



Ministry of Housing,
Communities &
Local Government

PLANNING FOR THE FUTURE

White Paper August 2020



Foreword from the Prime Minister

“Thanks to our planning system, we have nowhere near enough homes in the right places...the whole thing is beginning to crumble and the time has come to do what too many have for too long lacked the courage to do – tear it down and start again”.

“...a whole new planning system for England. One that is simpler, clearer and quicker to navigate, delivering results in weeks and months rather than years and decades”.



“The homes we need in the places we want to live in at prices we can afford, so that all of us are free to live where we can connect our talents with opportunity.”

The Planning White Paper main proposals

- **Streamlining the planning process** *“with more democracy taking place more effectively at the plan-making stage”*
- **Taking a radical, digital-first approach** *“to modernise the planning process, moving from a process based on documents to a process driven by data”*
- **Bringing a new focus on design and sustainability**
- **Improving infrastructure delivery** and ensuring developers play their part, through reform of developer contributions
- **Ensuring more land is available** *“for homes and development that people and communities need”*

Reforms to the Scope and Content of Local Plans

“It takes too long to adopt a Local Plan...Plan-preparation takes an average of seven years (meaning many policies are effectively out of date as soon as they are adopted).”

- Proposal 1: All land designated as ‘**Protected**’, ‘**Growth**’ or ‘**Renewal**’. In ‘Protected’ areas, proposals would continue to come forward through planning applications and be judged against national planning policies set out in a revised NPPF.
- Proposal 2: The NPPF would become the primary source of development management policies. The aim is to scale back the detail and duplication contained in Local Plans, while encouraging a greater focus on design quality at the local level.
- Plans would be significantly shorter in length (a reduction at least two thirds).
- Local Plans to give greater certainty for development – the current process whereby permission is required for sites allocated in a Local Plan is considered a duplication.

Timetable for Local Plan Production & Examination

- Proposal 8: Legal requirement for new Local Plans to be adopted within 30 months.
- Plan-making to start with a 'Call for Sites' exercise to identify development sites (6 months). **One period of consultation** on the draft Plan (6 weeks). Planning Inspectorate would have 9 months to issue their report.
- Experience suggests this timetable will be challenging (the NFNPA Local Plan took 4 years to prepare and had 14 months of independent Examination).
- The White Paper states the reforms, "*...will democratise the planning process by putting a new emphasis on engagement at the plan-making stage.*"
- Proposals to streamline the opportunity for consultation at the application stage, "*...because this adds delay to the process and allows a small minority of voices, some from the local area and often some not, to shape outcomes.*"

Development Management

- A streamlined development management process with automatic planning permission for schemes in line with plans (Proposal 5)
- Faster decisions through a *'digitally enabled end to end process'* (Proposal 6)
- Intention to *'consolidate existing routes to permission'* – brownfield registers, Local Development Orders, Permitted Development Rights
- In protected areas *"any development proposals would come forward as now through planning applications being made to the local authority...and judged against policies set out in the National Planning Policy Framework"*.

Other matters – including coverage of access issues

- Access to the countryside, rights of way and access are not specifically mentioned in the Planning White Paper, which focuses almost exclusively on housing delivery.
- Proposal 15: Amend the NPPF to ensure the reformed planning system plays a role in mitigating and adapting to climate change and maximising environmental benefits. “...we want to be clear about the role that local, spatially-specific policies can continue to play, such as in identifying important views, opportunities to improve public access...”
- Other matters: Consolidated infrastructure levy – abolishing Section 106 planning obligations and reforming CIL with nationally-set rates (Proposal 19)
- Stronger enforcement powers and sanctions (Proposal 24)

New Forest NPA consultation response

Agreed at the full Authority meeting on 15 October 2020. Our response highlighted:

- The need for reforms to recognise the protection afforded to National Parks. The reforms should acknowledge the recommendations of the Glover Review, including the importance of the planning function and exemptions from further PD rights.
- The need to link the reforms with the Environment and Agricultural Bills (which cover matters like biodiversity net gain and ELMs)
- Concern the proposed ‘zoning’ approach is too crude and fails to recognise that National Parks are living landscapes, where a more nuanced approach is required.
- Concern over the proposal that in ‘Protected’ areas planning applications will be assessed primarily against national - rather than local – planning policy.
- Concern over reducing consultation in both Plan-making and planning applications.

Redevelopment of the Fawley Power Station Site

- NPA's Planning Committee met 28 July 2020 to consider application 19/00365/OUT. This sought outline permission for 120 new dwellings, new greenspace provision and a 2 form entry school. Application supported with 8 in favour and 2 abstentions.
- NFDC's Planning Committee met 27 July 2020 to consider application 19/10581. This sought outline permission for 1,380 new dwellings, 95,300 m² of new commercial, civic and employment floorspace and associated works. Application supported.



Application for Outline Planning Permission

- The planning applications considered by the NPA and NFDC were for **outline planning permission** with all detailed matters (including layout, scale, appearance and landscaping) reserved for subsequent approval.
- The only matter of detail considered was the means of access - comprising the two new access points onto the B3053 and the route and design of the new primary access road.
- The NPA's application was supported by the Highway Authority (HCC) in respect of traffic and transport considerations; Natural England in respect of biodiversity mitigation and enhancement measures; and the Environment Agency in respect of flood risk, flood defence and site remediation.

