

Planning White Paper and Housing Targets in the Local Plan Review

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Agenda Item 6

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Planning White Paper

'Simplifying' Local Plans

'Machine readable'

3 Areas

- Growth
- Renewal
- Protected

National development management policies

Possible implications for Croydon

Growth – Sites would have outline planning permission

- Purley Way
- Will have a statutory requirement to prepare a masterplan or design code

Renewal – Statutory presumption in favour of development of uses we choose

- Most of borough
- Could set different uses in different areas

Protected – Government will set planning policies for us

- Green Belt
- Conservation Areas
- Flood risk
- Open space
- Sites of Nature Conservation Importance

Abolishing Duty to Co-operate and replacing it with a Standard Methodology

Regard will be had to...

Size of place

- = larger places can take more homes

Affordability

- = less affordable places should build more homes

Opportunities to reuse brownfield land through greater densification

- = Largely urban areas can take more homes

Constraints

- = less housing in areas covered by lots of Green Belt, or flood risk, or conservation areas

Streamlining development management

Protected Areas

- Planning applications as now

Renewal Areas

- Automatic consent for pre-determined uses
- Faster planning application (based on permitted uses/design codes)

Growth Areas

- Reserved matters application

Streamlining development management

Only need to submit the Plans and a 50 page planning statement on how it complies with Local Plan and the National Planning Policy Framework. No need for assessments on:

- Flood risk
- Design
- Highways, Transport and Car Parking
- Or anything else...

Standardised conditions (set nationally) on permissions

More applications delegated to officers

- Member involvement limited to cases that require the principle of development to be established
- Covers development in Protected Areas and where the proposed use is not listed under Growth Area or Renewal

Strict time limits

- Application fee refunded if not determined on time

Faster, and more standardised Local Plans

Standard template for
Local Plans

Statutory 30 month
timetable for producing
new Local Plan

Emphasis on
consultation on Local
Plan over commenting
on planning
applications

Member involvement
focussed on Local Plans
rather than planning
applications

Croydon will (probably)
have 42 months from
introduction of new
system to prepare a
new Local Plan

Design codes

Local Design Codes to support Local Plan

Every local planning authority to have a Chief Officer for Design & Placemaking

New permitted development rights using government set 'pattern book' of 'popular and replicable designs'

CIL and s106

CIL and s106 abolished and replaced with a nationally set 'infrastructure levy'

- Levied at point of occupation
- Councils could borrow against future levy receipts to forward fund infrastructure

Affordable housing would be funded by same 'infrastructure levy'

- Affordable homes could be provided 'in kind' in lieu of paying part of levy

Cost of planning service

- Application fees should cover cost of entire planning service
 - Determining applications
 - Preparing Local Plan
 - Enforcement

Practical examples

Development in Growth Area



Development in Renewal Area

Presumption in favour of uses listed in Local Plan

- Text would set out suitable uses
- Also limitations on height and density

Assess application against design code, government 'pattern book'

Generic matters (biodiversity, flood risk) considered against national development management policy

Development in Protect Area

Planning application made as
now

Application determined against
nationally set development
management policies

Housing need in Croydon

Secretary of State changes to New London Plan

No maximum housing target anymore

Encourage 'gentle densification' of low density areas

Expand existing high density areas

Croydon's minimum housing target

Component	Total
Intend to Publish housing target 2019 – 2029	20,790
Small sites allowance rolled forward 2029 – 2039	6,410
Strategic Housing Land Availability Assessment – total Constrained Capacity	6,296
TOTAL housing required 2019 – 2039	33,496

Local Plan Review Direction of travel on housing supply

Component of housing supply	Total homes from housing supply (2019-2039)
Homes already completed April – December 2019	1,323
Homes already under construction	4,245
Unimplemented planning permissions	4,668
Large sites outside of Purley Way and Croydon Opportunity Area	3,956
Sites in Croydon Opportunity Area	6,924
Small sites (windfall)	12,820
Total (excluding Purley Way)	33,936

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