

Welcome to the Planning Bulletin prepared by **Tetlow King Planning**. This Bulletin provides an update of recent publications across the housebuilding and planning sectors from a wide range of public, private and quasi-governmental organisations.

Government Unveils Levelling Up Plan

The Secretary of State for Levelling Up has launched the government's Levelling Up White Paper, outlining a plan to transform the UK through spreading opportunity and prosperity to all regions

The Levelling Up White Paper sets out the Government's priorities for change to ensure that everyone has equal economic and social opportunities through Britain. As Mr Gove announced, Levelling Up is core to the Government's mission and the planning system has a key role to play. The key planning changes highlighted in the White Paper include:

- The simplification of local plans ensuring they are transparent and easier to engage with
- The consideration of new models for a new infrastructure levy
- Several policies and powers to enable planning to better support town centre regeneration
- Improving democracy and engagement in planning decisions
- Supporting environmental protection through planning

It is outlined within the first part of the Levelling Up report that different areas of the UK are often vastly unequal, by metrics such as productivity, pay and health. Significant inequalities can be seen through men and women in certain areas expecting 12 fewer healthy years of life on average than those in the best-performing. It is also highlighted that the UK's "second tier"

cities tend to underperform by international standards, with London continuing to dominate nationally.

The Levelling Up Paper will see twelve bold national levelling up missions given status in law and will shift the government focus and resources to Britain's forgotten communities. Furthermore, it sees the biggest shift of power from Whitehall to local leaders in modern times. Under the new measures, every part of England will be able to adopt 'London style' powers and mayor if they wish to.

The government plan proposes radical new policies announced across the board. Domestic public investment in Research & Development is also set to increase by at least 40% across the North, Midlands, South West, Scotland, Wales, and Northern Ireland. Further additions will see the government "develop plans" for "further greening the green belt in England," and see "improved green belts around towns and cities".

The Chief Planning Officer's February Newsletter has indicated further changes to the planning system will be published in the Spring.

Read more on the Paper [HERE](#)

Chief Planning Officer's newsletter [HERE](#)



New Housing Minister Named in Cabinet Reshuffle

Stuart Andrew has been appointed to the role of housing minister as the prime minister reshuffles his cabinet

Serving as MP for the Pudsey constituency of West Yorkshire since 2010, Mr Andrew replaces Christopher Pincher in the housing minister position. Mr Andrew has previously held parliamentary roles in the Ministry of Defence and Wales Office, whilst leading the fundraising team at Martin House Hospice prior to being elected to parliament.

Pincher became housing minister almost exactly two years ago and he was the 19th holder of that post in 21 years. His predecessor, Esther McVey, held the post for just seven months.

Pincher's departure comes just as the long awaited Renters Reform White Paper nears completion.

Mr Andrew has a long history of dealing with housing concerns. He has previously campaigned against homes being built on the Yorkshire Green Belt, and he was one of the 72 MPs who voted down a Labour amendment to ensure private landlords made their homes fit for human habitation.

Read more on the story [HERE](#)



Authorities at risk of special measures

The special measures programme allows for planning decisions to be dealt with by the Planning Inspectorate if local authority decision making falls below the specified time scales of 60% of major applications within a statutory deadline of 13 weeks or 70% of non-major application within 8 weeks. Uttlesford District Council has been named as the first council since 2015 to be placed under special measures. The decision has been made due to the councils performance and quality of decision making.

A total of 13 authorities have been identified as being in the 'danger zone.' This is a small decrease in the number of authorities in the zone since the previous data release in September 2021, moving down from 16 authorities. The DLUC state the decision is yet to be made for the designation of authorities under the decision making speed threshold.

The top 5 councils with the lowest percentage of planning decisions made within 13 weeks (District Matters – October

2019 to September 2021) include London Legacy Development Corporation, Epsom and Ewell, Ribble Valley, Wolverhampton and New Forest. However, London Legacy Development Corporation can be excluded from the designation as it is a development corporation.

