

HAPPI Hour

How will planning reforms impact the delivery
of multi-generational communities?

A practitioner's perspective.

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How did we get here?



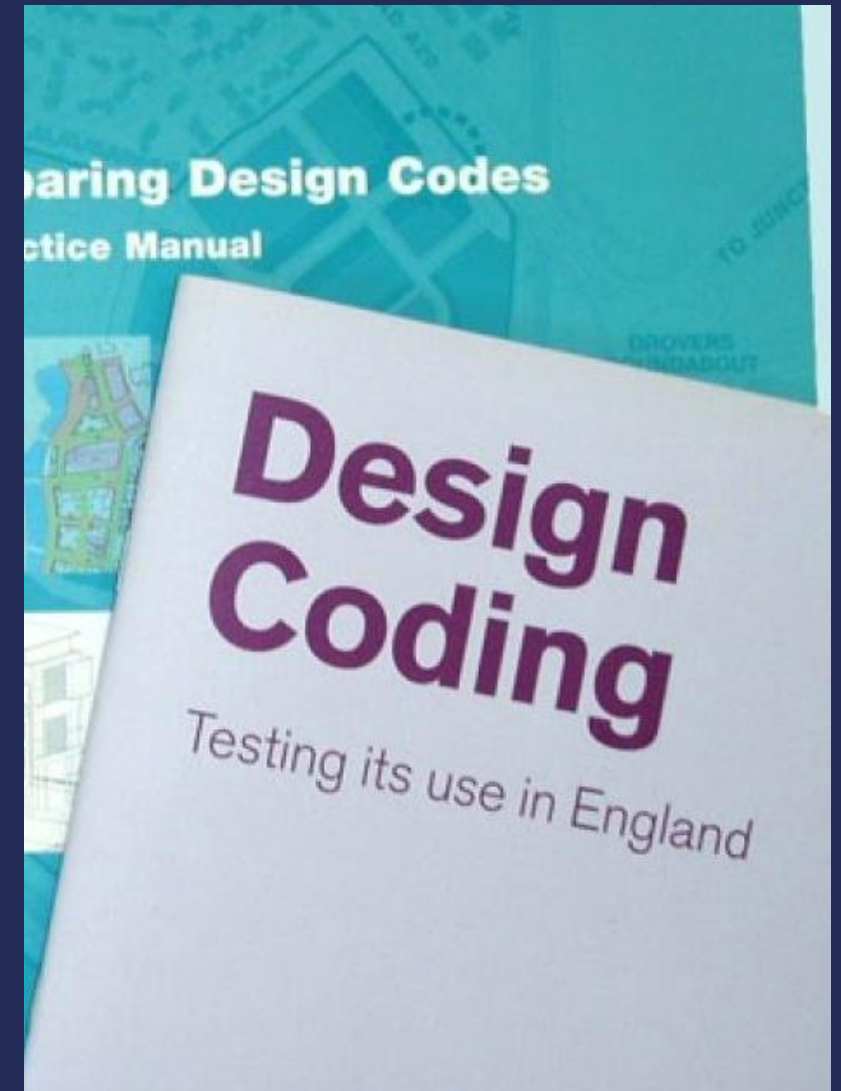
DO YOU WANT DEVELOPERS BUILDING ON YOUR GREEN SPACES WITHOUT YOUR SAY?

BORIS JOHNSON DOES.



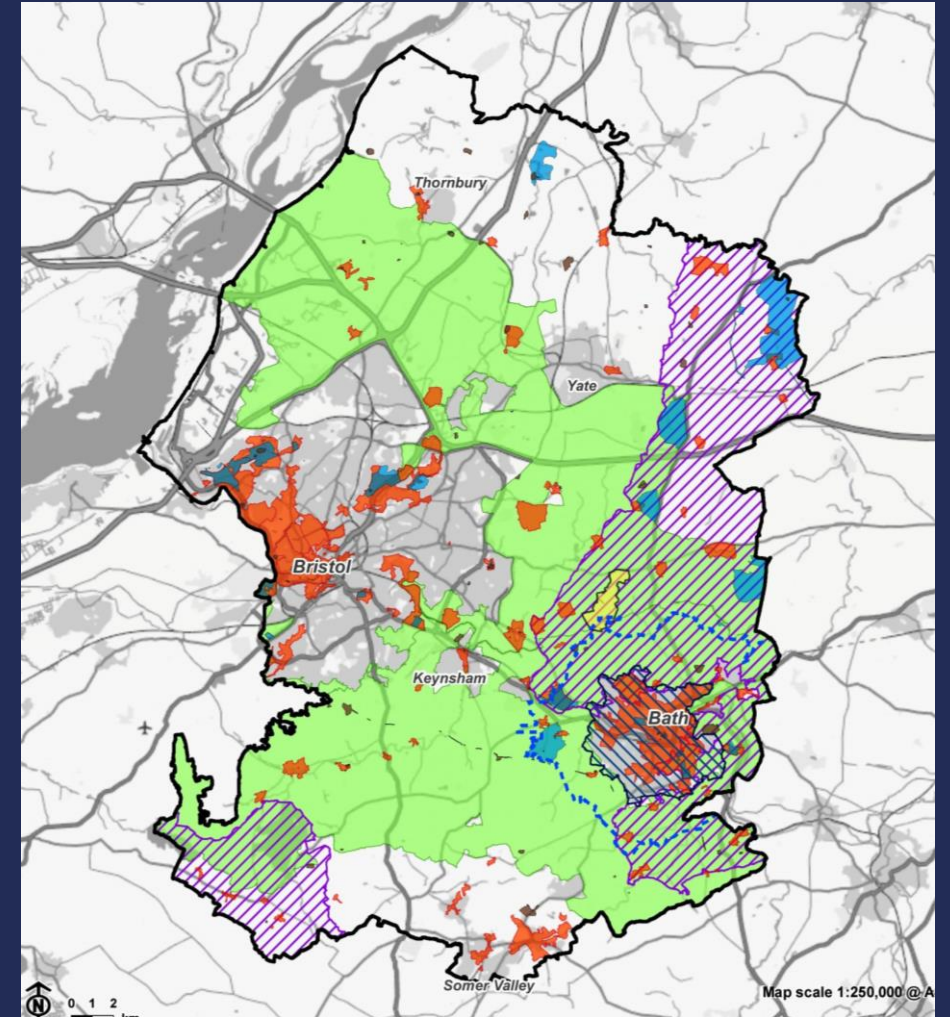
Focus – Design Codes

- Mandatory local authority-wide codes to come forward first.
- More local ones to site beneath this.
- Huge part of the beauty agenda.
- Influenced by the National Model Design Code.
- Significant focus on local input on design.
- Will this design codes reflect the higher density nature of third age living?



Focus – Local Plan Process

- Still aiming for 30 months to produce.
- Unclear approach on housing need.
- Could free up more time to think about mix of individual allocations or other forms of housing.



Focus – National Development Management Policies

- New national policies for all.
- Makes Local Plans more streamlined.
- Significant number of localised policies still required e.g. parking standards.
- Could we have a supportive national policy on multi-generational living?
- DLUCH has a lot of power to make it easier to deliver at a stroke.



Five Year Housing Land Supply

- Immunity from five year housing land supply appeals in the first five years of the Local Plan.
- This would not cover third age living developments.
- Expect that land promoters of unsuccessful sites will turn to third age living schemes.



What should we be doing as a sector?

- Engage with national consultation when it commences.
- Get involved with the production of Design Codes.
- Respond to local consultation on streamlined Local Plans.

