



Ministry of Housing,
Communities &
Local Government

Changes to the current planning system consultation

Ministry of Housing, Communities and Local Government

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Changes to the Current Planning System Consultation

Published on 6 August

- Changes to standard method for assessing local housing need
- Securing First Homes through developer contributions
- Temporarily lifting small sites threshold
- Extending Permission in Principle to major development

Consultation closes on 1 October



Changes to standard method for assessing local housing need

- This consultation is seeking views on changes to planning practice guidance on the standard method for assessing local housing need (“the standard method”)
- This part of the consultation is about the standard method for assessing local housing need. There are wider policy proposals for introducing a standard method for setting binding housing requirements, set out in *Planning for the Future*



- The Government consulted on its First Homes proposals in February 2020. This included consultation around both the design of the First Homes scheme and changes to the planning system to support its delivery
- We are now seeking views on the detail of the proposed changes to the current planning system.
- This includes details on setting developer contributions for First Homes, transitional arrangements and exception sites and rural exception sites



Supporting small and medium-sized developers

- National policy is clear that affordable housing contributions should not be sought for developments of fewer than 10 units (small sites)
- We are consulting on a proposal to increase the current threshold at which affordable housing contributions can be collected on new developments
- This is proposed as a time-limited measure to aid SMEs through economic recovery



Extension of the Permission in Principle consent regime

We are seeking views on:

- extending the scope of the current Permission in Principle by application route to major development (not subject to EIA or habitats assessments);
- enhancing the information requirements and publicity arrangements for these applications;
- introducing a revised fee structure, at lower cost, to incentivise their use;
- including automatically any Permission in Principle granted onto Part 2 of the local brownfield land register; and
- strengthening guidance to support implementation.



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Questions

