

LP PLANNING COMMISSION

KEY ISSUES

Planning framework:

National Spatial Plan should be responsibility of MHCLG (not NIC a recommended by Raynsford)

Re-establish framework for sub-regional planning based on travel to work areas with statutory requirement to produce joint plan.

Clarify statutory responsibility for each LPA to produce a Local Plan and review every 5 years

Clarify parameters for neighbourhood plans and conformity with Local Plans on strategic policy and targets.

Remove deliverability and viability tests from Local plans (and London Plan and sub-regional plans)

All Plans to be based on assessment of local (and sub-regional) development requirements

Further clarification that land costs for development proposal assessment be based on fully policy compliant development

LPA to have power to CPO development sites at Existing Use Value (not at 1,000% EUV as recommended by Letwin)

Introduce power for LPA to take equity stake in a private development as a condition of planning consent

Allow LPA to impose planning conditions on residential development in relation to sale/resale price, rent levels and effective occupation.

Repeal provisions relating to permitted development (especially office to residential)

Mandatory minimum standards (including space standards) for residential development

Modify/abolish planning fees and pre application meeting charges – planning should be a public service funded out of general taxation/ LA resources

Duncan Bowie

27.11.18