

# Draft Revised National Planning Policy Framework Consultation

## Key proposed changes

Consultation: 5 March – 10 May 2018

26/04/2018



# Consultation

- Revises current National Planning Policy Framework (NPPF) 2012
- Consultation deadline 10 May 2018 – final version by the summer

## Supporting documents:

- Draft Planning Practice Guidance – updates
- Housing Delivery Test – Draft Measurement Rule Book



# Context

- Housing White Paper – Fixing our Broken Housing Market – set out a strategy to tackle the situation
- Planning for the right homes in the right places (Sept 2017) added detail to these reforms
- Budget 2017 built on the strategy to deliver 300,000 net additional homes a year; included proposals to change planning policy and legislation, invest in infrastructure and capture increases in land value to reinvest in local infrastructure, essential services and further housing
- March 2018 revisions to the NPPF
- Still to come – Sir Oliver Letwin's review of build out rates



# Key proposed changes to the NPPF

## Ch 2 – Achieving sustainable development

- Objectively assessed needs should be met unless strong reasons not to do so – added to the policies that provide a reason to restrict development (e.g. AONB) are Ancient Woodland and aged or veteran trees
- Clarifies how the economic, social and environmental objectives relate to the presumption in favour of sustainable development



# Key proposed changes to the NPPF

## Ch 3 – Plan Making

- Local Plans need to define strategic priorities and plan for them in the most appropriate way
- A ‘sound’ plan needs to set out ‘an’ appropriate strategy rather than ‘the most appropriate strategy’
- New requirement to review plan policies every 5 years following date of adoption, with updates if necessary – publish reasons if decide not to
- New approach to viability, through which plans are clear about the contributions expected in connection with development – ensure deliverability of policies and clarity at decision making stage



# Key proposed changes to the NPPF

## Ch 4 - Decision Making

- Reforms to viability assessments – where a development accords with the relevant policies in the plan no need for a viability assessment
- All viability assessments to reflect the Government's recommended approach (template) (draft NPPG) e.g. publicly available, profit 20% of GDV (6% for delivery of affordable housing), existing use value plus an appropriate premium to the landowner to be agreed at the plan making stage, plans can set out when and how review mechanisms can be used to amend developer contributions, etc
- New text on the need for infrastructure and affordable housing discussions at the pre app stage



# Key proposed changes to the NPPF

(Decision making cont.)

- New paragraphs on the weight to be given to policies in emerging plans
- Approach to prematurity not in policy rather than guidance



# Key proposed changes to the NPPF

## Ch 5 – Delivering a wide choice of high quality homes

- Para 61 - introduces a new standard method for the calculation of local housing need. (details in draft Guidance)
- Para 65 – at least 10% of homes on major sites should be available for affordable home ownership – with certain exceptions
- Paras 66-67 – an expectation that local authorities should provide a housing requirement figure for designated neighbourhood plan areas



# Key proposed changes to the NPPF

- Paras 69-70 – small sites - to help diversify opportunities for builders and speed up delivery:
  - at least 20% of the sites allocated for housing should be half a hectare or less;
  - use tools e.g. area-wide design assessments & Local Development Orders
  - support windfall sites with a focus on using sites within settlements
  - work with developers to sub-divide large sites where speeds delivery
- Paras 74 (c), 75 and 77 set out the policy consequences of the new Housing Delivery Test – figures published by S of S each Nov, starting 2018
- Applies to last 3 yrs of delivery i.e. initially 2014/5 to 2017/18



# Key proposed changes to the NPPF

- Where LP is less than 5 yrs old use lowest of 'adopted housing requirement figure' (plus need for gypsies and travellers) or local housing need figure
- Where LP more than 5 yrs old and needs revising, use local housing need figure
- If delivery falls below the housing requirement – immediate consequences:
  - below 95% - publication of an action plan
  - below 85% - 20% buffer
  - below 75% in 2020 – presumption in favour of sustainable development triggered (25% in 2018; 45% in 2019)
- Para 76 – will be possible to agree the 5 year housing land position for 1 yr demonstrated through a recently adopted plan or annual position statement considered by S of S. Need to apply 10% buffer to take advantage of the approach.



# Key proposed changes to the NPPF

- Para 78 – LPAs should consider imposing a planning condition to bring forward development sooner than standard 3 yrs, provided doesn't hinder viability/deliverability.
- Para 72 – allow the development of exception sites (outside existing settlements) to provide entry-level homes suitable for first-time buyers/for rent, where there is a local need – discounted sale or affordable rent



# Key proposed changes to the NPPF

## Ch 6 – Building a strong, competitive economy

- Explicit references to the importance of supporting business growth and improved productivity – linked to Government's industrial strategy
- Rural economy – potential need for planning policies and decisions to accommodate sites for local business and community needs outside existing settlements, recognising availability of sites within rural areas/ settlements may be limited



# Key proposed changes to the NPPF

## Ch 7 Ensuring the vitality of town centres

- Clarifies that in allocating sites to meet the need for town centre uses, policies should look 10 yrs ahead.
- Sequential approach to planning applications amended so 'out of centre' sites only considered if suitable town centre or edge of centre sites are unavailable or not expected to become so within a reasonable period. i.e. don't have to be available immediately.



# Key proposed changes to the NPPF

## Ch 9 – Promoting sustainable development

- Authorities are expected to identify additional development opportunities arising from strategic infrastructure investment
- Maximum parking standards for residential and non-residential development only where clear and compelling justification that they are necessary
- Policy on assessing the transport impacts of proposals now refers to highway safety as well as capacity and congestion to make clear that designs should prioritise pedestrian and cycle movements, followed by access to high quality public transport (so far as possible) as well as reflecting the importance of creating well-designed places



# Key proposed changes to the NPPF

## Ch 11 – Making effective use of land

- Plans should have a clear strategy for maximising use of brownfield land
- Use of minimum densities where appropriate.
- Re-allocating land where no reasonable prospect of an application coming forward for the allocated use
- Higher densities in town centres and around transport hubs
- Refuse applications where they fail to make effective use of land where there is an existing or anticipated shortage of land to meet housing needs



# Key proposed changes to the NPPF

## Ch 12 – Achieving well—designed places

- Plans should set out a clear design vision and expectations, supported by visual tools such as design guides and codes
- Assessment frameworks such as Building for Life should form part of the ‘toolkit’ used by LPAs in assessing design.
- Stresses importance of pre-application discussions in securing good design
- Permission should continue to be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, design should not be used as a reason to object to development where the scheme complies with local policies



# Key proposed changes to the NPPF

## Ch 14 – Meeting the challenge of climate change, flooding and coastal change

- Planning policies should support measures to ensure the future resilience of communities and infrastructure to climate change
- Clarifies that plans should have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites
- Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards



# Key proposed changes to the NPPF

## Ch 15 – Conserving and enhancing the natural environment

- Clarifies that applicants should be responsible for mitigating the impact on their scheme of potential nuisance arising from existing development, such as live music venues and church bells
- Policy on strengthening existing networks of habitats and taking air quality fully into account; clarifies that development in National Parks and AONB should be limited and implications for policy on areas defined as Heritage Coast
- Strengthens protection for ancient woodland and other irreplaceable habitats and high level of protection for individual aged or veteran trees outside these areas



# Key proposed changes to the NPPF

## Ch 16 Conserving and enhancing the historic environment

- Clarifies that when considering the impact of a proposed development on a designated heritage asset, decision-makers should give great weight to the asset's conservation irrespective of whether the potential harm to its significance amounts to 'less than substantial harm' or 'substantial harm or loss' of significance



# Transitional arrangements

- Previous Framework will apply to the examining of plans which are submitted on or before the date which is six months after the date of publication of the new Framework





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**Recent changes:**

Launched RTPI Directory of Planning Consultants  
New Planning Fees

**Future Developments:**

Increase in file attachment size – 10MB  
GDPR (will strengthen and unify data protection for individuals)  
Addition of Prior Notification forms  
Standard Plan naming convention



