

MHCLG PLANNING FOR THE FUTURE WHITE PAPER - MYLOR PARISH COUNCIL RESPONSE – FINAL - 29 OCT 20

Number	Question	Response
1	What three words do you associate most with the planning system in England?	Public consultation cursory/localised/archaic
2	Do you get involved with planning decisions in your local area? [Yes / No]	Yes
3	Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future? [Social media / Online news / Newspaper / By post / Other – please specify]	By all means possible
4	What are your top three priorities for planning in your local area? [Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]	Building affordable homes for young people. Sustainability, Protection of 'Green corridors' and the environment. Local infrastructure.
5	Do you agree that Local Plans should be simplified in line with our proposals? [Yes / No / Not sure. Please provide supporting statement.]	Yes. Local Plans will need revision to reflect proposed three types. AONB status should prevent all erosion of its protection

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6	Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally? [Yes / No / Not sure. Please provide supporting statement.]	Yes, but with the opportunity for local needs to be taken into consideration. Proposed 'Twin-Track' makes planning more complicated
7	(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of "sustainable development", which would include consideration of environmental impact? [Yes / No / Not sure. Please provide supporting statement.] (b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?	(a) Yes, as this may simplify and speed up the process. (b) This could be problematic as implies reliance on good will. AONB status should prevent all erosion of its protection
8	8(a). Do you agree that a standard method for establishing housing requirements (that considers constraints) should be introduced? [Yes / No / Not sure. Please provide supporting statement.] (b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated? [Yes / No / Not sure. Please provide supporting statement.]	(a) Not sure as how would the accurate numbers required be calculated. (b) Not sure. Too many variables in the available data. AONB status should prevent all erosion of its protection
9	(a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent? [Yes / No / Not sure. Please provide supporting statement.] 9(b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting statement.] 9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects	(a) Yes, but only if safety tests/checks and balances have been met and there is no compromise. AONB status should prevent all erosion of its protection (b) Yes, as above. (c) Yes as above.

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	regime? [Yes / No / Not sure. Please provide supporting statement.]	
10	Do you agree with our proposals to make decision-making faster and more certain? [Yes / No / Not sure. Please provide supporting statement.]	Yes - opportunity to standardise all application documentation as long as time for sufficient scrutiny is not curtailed.
11	Do you agree with our proposals for accessible, web-based Local Plans? [Yes / No / Not sure. Please provide supporting statement.]	Yes, noting that not all the population can access digital technology
12	Do you agree with our proposals for a 30-month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.]	Yes, as long as time for sufficient scrutiny is not curtailed.
13	3(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.] 13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?	(a) Yes, but only if it can influence the Local Plan and contains local area needs. (b) The NDP process must be able to truly reflect community preferences.
14	Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support? [Yes / No / Not sure. Please provide supporting statement.]	Yes, with potential penalties such as releasing the land. AONB status should prevent all erosion of its protection
15	What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/ or poorly-designed / There hasn't been any / Other – please specify]	Latest development has a marked difference in design, beauty and build quality between market-led and affordable housing. Lack of open green space and gardens. Lack of true affordability in non-open market housing.

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16	Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]	Retain green and open spaces, Protection of 'Green corridors' design of houses, quality of build, preserve the AONB, energy efficiency, retain trees.
17	Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.]	Yes, to maintain local character and as long as the codes are binding.
18	Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]	Yes, as long as this does not add another level of bureaucracy in an already congested space.
19	Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England? [Yes / No / Not sure. Please provide supporting statement.]	Yes, if this does not add another level of bureaucracy in an already congested space.

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20	Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]	About permitted developments the proposals should include a clause requiring minimum space standards. We need to ensure that approving permitted development easily and quickly does not compromise the requirement to provide decent homes with adequate minimum space, and infrastructure that protects people's dignity.
21	When new development happens in your area, what is your priority for what comes with it? [More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]	More affordable housing. Better infrastructure. Design of new buildings. Protection of 'Green corridors'
22	22(a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold? [Yes / No / Not sure. Please provide supporting statement.] 22(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally? [Nationally at a single rate / Nationally at an area-specific rate / Locally] 22(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities? [Same amount overall / More value / Less value / Not sure. Please provide supporting statement.] 22(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area? [Yes / No / Not sure. Please provide supporting statement.]	(a) Yes, to make a fairer application of the Levy. (b) Nationally at an area-specific rate. (c) More value as then can be applied where most needed most. (d) Not sure. Potential for local authority to introduce debt.
23	Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights? [Yes / No / Not sure. Please provide supporting statement.]	Yes, this seems fair

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24	<p>24(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present? [Yes / No / Not sure. Please provide supporting statement.]</p> <p>24(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities? [Yes / No / Not sure. Please provide supporting statement.]</p> <p>24(c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk? [Yes / No / Not sure. Please provide supporting statement.]</p> <p>24(d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>(a) Yes, but to meet at least the present requirement.</p> <p>(b) Not sure.</p> <p>(c) Not sure.</p> <p>(d) Not sure.</p>
25	<p>Should local authorities have fewer restrictions over how they spend the Infrastructure Levy? [Yes / No / Not sure. Please provide supporting statement.]</p> <p>25(a). If yes, should an affordable housing 'ring-fence' be developed? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>(a) Yes - to give local authorities more discretion; possibly with consultation between local authorities and parish or town councils</p> <p>(b) Yes - but in a measured approach, and without putting at risk the required affordable housing.</p> <p>At the present time, local needs are not being entirely met. There is scope for more money being spent on infrastructure as well as affordable housing.</p>
26	<p>Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?</p>	<p>Proposals must benefit and be suitable for all people.</p>