Highway Matters

HCC raised no objection, subject to conditions and the S106 agreement securing mitigation measures. HCC advised the following matters need to be secured:

- Provision of a Full Travel Plan and associated set-up and monitoring fees.
- Provision of off-site highway mitigation works to 8 existing junctions between Junction 8 (Dibden roundabout) and Junction 3 (Blackfield Road).
- Provision of the 2 new proposed road junctions onto the B3053.
- Provision of a shared walking / cycling route between the site and Holbury.
- Delivery of a public transport strategy to provide a half hour frequent bus service.
- A contribution towards improvements to the northern part of the A326 corridor.

Access and Rights of Way

- The application does not include improvements to existing PROWs and any extinguishments or indicative diversions are outside of the application.
- The dedication of new rights of way would take place outside the planning application process.
- Details of the new permissive paths within the SANG areas will be set out in the reserved matters applications. The footpaths within the SANGs will be required to be maintained in perpetuity to enable the SANGs to perform their intended functions.
- Hampshire County Council (Countryside Service) raised no objection to the proposals. HCC supported the request that droveways be dedicated as open access land to improve countryside access and links to the wider rights of way network.

New greenspace provision (SANGs)

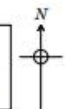
- A total of 35.3 hectares of suitable alternative natural greenspace (SANG) will be provided in three areas:
 - (i) 11.0 hectares at Ashlett Green to the north;
 - (ii) 20.2 hectares on the Fawley quarry site to the west; and
 - (iii) 4.1 hectares on Tom Tiddler's ground to the south.
- Provision of the areas of SANG would be phased to ensure that there is sufficient provision for new residents. The phasing was amended to include a 'Fawley SANG link' to ensure access from the early residential phases to the SANG.
- The proposed quantum of SANG meets the Local Plan policy requirements. The detailed design of the SANGs – including the footpaths and driveways - is a matter for subsequent reserved matters applications.



Drawing Key

- Application 2 (NFNPA) Site Boundary
- Area Subject to Application 1
- Informal Open Space
- Green Square / Grazed Green (excluded from informal open space calculation)
- I Nature Conservation Area 1
- II Nature Conservation Area 2
- A Ashlett SANG
- B Tom Tiddlers SANG
- C Fawley SANG
- Indicative Area of Search for Allotments & Informal Open Space
- Droveways (Counted as Informal Open Space)
- Play Space
- Water
- Indicative Maximum of Lagoon and Creek

Notes
 All Parameter Plans should be read together and with the Development Specification Rev A, Means of Access Plans 16031-01-216 Rev A and 16031-01-217 Rev A and the Design Code.



A	DRAFT FOR CONSULTATION	04/20
	SUBMITTED FOR PLANNING	04/20
REV NO.	DESCRIPTION	DATE

<h2>Fawley Waterside</h2>	
Ben Pentreath	
11 Lamp Office Court Lambou, Crowtham Street London W14 0LN, UK T +44 (0) 20 7430 2404 benpentreath.com	
PROJECT:	FAWLEY WATERSIDE
TITLE:	APPLICATION 2 (NFNPA) GREEN INFRASTRUCTURE, OPEN SPACE & SANGS
DRAWING NO.:	204
REV NO.:	A
SCALE:	1:5000 @ A1 1:10000 @ A3
DRAWN BY:	AM
DATE:	04/20
CHECKED BY:	BP

Mitigating potential impacts on protected habitats

- Natural England concurred with the conclusions of the appropriate assessment and welcomed the comprehensive package of biodiversity and mitigation measures (including SANG provision, rangers and the wider Nature Park proposals).
- The SINC habitat lost on Tom Tiddler's (circa 8 hectares) will be compensated in full.
- Subject to appropriate contributions being secured, Natural England were satisfied the proposal will mitigate recreational impacts on the Solent's protected habitats.
- The applicant is making a contribution to the Bird Aware mitigation strategy and has also developed a package of mitigation proposals to offset impacts on the coast between Fawley and Calshot. This includes the implementation of a Marine Management Plan and the employment of a team of rangers to cover coastal areas.

Cycling and Walking Provision

- The proposed shared use foot/cycle path linking the site with Holbury will be secured through the Section 106 agreement, with an obligation to deliver the link from the site to Fawley Infant school prior to occupation of the development.
- B3053 - The applicant has submitted a plan seeking to reduce the traffic speed and improve the pedestrian crossing on the B3053. HCC has no objection to the principle of these proposals at the outline stage. Detail of the crossings will be considered when information is submitted to discharge the relevant condition.
- The detail of these proposals will need to be agreed and approved at detailed design stage; and would be delivered through a Section 278 Agreement. A planning condition has been included by the NPA to secure the detail of the works in consultation with the local highway authority (HCC).

NPA Planning Committee resolution – July 2020

The National Park Authority's Planning Committee resolved:

“Subject to the prior completion of a section 106 legal agreement in accordance with the heads of terms set out in the report, the imposition of the conditions listed as may be updated, and entry into a landowner agreement with Hampshire County Council securing a Marine Management Plan, the Executive Director of Strategy & Planning is authorised to grant planning permission, subject to consideration by the Secretary of State as to whether to call-in the application.”

In August 2020 the MHCLG confirmed *“The Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.”*

Further details can be found on the National Park Authority's website.

Section 106 legal agreement - Heads of Terms

Matters to be secured through the Section 106 legal agreement include:

- Securing off-site junction improvements to 8 existing junctions to the A326 / B3053 between Blackfield Road and the Dibden Roundabout
- The provision of a new cycle route between the site and Holbury. This should take place prior to the first occupation of the new dwellings.
- Securing a full travel plan and the costs of its monitoring.
- Securing the pedestrian crossing points of the B3053.
- Securing all of the areas of SANG that are proposed to be provided (amounting to 35.3 ha) in accordance with approved designs, and to secure permanent public access to these areas in an appropriate phased manner.