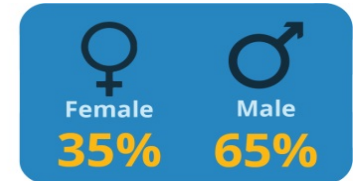
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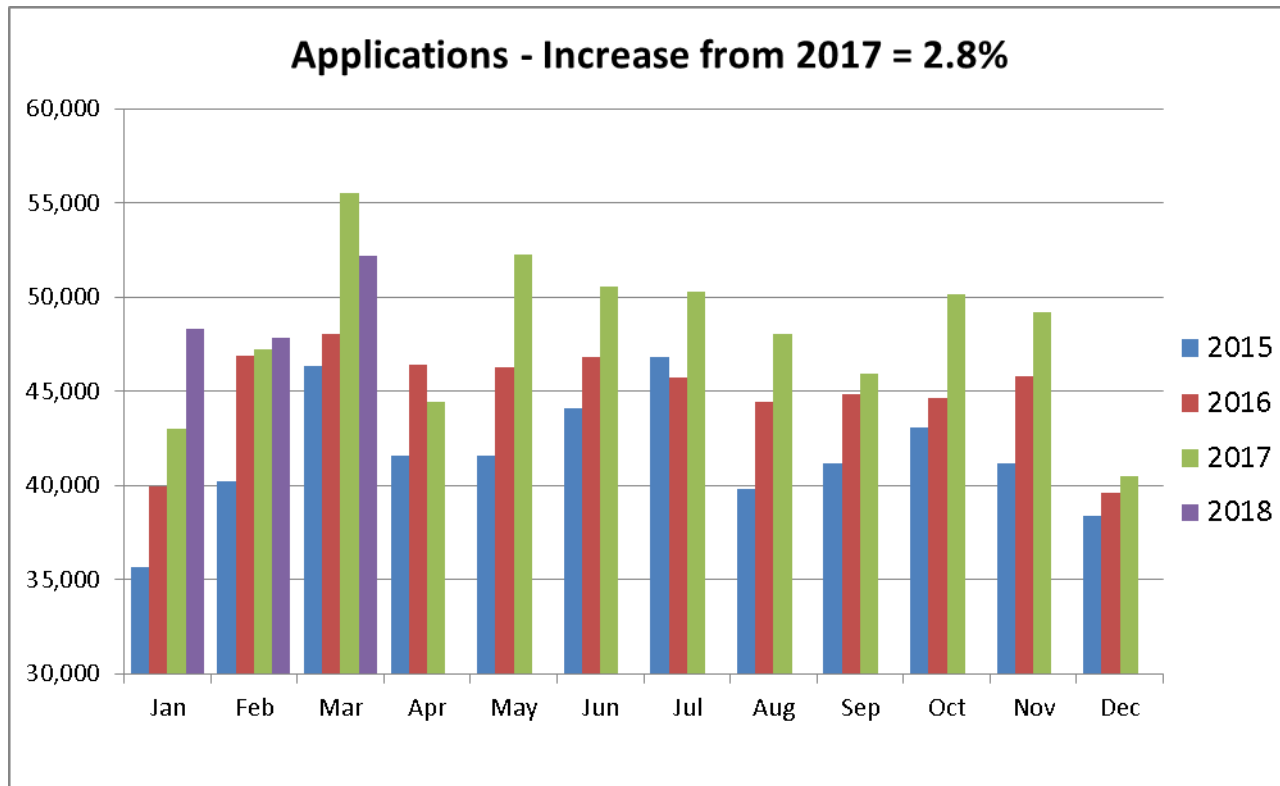


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# Planning Portal stats...





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Select document type:

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**Mandatory**

Site and other plans

The location plan

**Optional**

Additional plans

Air quality assessment

Biodiversity survey and report

Block plan of the site

CIL questions

Coal mining risk assessment

Design and access statement

Flood risk assessment

Heritage statement

Land contamination assessment

Noise impact assessment

Other plans

Parking provision

Planning statement

Rural enterprise dwelling appraisal

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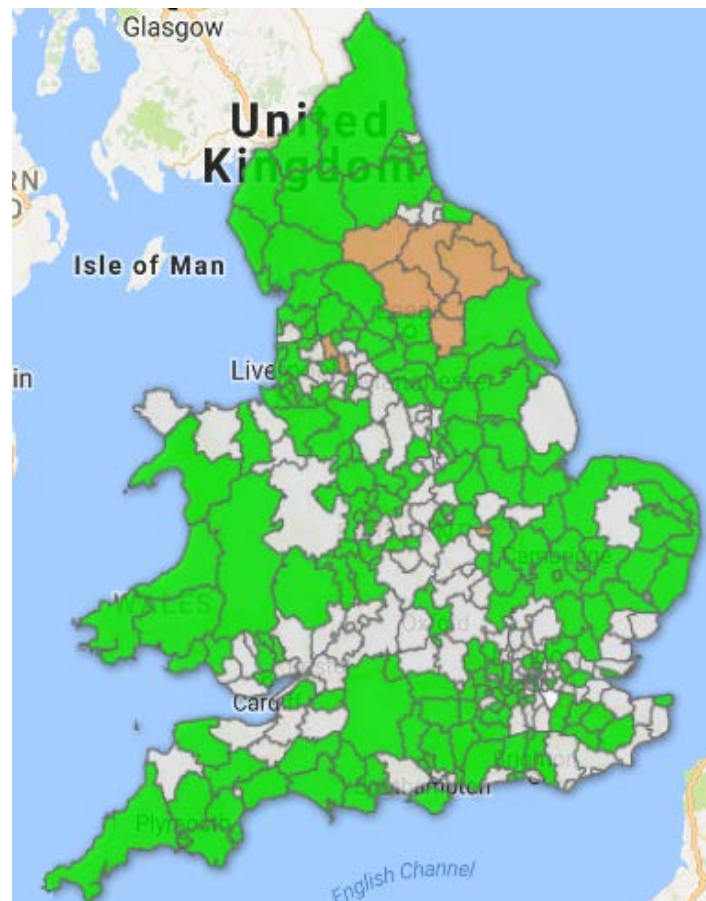
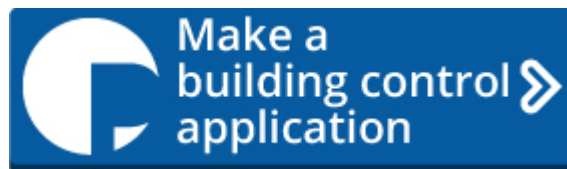
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We're the national home of Building Control applications for England and Wales.

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1. Select and complete the relevant forms
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The building control application service is separate to the planning application service. In order to begin a building control application you first need to create a building control account, even if you already have a planning application account.

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Find out about the planning process and relevant documents, policy and legislation.

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Use our calculators to determine whether an extension is within permitted development; calculate your application fee, access legislation and guidance; such as use classes and applications, buy plans and maps from one of our three providers, keep up to date with in force contact details of your local council.

If you have a recommendation for information you would like to see on this page, please

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## Environmental Reports

- Access reliable, up to date information to support applications.
- Find out about the planning history of your location.
- Access a wide variety of specialist knowledge in one place.
- Utilise trustworthy data to support your decision making.



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Groundsure are leading providers in a wide range of environmental searches and reports. Planning Po has partnered with Groundsure as part of our mission to streamline the planning process for all our us

Environmental reports provide data on specific subjects such as planning and land use histories, contaminated land and flooding or comprehensive packages of information for particular uses such as home buying or risk assessment.

Groundsure provide trustworthy data and expert insight to assist in:

- Completing property or land transactions
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### The process is simple

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This link will take you to the Groundsure website to register an account

Your report won't cost more by purchasing via the Planning Portal. We simply receive a small portion to maintain our suite of free services.

### With Groundsure's environmental reports and searches, you can:

#### Plan with confidence

- Access reliable, up to date information to support applications
- Find out about the planning history of your location

#### Rely on their expertise


- Access a wide variety of specialist knowledge in one place.
- Utilise trustworthy data to support your decision making.

#### Avoid jargon

- New products, such as Groundsure Avista, provide information in plain language and prioritised a
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Please note all fields marked with \* are mandatory.

If your company already has an account with Groundsure, but you would like to create a new register a member of staff that does not yet have a login, please follow the instructions below. Please note that all new logins default to having invoices sent to them directly. If you require your invoices to be sent to an alternative email address please email [accounts@groundsure.com](mailto:accounts@groundsure.com) for request and this fee waived.

**Account Details**

Email \*

Password \*

Re-enter a password \*

**Billing Details**

Title

First name \*

Last name \*

Company name \*

Enter job title

Telephone number \*

Select your address \*

**Communication Details**

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Would you like to receive information from us?

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**Payment Details**

☐ I would like to apply for an invoice account.

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## Avista



Specimen Address,

### Professional opinion



Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for this property. Avista also complies with Law Society best practice notes on property transactions

### Environmental search results

	Contaminated Land	Passed	
	Flood Risk	Low	p.5
	Ground Stability	Passed	
	Radon	Passed	
	Energy	Identified	p.6
	Transportation	Passed	p.12
	Planning Applications	8	p.13



It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

### Next steps indicator

#### Avista Action Alert



#### Minimal actions identified

Based on the environmental search results for this property, we have proposed a number of next steps. Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings. Only minimal next steps have been recommended, which should not impact the completion of this transaction.



