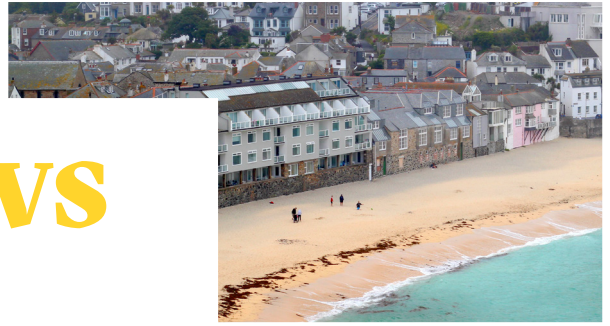


South West planning news

FEBRUARY 2017



Headline news

South West leading the way in the Government's housing delivery initiatives

Two of the recent, major announcements directed towards increasing housing supply are particularly important for the South West.

Of the 14 garden villages announced, two are located in the region – Culm in Devon, and West Carclaze in Cornwall – whilst a new garden town is to be developed in the Taunton area.

The success of the Taunton garden town will be measured against a range of indicators relating to the environmental and physical quality of the new development, integration within the wider urban context, and the type and mix of the new dwellings.

This measure will also be used to determine the success of the starter home initiative, which is specifically focused on helping first-time buyers onto the housing ladder, by providing new homes for people aged between 23 and 40 at a discount of at least 20% below market value. The first wave of 30 local authority partnerships which will have access to a £1.2 billion fund to deliver starter homes on brownfield land includes: Bristol; Gloucester; North Somerset; Plymouth; South Somerset; and West Somerset – all have been identified as frontrunners.

It is intended that the delivery of starter homes in these authorities will commence this year and will be accelerated over the next few years, in order to help meet the Government objective of providing 200,000 starter homes by 2020.

LICHFIELDS

National news

DCLG letter updates peers on implementation of Housing and Planning Act 2016

CLG Parliamentary Under Secretary of State Lord Bourne of Aberystwyth has sent a letter to peers updating them on the implementation of provisions included in the Housing and Planning Act 2016.

The letter provides gives indicative timings for the implementation of provisions in the Act - in particular:

- 'Permission in Principle' - expected to come into force this spring (two Statutory Instruments);
- Brownfield registers - expected to come into force in the spring;
- Starter homes - expected to come into force this summer (two Statutory Instruments);
- Financial information in planning reports – expected to come into force in the summer;
- Resolution of disputes over planning obligations, and planning obligations and affordable housing, remain 'under review as Government considers the community infrastructure levy (CIL) review'; and
- The processing of planning applications by alternative providers - to be consulted on by Government (including draft regulations) in late 2017.

Consultation on new South Gloucestershire Local Plan

South Gloucestershire Council is consulting on the new South Gloucestershire Local Plan 2018-36:Prospectus. This is the start of the process of preparing the new Local Plan; the timescales proposed see the new Local Plan being submitted for examination late in 2018. The intention is for the new Local Plan on adoption to replace the Core Strategy 2006-2027 and the Policies, Sites and Places Plan. The Prospectus sets out the proposed scope ►►

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QUOTE OF THE MONTH



This Government is committed to building starter homes to help young first time buyers get on the housing ladder.

Housing Minister Gavin Barwell, speaking about the new homes for first-time buyers on brownfield sites that are being 'spearheaded' in 2017, for early delivery by 30 local authority partnerships.

THE LICHFIELDS PERSPECTIVE

The announcement of those authorities that have been given front runner status and funding is very significant in the implementation of the starter homes policy - designed both to increase housing delivery and help those seeking to join the housing ladder. The issues now are whether enough starter homes can be delivered to make a tangible difference and whether first time buyers will be able to afford them.

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and programme for preparing the new Local Plan; it also includes the Council's strategic priorities for the area, and how it will deliver new development in line with the vision and aspirations of local communities.

The consultation ends on 23 February.

Draft Gloucester City Plan

Gloucester City Council is consulting on the Draft Gloucester City Plan until 27 February.

The document sets out the draft vision and key principles for development, planning policies that reflect and address the local issues and opportunities in the City, and proposed site allocations. Alongside the consultation, the Council is also undertaking a 'call for sites', inviting the community, landowners and developers to submit potential development sites for allocation. ■