



# Planning Agents Forum

## Planning Policy update

29 April 2021

Richard Grant  
Head of Planning Policy

Robert Lacey  
Planning Policy Group Leader

 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)



# Planning White Paper

## Other national and local planning changes

Richard Grant  
Head of Planning Policy

 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

# Planning for the Future – main proposals

A new planning system based on a 'land classification' approach designed to speed up plan making and planning decisions:

- New Local Plan process, required to be completed within 30 months of commencement – growth sites granted automatic permission
- Planning decisions must be made within statutory time periods
- Increased national control of planning policies, housing numbers and standards
- Design and masterplanning given increased importance
- S.106 and CIL replaced by new 'Infrastructure Fund'
- Role of Neighbourhood Plans remain important but exact role unclear in the paper. Will continue to receive infrastructure fund share

# Short-term changes to the current planning system

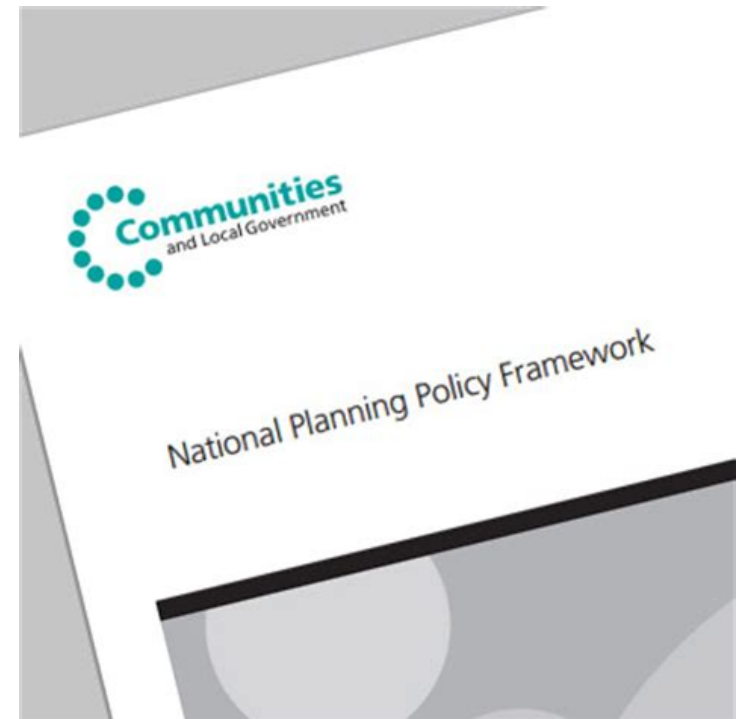
Consultation on four interim changes to the planning system, including:

1. changes to the standard method for assessing local housing need (to apply from November 2021)
2. temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing in urban areas from 10 to 40 or 50 dwellings
3. securing First Homes as part of affordable housing requirements through developer contributions in the short term until the transition to a new system
4. extending the current Permission in Principle to major development

All to be put in place until the new planning system is brought into force

## Other Recent Changes....

- Supporting Housing Delivery and Public Service Infrastructure.
  - Consultation on changes to Permitted Development and public building projects in December 2020
- Various Changes to the NPPF – February 2021
  - Changes related to design, tree lined streets, historic environment including removal of statues, isolated homes etc.



# Other Recent Changes....

- National Model Design Code – Feb 2021
- Consultation on how to set out design codes – what good design looks like, how to involve communities and gain ‘measurable support’.



**10 Characteristics of Well Designed Places**  
(National Design Guide Extract)

## Other Recent Changes....

- The Future of New Homes Bonus – Consultation March 2021
  - Changes to how New Homes Bonus is awarded, including looking at using it to incentivise increasing levels of housing delivery
- Publication of First Homes policy and guidance – April 2021
  - Including use of ‘exception sites’ style policies to bring forward non-allocated sites providing ‘First Homes’
- Changes to Permitted Development Rights – April 2021
  - Following the Supporting Housing Delivery and Public Service Infrastructure consultation, changes to Permitted Development allowing change of use from Class E to Class C3

## Other Recent Changes....

- Formal decision to not carry forwards the proposals to change the standard methodology for the calculation of Local Housing Need – announced in January 2021 but actual response published April 2021
- Decision to allow local authorities to set energy efficiency standards for new buildings – February 2021 changing the approach under Future Homes Standards
- Decision to not carry forwards the proposal to raise Affordable Housing thresholds – April 2021