# Adding value: Validation



## Common reasons for invalidation\*:

- Site (location) plans – 33%
- Missing or wrong fee – 20%
- Plans and drawings – 18%
- Other (ie missing CIL form, supporting documents or incorrect certificates) – 29%

\*Actual data varies by authority







## Common reasons for invalidation:

Missing payment – 20%

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Site location plans – 33%

- Proposed block plan required
- No North point included on plans
- No red site boundary & road names etc. missing

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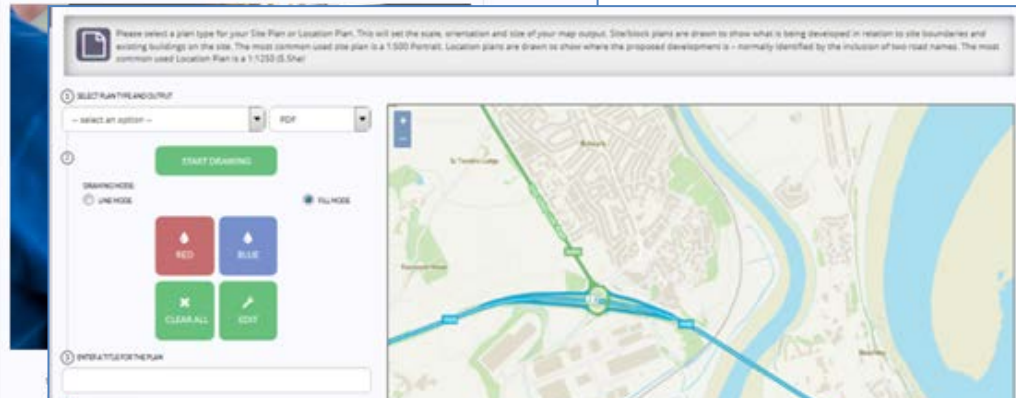
### Site/block plans



1:200 (0.14ha) <b>£8</b> PDF	1:500 (0.88ha) <b>£8</b> PDF	1:200 (0.14ha) <b>£13</b> DWG	1:500 (0.88ha) <b>£13</b> DWG
---------------------------------------	---------------------------------------	----------------------------------------	----------------------------------------

Drawn to show what is being developed in relation to site boundaries and existing buildings on the site.

### Location plans



Drawn to show the location of the site in relation to its surroundings and existing buildings on the site.

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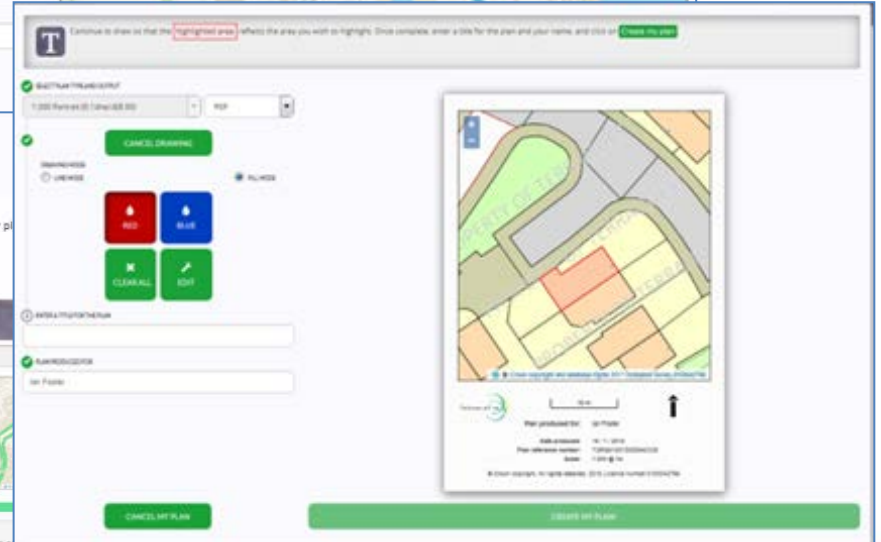


Guidance on Location Plans and Block Plans



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Create → Pay → Download



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The output can be previewed online to ensure its suitability before purchase.



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- Notification emails send reminders and confirmation of payments.

- **Financial**

- Reduces financial risk
- The client pays directly, so no cash flow, VAT or accountancy issues



# How it works, the Agent



## Payment

You need to pay £97.00 to DO NOT USE (please visit [eplanning.scotland.gov.uk](http://eplanning.scotland.gov.uk) to apply)

How do you wish to pay for your planning application?

- ☒ Nominate a client to pay (Planning Portal redirect service)

By selecting this option you have chosen to send a request for payment to a third party using the Planning Portal online payment service charge (including VAT) for using this payment method. **There is a transaction limit of £300 for credit cards and £1,000 for your application is over these limits you will not be able to use this service**, please choose another payment method.

- ☐ Secure online payment by credit/debit card

## Nominate a client to pay (Planning Portal redirect service)

The application fee of £97.00, plus a £9.99 service charge (including VAT) is now due.

- Click the button below to continue to the Planning Portal online payment service and arrange for payment.

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This is confirmation that the payment request email for application PP-00114428 has been sent to [chris.barrett@planningportal.co.uk](mailto:chris.barrett@planningportal.co.uk).

A copy of the payment request email has been sent to [chris.barrett@planningportal.co.uk](mailto:chris.barrett@planningportal.co.uk).

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**IMPORTANT:** Your application will not be processed without payment of the fee.

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Thank you for choosing the Planning Portal payment service to pay for application PP-00114428.

**IMPORTANT:** Your application will not be processed until payment has been received.

You have chosen to nominate someone to pay the fees for this application, please check the below details are correct and click the confirm button at the bottom of the page to proceed.

Your nominee will then be sent an email with instructions on how to make payment for this application.

### Application information

Application reference number:	PP-00114428
Site address:	17, Nairn Road, ARDERSIER, IV2 7SE
Applicant name:	Christopher Barrett
Date submitted:	27/09/2017

### Fee breakdown

Your payment reference is 77627/09/17Q906800114428v1.

#### Fees due:

Planning application fee:	£ 97.00
Service charge (excluding VAT):	£ 9.99
Service charge VAT:	£ 2.00
<b>Total fee:</b>	<b>£ 108.99</b>

There is a transaction limit of £300 for credit cards and £1,000 for debit cards. If the fee for your application is over these limits you will not be able to use this service. Please see FAQs.

If you cancel this payment process the fee on your application will still be due. You will need to contact the LPA for an alternative payment method on 0123456789. You can't return to your application on the Planning Portal and change the payment method.

If you are having problems with the payment process please read our FAQs for guidance or you can call our support desk on 0333 323 4589 which is available from Monday to Friday 9am until 5pm.



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Payment for planning application PP-00114428 is now due.

Please check the below details are correct and click the confirm button at the bottom of the page to proceed to the payment gateway.

**IMPORTANT:** The application will not be processed if

### Application information

Application reference number: PP-00114428  
Site address: 17, Nairn Road  
Applicant name: Christopher Smith  
Agent name: Christopher Smith  
Date submitted: 27/09/2018

### Fee breakdown

Your payment reference is 77627/09/17Q906800

#### Fees due:

Planning application fee:	£ 97.00
Service charge (excluding VAT):	£ 9.99
Service charge VAT:	£ 2.00
<b>Total fee:</b>	<b>£ 108.99</b>

There is a transaction limit of £300 for credit cards on this service. Please see FAQs.

☐ I/We agree to the Planning Portal's payment terms

[Confirm and proceed to payment gateway](#)

### Return Payment

If you wish to refuse this payment process you need

Please select...

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If you are having problems with the payment process please read our FAQs for guidance or you can call our support desk on 0333 323 4589 which is available from Monday to Friday 9am until 5pm.

**Step 1: Please select your payment method**

Total payment amount GBP 108.99

**American Express**

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Card Holder Name:

Card Expiry Date:  /

CVC/CVV/CID:  [What](#)

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## Your application [Help](#)

### Thank you for your payment

This is confirmation that your payment has been completed. Details of your payment can be found below.

We recommend making a copy or printing this page for your records.

The Planning Portal will now pass your fee to (Insert Local Planning authority).

### Payment details

Company name:	PortalPlanQuest Limited
Company address:	Suite 4C, Spectrum Building, Bond Street, Bristol BS1 3LG
VAT number:	(VAT number)
Date:	(Date when payment made)
Time:	(Time when payment made)
Description of service:	Payment for planning application fee and Planning Portal re-direct service.
PP reference:	(PP-Insert PaymentRef - provided by Civica)
Site Address:	(address of the site)
Applicant Name:	(applicant name if provided)
Agent name:	(agent name if provided)
Nominee email address:	(enter email address)
PaymentRef:	(Insert payment reference (Cost centre+Date(DD/MM/YY)+LPA Code+ PP Ref) - provided by Civica )
Application fee (exempt from VAT):	£(Insert application fee amount - provided by Civica)
Admin fee (excluding VAT):	£(Insert admin fee excluding VAT - set in the payment wrapper)
Admin VAT @ 20%:	£(Insert admin fee VAT - set in the payment wrapper)
Total fee (including VAT):	£(Insert total fee (application fee + admin fee including VAT) - set in the payment wrapper)
Transaction number:	unique invoice number (To be provided by TQ/payment engine)
Registered Office:	1390 Montpellier Court, Gloucester Business Park, Brockworth, Gloucester, GL3 4AH
Registered in the United Kingdom No:	04653583

[Exit to the Planning Portal](#)



# User guide

We have produced a user guide for the Agents



## Payment redirect service

### What is the payment redirect service?

- The payment redirect service allows the agent to nominate another person or company to pay the application fee
- Agents can use the payment redirect service if they are making an application on behalf of another individual or company
- To nominate someone to pay you will need to know their email address, they will receive a payment request email to start the process
- There is a transaction limit of £300 for credit cards and £1,000 for debit cards
- Payment will be processed by the Planning Portal and will reach the local authority within two complete working days.

