

URGENT : PLANNING FOR THE FUTURE - GOVERNMENT CONSULTATION ON CHANGES TO THE PLANNING SYSTEM

Inbox



Sarah Mason

Wed, Oct 14, 5:05
PM (3 days ago)

to CornwallALC, Nic, Robert, Tim

Information Classification: CONTROLLED

The Government's consultation on the future of the planning system closes on October 29th, 2020. At a meeting of the Cornwall Planning Partnership this afternoon, members received a briefing on the issues identified within the consultation and in particular the significant impact that the short term changes would have on Cornwall's communities and landscape (slides attached).

The changes outlined in the long term review of the planning system will need significant changes to the law, and so the consultation also includes measures for interim changes to existing legislation. These short term interim measures would place significant restrictions on the planning system within Cornwall. The Partnership believes that it is now essential to highlight these to all of Cornwall's MPs giving local examples of how these changes would affect your communities and landscape.

Through CALC the partnership members are asking you to write to all of Cornwall's MPs to giving practical examples of the impact that these proposals would have on your area. The short term measures include

1. changes to the standard method for assessing local housing need (to apply from November 2021) – how would these changes affect your area especially if, under the NDP process you have identified a housing need for the parish.
2. temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing in urban areas from 10 to 40 or 50 dwellings – can you give practical examples of what this increase might mean
3. securing First Homes as part of affordable housing requirements through developer contributions in the short term until the transition to a new system
4. extending the current Permission in Principle to major development

The Partnership is also concerned that the short term proposals do not address key local issues of affordability, the quality and character of local developments and the role of Neighbourhood Plan; it was also concerned that it did not address the issue of land banking where permissions have been given.

I do hope that you will support the Planning Partnership in its attempts to demonstrate the detrimental impact that these proposals on the landscape and character of Cornwall.

MP email addresses are

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Kind regards,

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