal approaches to planning (other than local development orders) ● ▲	Likely to be long term

Key	
Current	● Announcement or funding
Short term	● Change to policy/guidance
Short to medium term	▲ Change to law
Medium term	
Medium to long term	
Long term	

¹The dates in the table are those proposed/anticipated prior to the Covid-19 lockdown. While these dates may slip, and priorities may alter, the sequence of events is likely to be similar

²The White Paper is expected to cover the potential of new technologies, community engagement, international best practice, innovation, levelling up, design, climate change, design, resourcing, appeal rebates, performance related planning application fees, reform of the New Homes Bonus

³Media reports the potential for Spending Review to be delayed to Autumn due to Coronavirus

⁴No suggestion that this means action will not be taken prior to that for out of date or non-existent plans already on the Government's radar