### How Does It Work?

After submitting an application the agent will be presented with a choice of ways to make payment. To use the payment redirect service, the agent chooses 'Nominate a client to pay (Planning Portal redirect service)' from the list.

This screenshot shows the 'Payment' section of the Planning Portal. It lists several payment methods: 'Pay by credit/debit card', 'Nominate a client to pay (Planning Portal redirect service)', 'Pay by cheque', 'Pay by bank transfer', 'Pay by credit/debit card (via a third party)', 'Pay by credit/debit card (via a third party)', 'Pay by credit/debit card (via a third party)', and 'Pay by credit/debit card (via a third party)'. The 'Nominate a client to pay (Planning Portal redirect service)' option is highlighted with a blue border. Below the list, there is a 'Next' button.

The agent enters the email address of the person they wish to nominate to pay the application fee. This will trigger an email to that person with a link to direct them to make the payment online via the Planning Portal's Barclaycard SmartPay payment engine, within seven days.

This screenshot shows a sample email from the Planning Portal. The email is addressed to 'Mr. John Smith' and contains a link to 'Make your payment online'. The email also includes the Planning Portal logo and contact information.This screenshot shows the 'Your payment request has been sent' confirmation screen. It includes a message stating that the payment request has been sent to the nominated person and that they will receive an email with a link to make the payment. There is a 'Next' button at the bottom.



# Payment ReDirect



## Tunbridge Wells



“Tunbridge Wells have stopped receiving cheques to reduce costs. The payment ReDirect Service has no cost to us and is a very easy service to run, we treat the payment as we would a secure online payment and start work as soon as we get the notification email. We have had a great response from our Agents and take up “

Matthew Kennard  
Tunbridge Wells

A screenshot of the Tunbridge Wells Borough Council website. The header includes the URL 'www.tunbridgewells.gov.uk', navigation tabs for 'RESIDENTS', 'BUSINESS', 'COUNCIL', and 'VISITORS', and a search bar. A secondary navigation bar lists various services like 'BINS &amp; RECYCLING', 'PARKING &amp; ROADS', etc. A left sidebar contains a 'NEWS' section with links to local magazines and media enquiries. The main content area features a news article titled 'Cheque Payments for Planning Application and Pre-Application Fees' dated 05 March 2018. The article text states that from 1 April 2018, the council will no longer accept cheques for planning fees. Below the article is a section titled 'What methods of payment are available?' which lists three payment options: secure online payment, BACS transfer, and a new Payment Redirect service for agents. The website footer includes contact information for the Planning Technical Team and social media icons for Facebook, Twitter, and Email.





## Architects Bulletin – Launched

- New monthly Architects bulletin.
- Keep up-to-date on 'What's new' at the Planning Portal including early sight of new services.
- Sponsored content on items of interest for professionals.

**Please leave your Business Card to subscribe**



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Planning Portal



## Media hub

» Industry news

» Architect's bulletin

» Portal blog

» Follow us on Twitter

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### Latest news

#### Architect Bulletin - January 2018

Published: Wednesday, 17th January 2018

This month's bulletin includes information about the increase in planning application fees, online building control applications, ReQuestaPlan maps and the Payment ReDirect service.

#### Welcome

Welcome to the first Architects Bulletin from the Planning Portal, our monthly briefing designed to bring you news about our latest products and services, industry developments, legislative changes and much more.

As part of our mission to transform planning and building control, we want to engage with architects to improve processes, identify issues and work together to support the sector.

As a user of our services we hope you'll find this bulletin useful in keeping you up-to-date with critical changes and improvements, as well as helping you get the most out of the application services and the wide range of accurate and information content we maintain. We would also welcome your ideas on subject matter to include.

So, without further delay, here's the latest from the Planning Portal.

#### Planning Application Fees rise

Following changes introduced by the Government on 17 January 2018, the Planning Portal has successfully displayed application fee changes in response to the legislation that increased planning application fees by 20 per cent in England, increased some exemptions, and introduced new categories in regard to applications for Permitted Development.

View 'The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017'.

#### What we did

We can confirm that:

- We have updated and tested all the fee values for applications in England on the integrated and standalone fee calculators to reflect the new legislation.
- We updated the fee calculators at 00:00 on 17 January to minimise the chances of applications being submitted with the old fee values.
- We have provided the detail in regard to the fee exemption for Article 4(1) notices that previously required to be submitted to the local authority in order to be exempted from the fee. This exemption is no longer valid for applications in England and should therefore not be used. Note that we have updated the exemption for applications in Wales.
- All built applications in England on our system with previously calculated fees have had these cleared as part of the work. During our fee calculation work with the higher values.
- Users submitting previously submitted applications are warned that the fees have changed and that they may need to pay a higher fee on submission.
- Finally, we have updated our PDF fee schedule for England: [https://media.planningportal.co.uk/uploads/fees.pdf](#) in our existing links to let them the updated version (note that if you are still using the old version, you may need to clear your browser caches).

#### Timeline

Details of the legislation progress:

- The draft Bill was laid before parliament and published online on 13 October 2017.
- The Bill was approved by parliament on 11 December 2017 (see [Newspaper news](#)).
- The Bill was signed into law and therefore made on 20 December 2017.
- The legislation came into force on 17 January 2018.

#### Submit building control applications online

Do you know you can also submit building control applications online via the Planning Portal?

We know that architects take a holistic approach to planning and building control so we hope that the introduction of our new building control application service will help you providing a similar and consistent approach.

We are pleased to report that 10,000 building control applications were successfully submitted on our service in 2017, a figure enabled by other online building control services. Coupled with the fact that two-thirds of local authority building control departments (LABCs) and several approved inspectors are already supporting the service, we are confident this service will go from strength-to-strength in 2018.

If you haven't tried it already, why not give it a go? Application forms only take a few minutes to complete.

If you want to see which LABCs are signed up, have a look at our map or if you're not sure who to submit to, you can find your LABC name or address our Approved Inspectors Directory.

#### Delivering compliant maps with ReQuestaPlan

March 2017 saw the launch of ReQuestaPlan, our digital mapping tool, which sits as part of a suite of map products to our Big & Blue service. Developed by our parent company, Torsiguard, this handy tool delivers compliant, low cost maps for planning and building control applications in minutes. Having at this point, we are proud to update the base map on the website.

We know that applicants wanted a tool that was reliable, compliant, capable to use and supported different payment options, including professional accounts, – and that's what we delivered. We're looking forward to launching new features this year as well as a new suite of tools with specific focus for professionals.

To find out more about ReQuestaPlan email [customers@planningportal.co.uk](mailto:customers@planningportal.co.uk) or call 01546 507 786.

#### Uptake to the Payment ReDirect service continues to grow

We are delighted to report that we now have 60 local authorities signed up to our Payment ReDirect service. The service allows clients to securely and easily pay for planning applications submitted by their agents, and offers the following benefits:

- **Secure and simple.** Your client receives an instant payment notification to pay online, with a daily reminder to ensure prompt payment. You get notified when they've paid.
- **Speedy no validation.** Remove those payment forms, processing and improving registration and validation times, saving you, your clients and LPA time and money.
- **Reduce financial risk.** The client pays directly to us (call 01546 507 786) or to you.
- **Keep the Planning Portal one service free.** By allowing your customers to use our redirect service if they choose, and for helping you keep our core services free for our 500 monthly users.

Find out which local authorities are signed up to the service here. You can find out how the service works with our comprehensive user guide.

Contact us directly at the Planning Portal for more information.

#### Your Planning Portal

We are always looking for ways to improve our products, services and website content and better serve our community. If you have any comments or suggestions, or would like to know more about our products and services, please contact us at [communications@planningportal.co.uk](mailto:communications@planningportal.co.uk).

[Read the latest planning news »](#)



Transforming Planning and Building  
[www.planningportal.co.uk](http://www.planningportal.co.uk)



**Any Questions**



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PORTAL**

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**We're here to help...**

**Ian Foster**

Business Development Manager

T:07785 518797 E: [ian.foster@planningportal.co.uk](mailto:ian.foster@planningportal.co.uk)

**Support**

e: [Support@planningportal.co.uk](mailto:Support@planningportal.co.uk)

t: 0333 323 4589



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# Suffolk Coastal Local Plan Update

Developers Forum 26<sup>th</sup> April 2018



# What have we done?

- Issues and Options document August to October 2017
- **6,000** comments received from **640** individuals and organisations.
- Comments published on website.





