



HOUSE OF COMMONS
LONDON SW1A 0AA

Mark Lambert
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Our Ref: JO16727

7 September 2021

Dear Mark

Thank you for your letter of the 17th August informing me of the Motion carried by Carlisle City Council on the 20th July 2021.

For any planning system to work it must have general local consent so those living within an area of development can be represented, as well as a consistent and transparent framework so that investment and development can come to an area. This is what I want to see nationally, and certainly what I want to see in Carlisle. I am sure it is what the Council wants to see too.

I agree that the local plan process needs to be reformed and strengthened. Under changes proposed by the Government, neighbourhoods and communities will be given a stronger voice in the future of their areas, earlier on as local plans are made. Local housing plans should be developed and agreed in 30 months, rather than the seven years it often takes.

Importantly, I understand that the Government is proposing to maintain the neighbourhood planning system whilst at the same time looking to improve it by using modern and digital tools to allow local design preference. Indeed, I understand that there is the possibility of extending neighbourhood planning so that quite small areas like individual streets can set their own design guidelines for the kind of developments they want to see. This is the kind of planning framework that gives local communities confidence in new buildings whilst giving developers confidence that their projects will work.

Finally, I believe that the Planning Bill will require all new homes to be zero carbon ready, to deliver on our net carbon zero commitment, improve on environmental and energy standards, and avoid the need for retrofitting.

I will certainly be following the progress of the Planning Bill closely and I thank you for appraising me of the Council's opinion ahead of this.

Kind regards.

Yours sincerely



John Stevenson MP

