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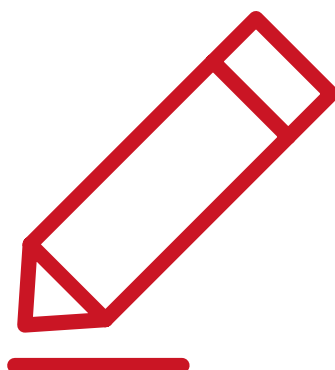
THE FUTURE OF THE PLANNING SYSTEM IN ENGLAND

Following our summary of the Planning White Paper, which you can read [here](#) and the 2021 Queens Speech which you can read [here](#), the Housing, Communities & Local Government Committee (a cross-party group of MP's in the House of Commons that scrutinises the work of MHCLG) have released a report on the future of the planning system in England. Their report considers the Government's proposed reforms to the planning system announced in August 2020.

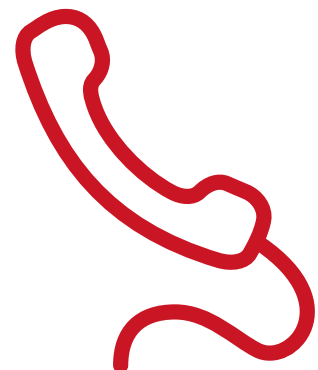
Overall, the Committee are concerned about the lack of detail in respect of the proposed reforms. The report recommends consultation to prevent unintended consequences and harm as a result. The resulting documentation is recommended to be published in draft form, we presume because MHCLG is prone to introducing planning changes without consultation. Below are the key highlights:



The Committee are unpersuaded that "Growth, Renewal, Protect" will deliver a quicker, cheaper and democratic planning decision.



The proposed 30-month timescale for Local Plans to be adopted is unrealistic, but supports them being a statutory requirement for LPA's.



Consultation and engagement on individual planning applications should stay, rather than being shifted to Local Plan engagement.



The principle of a "Standard Method" to calculate housing numbers is supported, but more evidence is required.



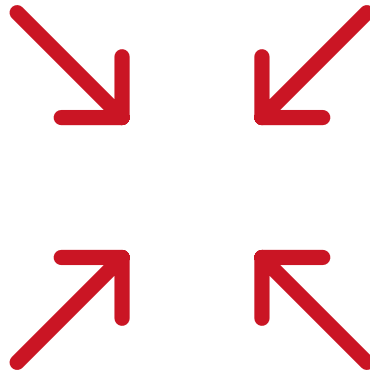
A suite of incentives and penalties are required to meet build out rates needed to hit 300,000 residential completions per annum.



S106 is advocated, CIL is not. Land Value Capture should be implemented to deliver infrastructure.



£500m is needed for LPA's to address the current deficiencies.



Beauty is laudable, but the definition of design too narrow.



A review should be undertaken on the purposes of the Green Belt.

WHAT'S NEXT?

This report is a House of Common's Select Committee's view of the Government's White Paper. The Government must respond in writing to the reports of select committees, if possible within 60 days of publication of the report.

The response can be in various forms, including as a Written Ministerial Statement in a memorandum or letter to the committee, or potentially as a command paper or a draft Bill. Given the number of issues and clarifications raised, we consider it unlikely that it will be in the form of a draft Bill.

GET IN TOUCH

Our Planning, Development & Regeneration team has significant experience in assisting with planning applications across many different sectors, if you would like to know more about how future planning legislation may affect you, please get in touch with a member of our team today.



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