# What's Next

- First Draft Local Plan – July 2018 – September 2018
- Will contain:
  - Preferred level of development (based on the standardised methodology) and spatial distribution
  - Preferred planning policies
  - Preferred sites
  - Alternative options



# Emerging Evidence to be Published alongside First Draft

- Draft Strategic Housing and Economic Land Availability Assessment;
- Landscape Character Assessment and Settlement Fringe Analysis;
- Strategic Flood Risk Assessment;
- Transport Modelling;
- Port Logistics Study;
- Sustainability Appraisal.
- Whole Plan Viability and Water Cycle Study to be prepared between First Draft consultation and Final Draft consultation.



# Timetable Following First Draft

- Final Draft Plan – Winter 2018/19
- Submission - Spring 2019
- Examination – Spring /Summer 2019



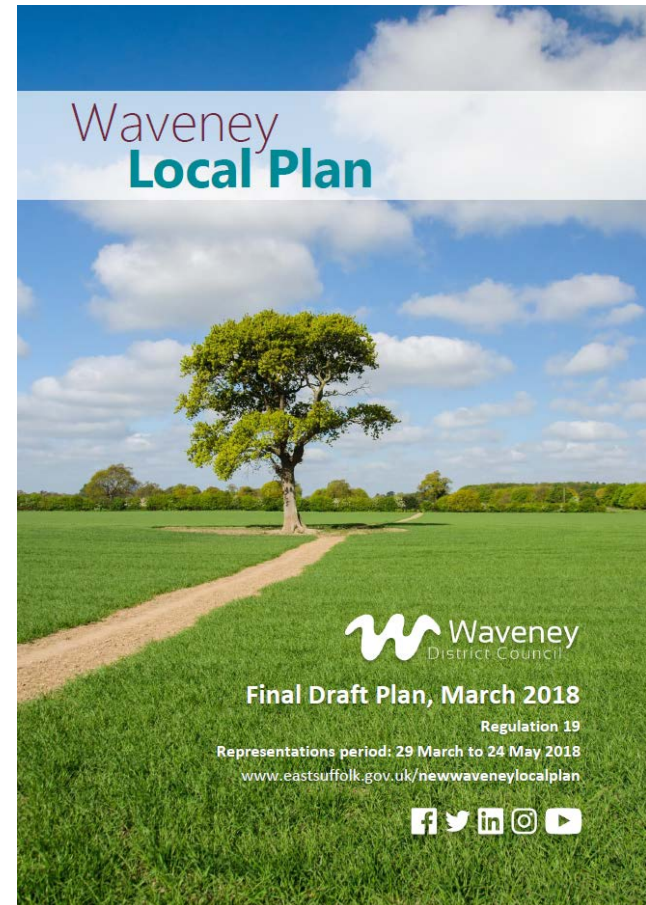
# Waveney – Final Draft Local Plan

Developer Forum 26<sup>th</sup> April 2018



# What is it?

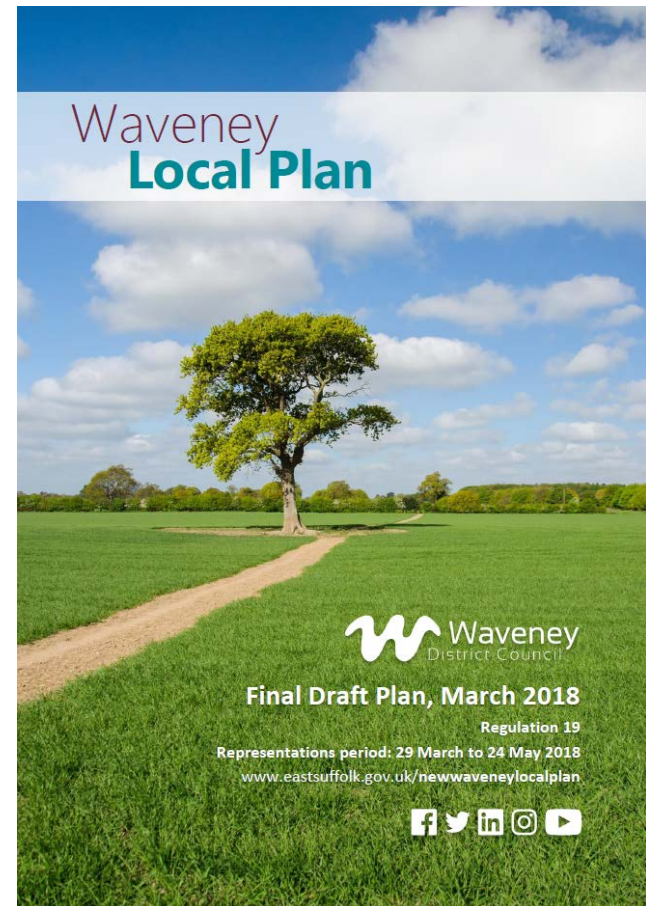
- Local Plan sets out strategy, policies and sites for future growth over the period to 2036
- Development plan for the District
- Will continue to apply to the former Waveney area following the creation of East Suffolk
- Two consultations undertaken to date





# What is it?

- Final version of the plan which the Council would wish to adopt
- Similar to First Draft Local Plan consulted on in 2017 with a number of changes made to take into account comments raised.
- Is subject to an 8 week period where stakeholders and public can make 'representations'
- Is then submitted to SoS for examination
- Inspector assessing 'soundness' of plan
- If sound the Council can adopt the plan
- Adoption expected before the end of this year.



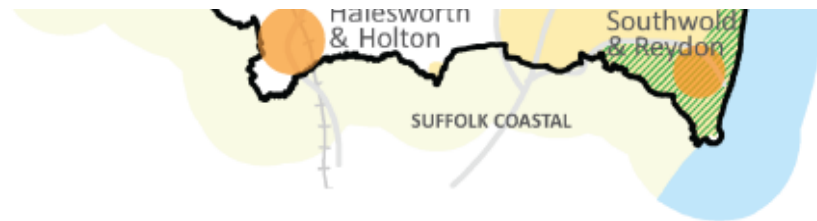


# What's in the Plan

Lowestoft area Market town

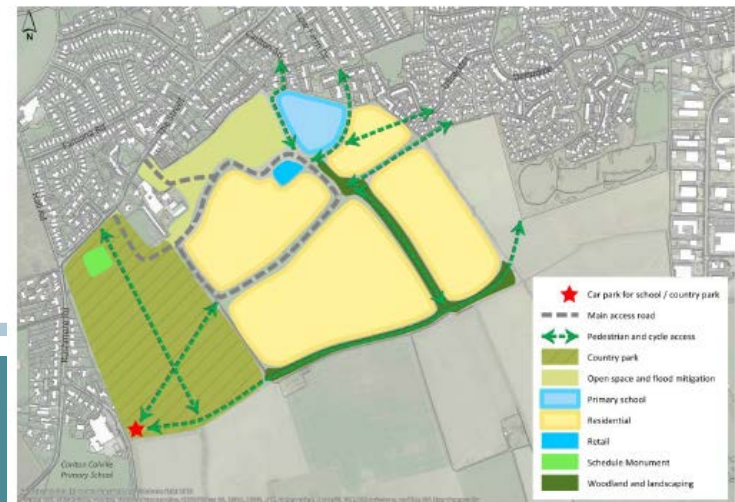
**9235 Homes**  
**5000 new jobs**  
**50 ha of employment land**  
**13,000 sqm of retail**

Settlement	Total housing growth 2014-2036
Lowestoft Area (Lowestoft, Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad)	5,206
Beccles and Worlingham	1,458
Bungay	557
Halesworth and Holton	762
Southwold and Reydon	387
Rural areas	865
Total	9,235