Read more on the story [HERE](#)

New Homes Bonus Payments to Councils Fall By 10 Per Cent In 2022/23

According to the latest government figures, the total amount due to be paid to English councils under the government's New Homes Bonus scheme in 2022/23 has fallen by £66 million (10 per cent)

Introduced in 2011 to offer an incentive to local authorities to increase housing supply, the New Homes Bonus rewards authorities for adding net additional homes to their council tax bases. However, February figures indicate that a total of £556,003,460 is to be paid to councils in 2022/23, which is over £66 million than 2021/22's total of £622,125,942. Furthermore, the bonuses paid out in 2021/22 fell from £907.2 million the year before, meaning the amount English councils are set to receive in this year's bonus is nearly 40 per cent lower than the total amount allocated just two years ago.

The Future of the New Homes Bonus consultation document was published in 2021 and set out a number of options being considered to further incentive councils to strive for increased housing delivery. These proposals included an up-to-date

local plan condition, and the possibility of lifting the annual housing growth baseline of 0.4 per cent above which the councils are paid the bonus. Despite the possible changing of baseline thresholds for the scheme, there have been no changes to the calculation process this year.

The Department for Levelling Up, Housing and Communities (DLUHC) provided a statement on the matter, highlighting that the new figures mean that the total amount awarded under the New Homes Bonus scheme has now surpasses £10 billion. They added that the funding has resulted in an additional 2.3 million new homes being built, of which 560,000 are affordable.

Read more on the story [HERE](#)



In the News



Cladding

new laws to protect leaseholders from cladding costs

[CLICK HERE](#)



Home Building Fund

loans for SME housebuilders and infrastructure finance

[CLICK HERE](#)



Neighbourhood Planning

SEA screening should take place throughout plan making process

[CLICK HERE](#)



House Prices

UK housing market records strongest January since 2005

[CLICK HERE](#)



Environment

Greenfield housing sites are car dependent

[CLICK HERE](#)

About Us

Tetlow King Planning is a leading town planning and development consultancy operating nationwide, with specialisms in housing, affordable housing, care, custom and self-build housing. We have been established for over 35 years and operate from our offices in Bristol and West Malling, Kent. Testimonials and news stories on development proposals are available to view on our website www.tetlow-king.co.uk. Follow us on our social media accounts at:



TKP Successes

Appeal success for Persimmon Homes in East Cambridgeshire aided by Affordable Housing and Self-Build and Custom Housebuilding Evidence

Tetlow King Planning (TKP) is pleased to have assisted in the appeal success for up to 175 dwellings on land to the North East of Broad Piece, Soham, in East Cambridgeshire, on behalf of Persimmon Homes East Midlands.

James Stacey, Senior Director, provided expert evidence on the need for affordable housing, and Andy Moger, Director, provided expert evidence in respect of demand for self-build and custom housebuilding serviced plots within East Cambridgeshire and Soham.

In allowing the appeal, Inspector Boniface found that the benefits – including affordable housing and custom/self-build housing – weighed significantly in favour of the proposals.

Iain Warner promoted to Senior Director

Iain was promoted to Senior Director in January 2022 in recognition of his efforts to expand the range of services offered from the West Malling office and to continue to promote the values of TKP to all its clients.

Iain joined TKP in February 2014 in the West Malling office, having previously worked in local government, a multi-disciplinary national firm and then with a sole practitioner. He joined with a strong background in specialist housing for older people and the aim to expand the client offering within the South East to complement the already well established sector within TKP. Since joining he has been successful securing a range of new exciting specialist housing schemes across the southeast both at local level and following planning inquiries, with several current instructions for strategic promotion of sites through local plans.

Bristol

E: jonathan.adams@tetlow-king.co.uk

E: rosie.dinnen@tetlow-king.co.uk

T: 01179 561916

West Malling, Kent

E: Iain.Warner@tetlow-king.co.uk

T: 01732 870988