

BUILD BUILD BUILD?

STOP THE DEVELOPER'S CHARTER!

IMMINENT PLANNING REFORMS¹ WOULD MEAN BEFORE THE NEXT ELECTION:

- Housing numbers imposed by 'black-box' algorithm, hiking numbers in London and the rural south and midlands, leaving the north bereft.
- **Councils must approve 10 years-worth of housing sites before next election.**
- Fast-track approval of major developments by skipping checks and planning committee meetings.
- **Automatic approval of schemes meeting 'minimum standards'.**
- Flat rate development tax to go into a central pool instead locally spent.
- **Financial penalties for Councils who do not approve enough schemes or have refusals overturned at appeal.**
- Schemes up to 50 houses let off affordable housing.

Developers are sitting on a million unbuilt permissions, but professional and public interest bodies overwhelmingly think these changes will hand them even more power and permit worse development.

Town and Country Planning Association says

"[These proposals are] disruptive and threaten the core public interest objectives of the system. We also note that proposal would be implemented in the context of the continued expansion of permitted development, which undermines both local democracy and basic housing standards."

Royal Institution of British Architects President Alan Jones says

"While there's no doubt the planning system needs reform, these shameful proposals do almost nothing to guarantee the delivery of affordable, well-designed and sustainable homes."

Former senior planning inspector, David Vickery writing in *The Planner* magazine says

"I foresee legal challenges that this is a top-down command and control process with no community involvement... which will leave people feeling stitched up."

Organisations very worried by the reforms include: Royal Town Planning Institute, Town and Country Planning Association, Royal Institution of British Architects, Shelter, Ramblers, CPRE, Transport for New Homes, Transport Action Network, Labour Party, Liberal Democrats, Local Councils (see LGA response).

YOU DESERVE A VOICE!

**THESE CHANGES
WILL ONLY HAPPEN
IF MPs LET IT!**

**PLEASE WRITE TO
YOUR MP!**

**Find out where they stand
and check how they vote!**

COPY - CIRCULATE AND DISPLAY THIS NOTICE

1. The main reforms are set out in government White Papers 'Changes to the Current planning system' and 'Planning for the Future'.
This leaflet is produced by concerned citizens.

Copies can be downloaded from:

www.planningreform.org.uk