# Lowestoft Area



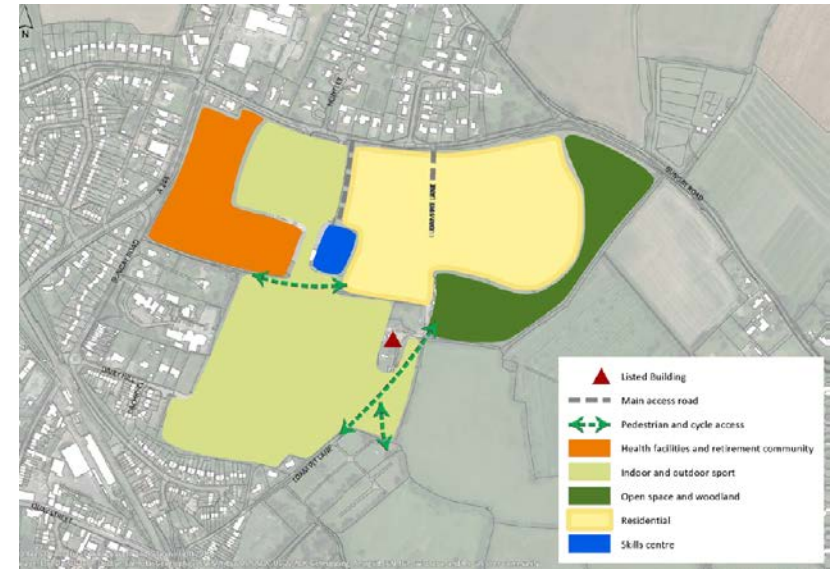


# Beccles and Worlingham



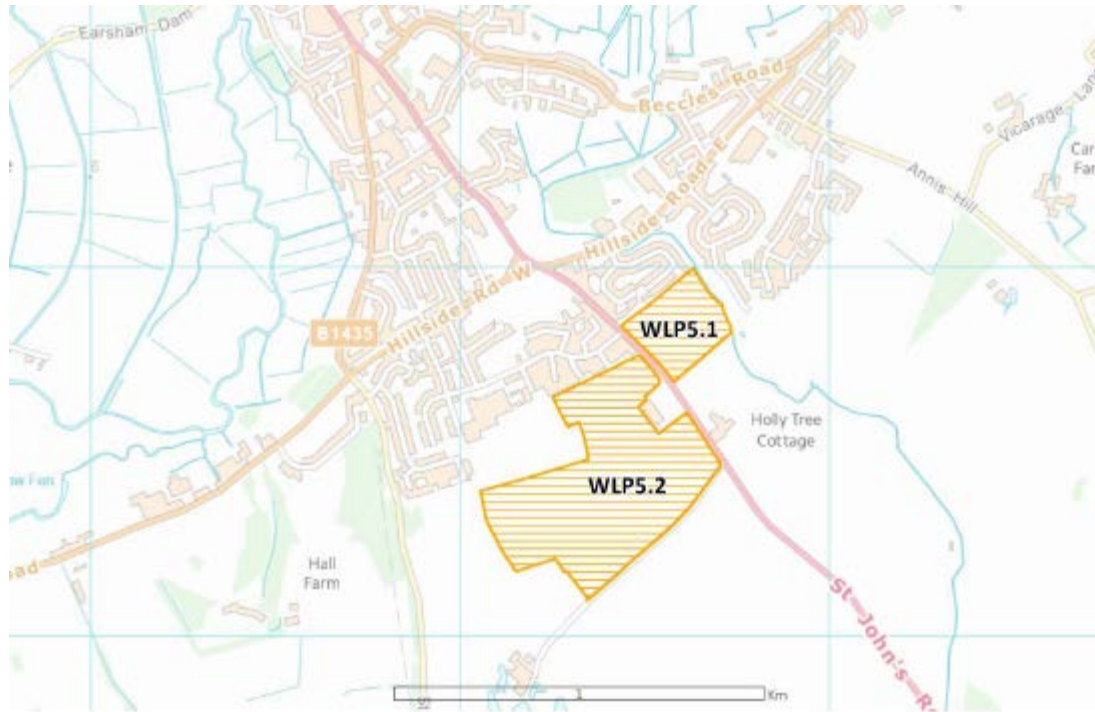


# Halesworth and Holton





# Bungay





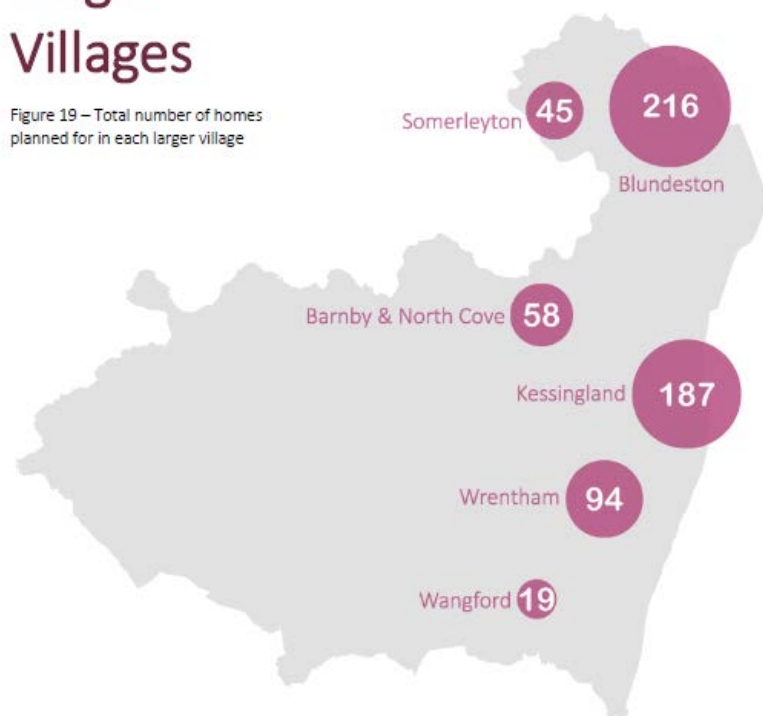
# Southwold and Reydon





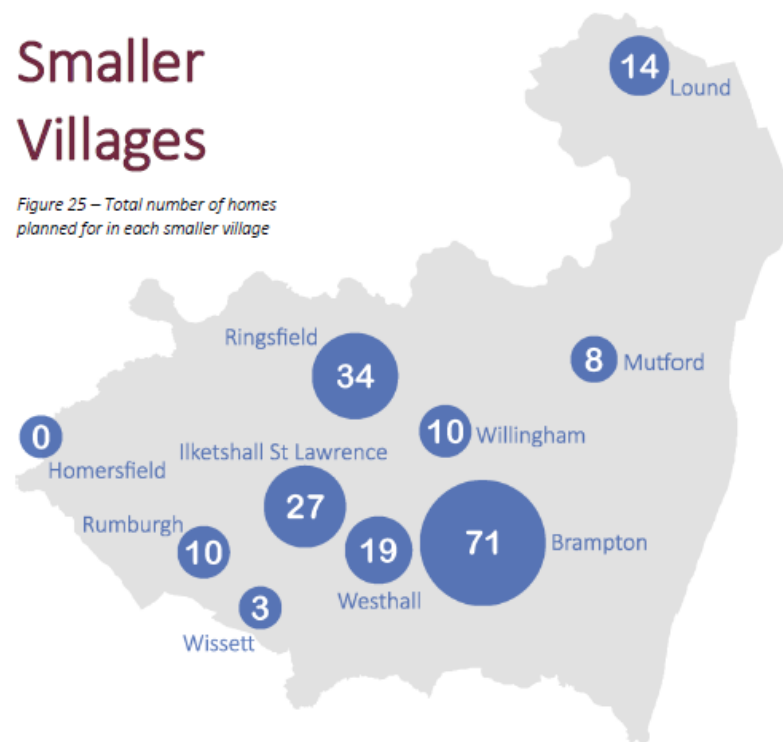
## Larger Villages

Figure 19 – Total number of homes planned for in each larger village



## Smaller Villages

Figure 25 – Total number of homes planned for in each smaller village





# Policies

- Policy WLP8.1 – 35% of housing to be 1 or 2 bedrooms. Neighbourhood Plans can set own requirements
- Policy WLP8.2 – 20% affordable in Lowestoft and Kessingland, 40% in Southwold and Reydon and 30% elsewhere. - Half should be affordable rent, and half shared ownership/discount homes for sale– Neighbourhood Plans can set higher requirements if evidence supports it.
- Policy WLP8.3 – 5% of plots as starter homes on sites larger than 100
- Policy WLP8.6 – allows affordable housing on edge of villages (outside settlement boundaries)
- Policy WLP8.7 – allows for small scale development in Countryside (outside settlement boundaries)
  - Sites up to three dwellings permitted where there are existing residential properties on two sides of the site
  - Sites up to five dwellings permitted where adjacent to built-up area of settlement and there is demonstrable local support.
- Policy WLP8.11 – allows for barn conversions where barn is locally distinctive or of architectural merit. No requirements to first consider commercial development.



# Policies cont.

- Policy WLP8.21 – Sustainable transport – requires development to incorporate measures to encourage travel by non-car modes.
- Policy WLP8.28 – Sustainable Construction – no energy efficiency standards for housing – rather encouragement to look at different options. Water efficiency standard of 110 litres/person /day
- Policy WLP8.29 to WLP8.33 sets out design requirements and housing density requirements. More support for lower densities where appropriate and guidance to the appropriate type of housing for higher densities. 40% of properties should be adaptable (M4(2) building regs standard)
- Policy WLP8.34 – Biodiversity – requires enhancement of habitats and consideration of green infrastructure strategy. Developer contributions required for international habitat mitigation.
- Policy WLP8.36 – replaces strategic gaps with more generic policy aimed at avoiding the coalescence of settlements.
- Appendices – includes guidance of marketing requirements and guidance on viability assessments.