# Other Recent Changes....

- New Planning Legislation to be announced in the Queen's Speech? – May 11<sup>th</sup>
- Formal response to 'Planning for the Future' and detailed proposals for a new planning system? – Autumn 2021





# Any Questions?



# Climate Emergency DPD

Robert Lacey  
Planning Policy Group Leader

## Regulation 19/20/22 stages

- Consultation completed 16<sup>th</sup> April
- Comment and feedback on the final draft will be submitted to the Inspector with the DPD
- We will seek approval to submit the document from Full Council in July
- Planners can begin to give weight to the DPD policies from the end of this consultation

## The story so far

- Draft policies are set – but they are flexible to change and adaptable.
- The ambition of each policy has been set in context with the National Planning Policy Framework(NPPF) and follows engagement with you and other stakeholders
- Further guidance is being prepared to support officers and applicants as they start to use the policies and to prepare for submission
- We have assessed conformity of each policy against the Local Plan and the NPPF

# What the Climate Emergency DPD covers

- Overall principles for development
- Natural climate solutions
- Rural development and diversification
- Alternative Living (Based on One Planet)
- Town and Rural Centres and Density
- Sustainable Transport
- Renewable Energy and Sustainable Energy and Construction
- Coastal Change and Flooding

## Key things that we aim to deliver:

- Delivery of green infrastructure, with specific targets for tree planting and biodiversity net gain
- Measures that help farmers diversify with new farm buildings and helping reduce emissions
- Opportunities for zero carbon rural living
- Plans to help manage town centre changes and encourage residential
- Supporting the delivery of new village shops and services
- Supporting renewable energy and setting out where turbines may be acceptable
- Increasing energy efficiency in new homes and buildings to achieve carbon net zero wherever possible
- Planning to reduce the need to travel and for ultra low emission vehicles
- Reducing the risk of coastal erosion and flooding by identifying areas where this needs to be addressed
- Helping communities plan for coastal change and flooding

# Summary of main policy changes

- Climate change principles amended to fit all scales of development
- Rural development policies combined
- Approach to net gain, canopy cover and nature recovery simplified
- Renewable energy policies combined and more positive
- Sustainable construction policy more ambitious reflecting new evidence and Government announcements



# Summary of main comments

- Ambition – too much or too little?
- Net Gain and canopy cover percentages
- Cautious support for one planning living, but divergence
- Support for town centre policy and parking, but questions over EV infrastructure
- Concerns raised about ambition and scope and conformity issues
- Mixed comments on energy efficiency and readiness

## Next stages

- Cabinet and Council July 2021 - Submission followed by Examination in Public
- Developing guidance approach to help applicants
- Some weight can start to be given to policies





# Any Questions?



Update

# Cornwall Design Guide

Richard Grant  
Head of Planning Policy

 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

# Latest Policy updates

- Draft NPPF policy changes
- National Design Guide and Model Design Code
- Development of the new national body on design and place-making
- White Paper proposals
- Responding to the Climate Emergency and the DPD

# Design coding and beauty – a reminder

- National approach via model design codes
- Design guide becomes more important, but bar for engagement is also raised
- Role in creation of codes for Council, NDPS or developers
- Precedence for national guide and code until replaced locally
- Considerable scale of work across Cornwall – could lead to a hybrid approach
- National pattern book of popular design?

# Progress of the Cornwall Design Guide

- Draft Cornwall Design Guide completed first consultation 2020
- Review process to look at fit with National Model Design Code and revised national Design Guide published in January 2021 and NPPF changes proposed
- Updates to the draft document will include:-
  - Streamlining of content and user friendly format
  - Greater emphasis on community engagement at the early design concept stage
  - Additional illustrative material
  - Embedding of the Streetscape Design Guide
  - Climate change adaptation guidance
- Revised Draft Design Guide will be published in Summer 2021



# Any Questions?





# Planning policy priorities 2021

Richard Grant  
Head of Planning Policy

# Our Key Projects for 2021

- Climate Emergency Development Plan Document progressed to Examination
- Restart the work on Cornwall 50/50 Spatial Strategy and progress to a first draft strategy – engagement winter 2021?
- Local Plan Review completed by November 2021 – decision on whether to update or not
- Finalise the Cornwall Design Guide and publish
- Monitoring of delivery against Local Plan targets – what impact have lockdowns had?
- Working with the new Administration following May elections to deliver on their priorities
- New Planning System??!



# Any Questions?