# Next Steps – Publication, Submission and Examination

- 8 week period from 29<sup>th</sup> March to 24<sup>th</sup> May
- Interactive Consultation document and online summary
- Publicity
  - Press Release and Social Media
  - Website
  - Site notices
  - Mailing list
  - Town and Parish Council Briefing
  - Posters
- Drop -in sessions in each town in April/May
- Providing no show-stopping issues are raised in representations the document will be submitted in June





# How to Make Representations

- Representations must relate to soundness tests:
  - **Positively Planned** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
  - **Justified** - The most appropriate strategy when considered against the reasonable alternatives and based on proportionate evidence.
  - **Effective** - deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
  - **In accordance with national policy** - as set out in the National Planning Policy Framework, guidance and written ministerial statements.
- Strongly encourage use of online system for responses. This ensures responses are in the format the Inspector wants. Alternatively a comment form is available.



# Other Documents of Interest

- Sustainability Appraisal
  - Appraises all options considered during preparation of the plan
  - Assesses the overall effect of the plan on sustainability

## Sustainability Appraisal Report of the Waveney Local Plan

Assessing how the plan will  
help achieve environmental,  
economic and social objectives

To accompany the Waveney Final Draft Local Plan document

March 2018

 **Waveney**  
District Council



# Other Documents of Interest

- Consultation Statement
  - Summarises who and how we have consulted on the prep of the Local Plan
  - Identifies how issues raised in comments have been taken into account in the plan

## Consultation Statement for the Waveney Local Plan

How we took into account comments from previous consultations in writing the Final Draft Local Plan

To accompany the Waveney Final Draft Local Plan document

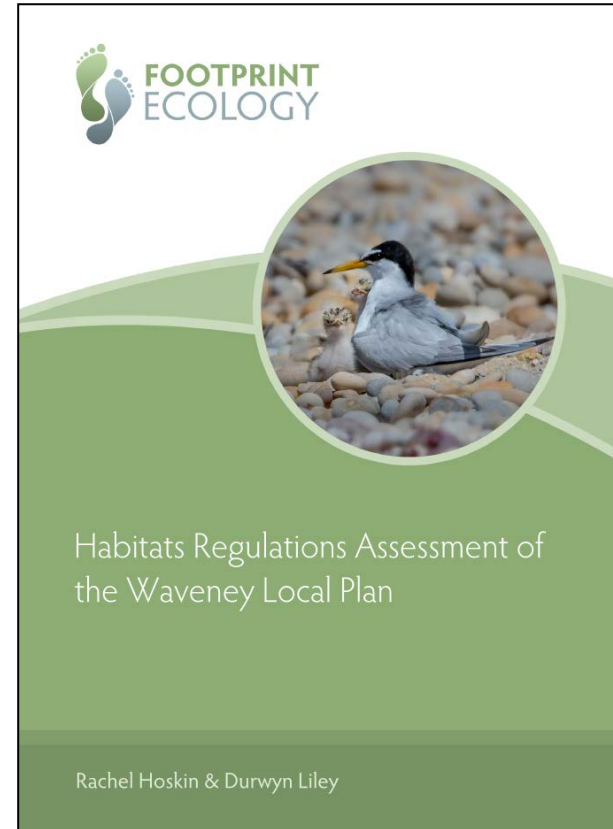
March 2018





# Other Documents of Interest

- Habitat Regulations Assessment
  - Identifies impact on internationally protected habitats
  - Identifies an impact, but also concludes impacts can be mitigated.





# Evidence Base

- Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment
- Employment Land Needs Assessment + Update
- Retail and Leisure Needs Assessment
- **Retail Impact Assessment Threshold Advice**
- **Infrastructure Study**
- **Whole Plan Viability Assessment**
- **Traffic Forecasting Report**
- Existing Employment Areas Review
- **Strategic Housing and Economic Land Availability Assessment**
- PowerPark Demand and Need Study
- Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment
- Cycle Strategy
- Green Infrastructure Study
- Open Space Needs Assessment
- Playing Pitch and Outdoor Sports Facilities Assessment
- Strategic Flood Risk Assessment + Cumulative Land Raising Study
- Shoreline Management Plans
- **Heritage Impact Assessment - Land south of The Street, Carlton Colville / Gisleham**
- **Heritage Impact Assessments - Land between Hall Lane and Union Lane, Oulton**
- **Beccles and Worlingham Garden Neighbourhood Masterplan Report**
- Landscape Character Assessment
- Water Cycle Study
- Settlement Fringe Landscape Sensitivity Study
- **Wildlife Audits**
- Renewable Energy and Sustainable Construction Study



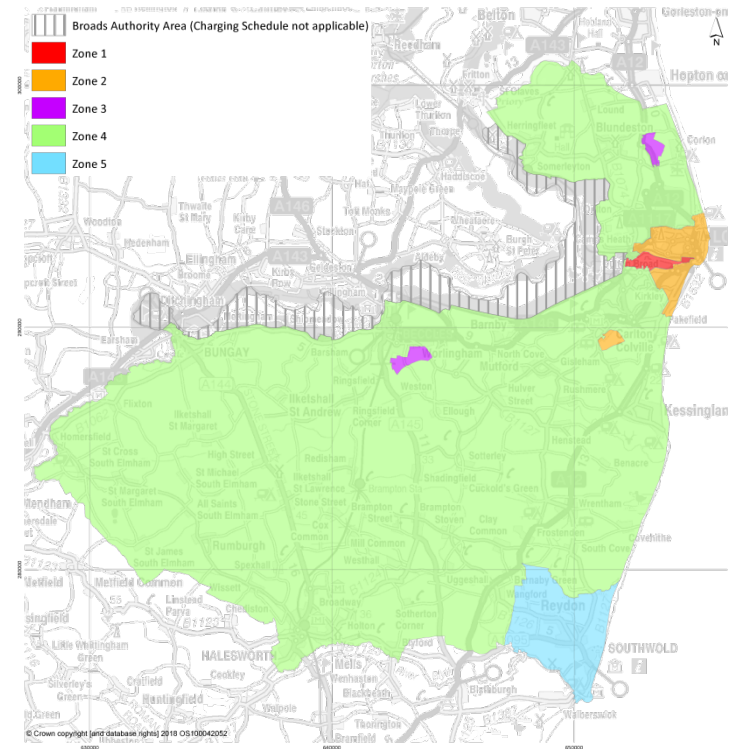
# Community Infrastructure Levy Review

- New Local Plan requires us to consider reviewing CIL – particularly in light of new large mixed-use sites proposed.
- A revised set of charges will be published for consultation alongside the Local Plan.
- This stage is called the Preliminary Draft Charging Schedule. This is a first draft for consultation and will be subject to change depending on the comments made.



# Preliminary Draft Charging Schedule

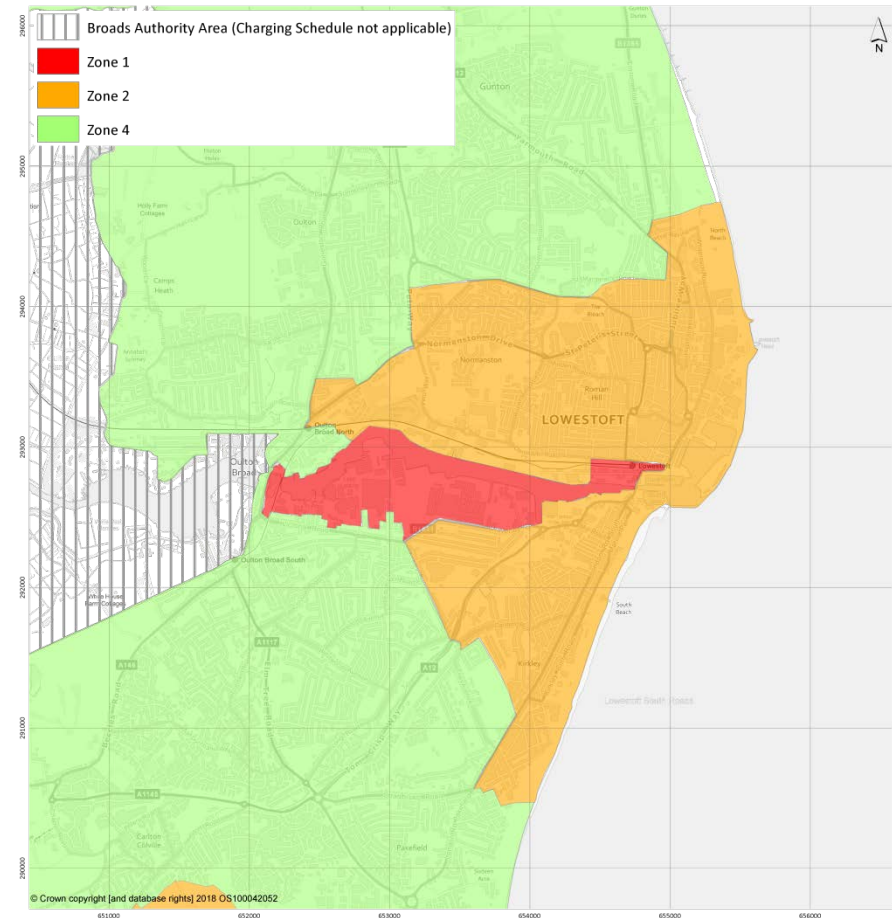
Residential Charging Zone	Rate of Community Infrastructure Levy per sqm
Zone 1 – Lake Lothing Sites	£0
Zone 2 - Inner Lowestoft and Land South of the Street Carlton Colville (land proposed to be allocated by Policy WLP2.16 of the Final Draft Waveney Local Plan)	£10
Zone 3 – North of Lowestoft Garden Village and Beccles and Worlingham Garden Neighbourhood (land proposed to be allocated by Policies WLP2.13 and WLP3.1 of the Final Draft Waveney Local Plan)	£15
Zone 4 - Outer Lowestoft, Beccles, Bungay, Halesworth and Rural Areas.	£80
Zone 5 – Southwold and Reydon	£160





# Preliminary Draft Charging Schedule

Residential Charging Zone	Rate of Community Infrastructure Levy per sqm
Zone 1 – Lake Lothing Sites	£0
Zone 2 - Inner Lowestoft and Land South of the Street Carlton Colville (land proposed to be allocated by Policy WLP2.16 of the Final Draft Waveney Local Plan)	£10
Zone 3 – North of Lowestoft Garden Village and Beccles and Worlingham Garden Neighbourhood (land proposed to be allocated by Policies WLP2.13 and WLP3.1 of the Final Draft Waveney Local Plan)	£15
Zone 4 - Outer Lowestoft, Beccles, Bungay, Halesworth and Rural Areas.	£80
Zone 5 – Southwold and Reydon	£160





# Preliminary Draft Charging Schedule

Type of Development	Rate of Community Infrastructure Levy per sqm
Holiday Lets	£40
Wholly or mainly convenience retail and Retail Warehouses	£150
All other development	£0



# Preliminary Draft Charging Schedule

## CIL

- Off-site pedestrian and cycle infrastructure.
- Strategic highway improvements
- Provision of off-site open space (including improvements to existing open spaces)
- Maintenance of off-site open space
- Provision of additional pre-school places at existing establishments
- Provision of new pre-school settings on unallocated sites
- Provision of primary school places at existing Primary Schools
- Provision of secondary, sixth-form and further education places
- Provision of leisure and community facilities on unallocated sites
- Provision of new libraries and improvements to existing libraries
- Provision of health facilities
- Provision of police infrastructure
- Provision of cultural infrastructure (including museums, archives and heritage)
- Provision of waste infrastructure
- Coastal defence works

## S106

- Pedestrian and cycle bridge over Lake Lothing at the Brooke Peninsula.
- On-site open space
- On-site pedestrian and cycle infrastructure
- Site specific highway works
- Provision of new pre-school settings on allocated sites in the Final Draft Local Plan
- Provision of new primary schools
- Provision of leisure and community facilities on allocated sites in the Final Draft Local Plan
- Provision of flood mitigation



# DEVELOPERS' FORUM

TREES IN THE DEVELOPMENT  
PLANNING PROCESS



- The local planning authority has a fundamental duty under the Town and Country Planning Act to make trees a material consideration in the planning process.
- If there are trees on site or near the site, we need to know about them.

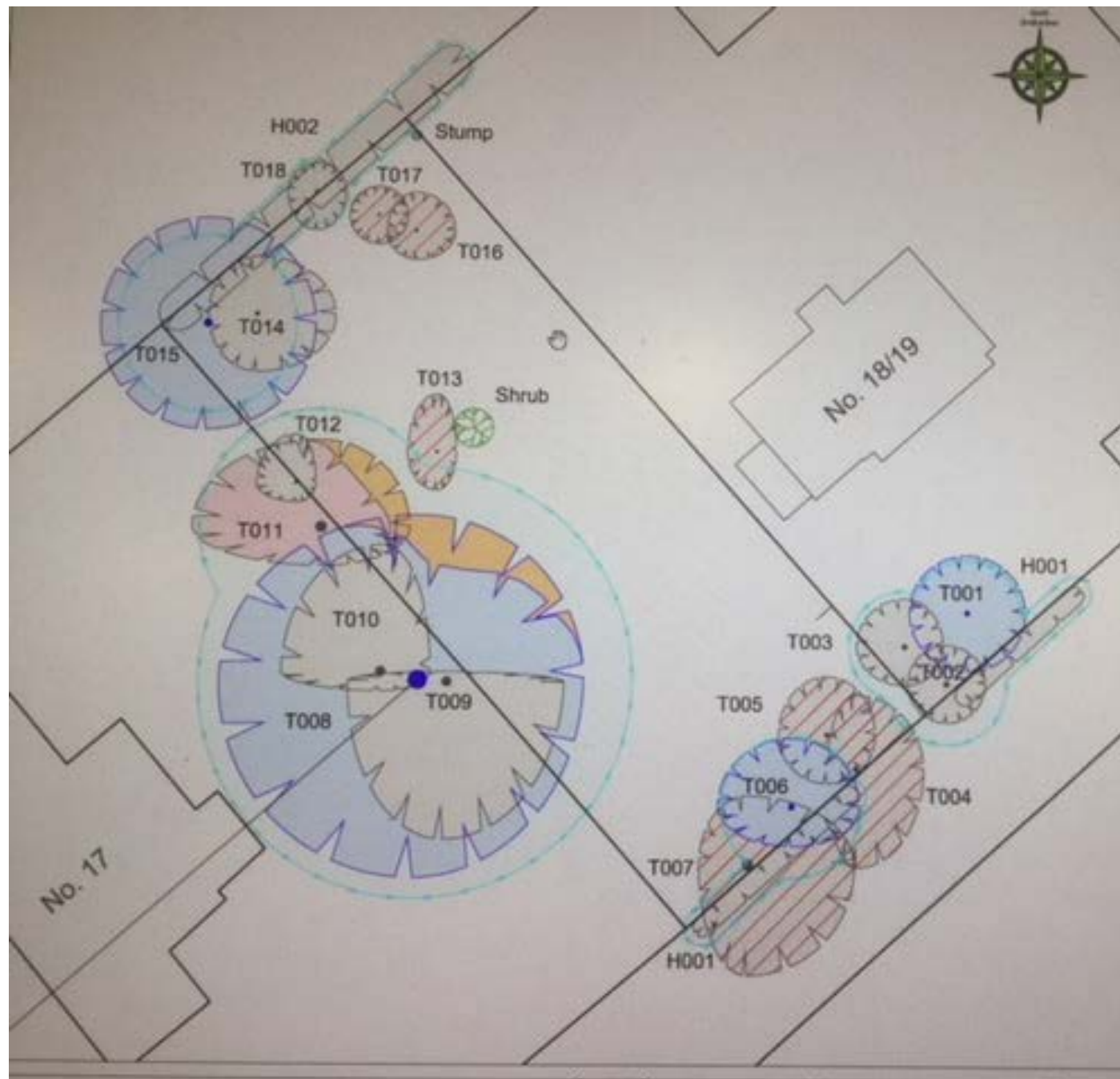


# BS 5837:2012

## Trees in Relation to Design, Demolition and Construction

- A BS5837:2012 is the normal starting point for carrying out a tree assessment, and it should happen at the very outset to inform the site planning process.
- There will be sites where there are likely to be no significant impacts on trees, but to demonstrate that probably doesn't warrant a full tree survey. Therefore use the basic BS5837 calculation for root zone radius which is  $12 \times \text{stem diameter}$ .
- Be realistic about trees, anticipate future growth and shading, plus any future likely pressures to fell or lop trees.
- Don't pretend trees aren't there – we will see them.
- Don't rush to fell trees either – you may need them!





Category	Description
Category A	Trees of high quality with an extensive canopy, the majority of which is open.
Category B	Trees of moderate quality with an extensive canopy, the majority of which is open.
Category C	Trees of low quality with an extensive canopy, the majority of which is open.

### NOTE:

Receptor's Arboricultural Consultants were not provided with Topographical Survey or Base Plan showing the positions of the trees/hedges on the site, so their locations have been fixed using GPS. As such the position of the trees/hedges should not be taken as exact but gives fair distribution of their locations on site.

### LEGEND

	Existing Tree/Hedge BS 5837:2012 Category B
	Trees which require crown reduction to facilitate the prospective development
	Existing Tree/Hedge BS 5837:2012 Category C
	Existing Tree/Hedge BS 5837:2012 Category C/D
	Trees which require crown reduction to facilitate the prospective development
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
	Additional feature which doesn't meet BS 5837:2012 which requires removal











- From the tree survey comes the Arboricultural Impact/Implications Assessment.