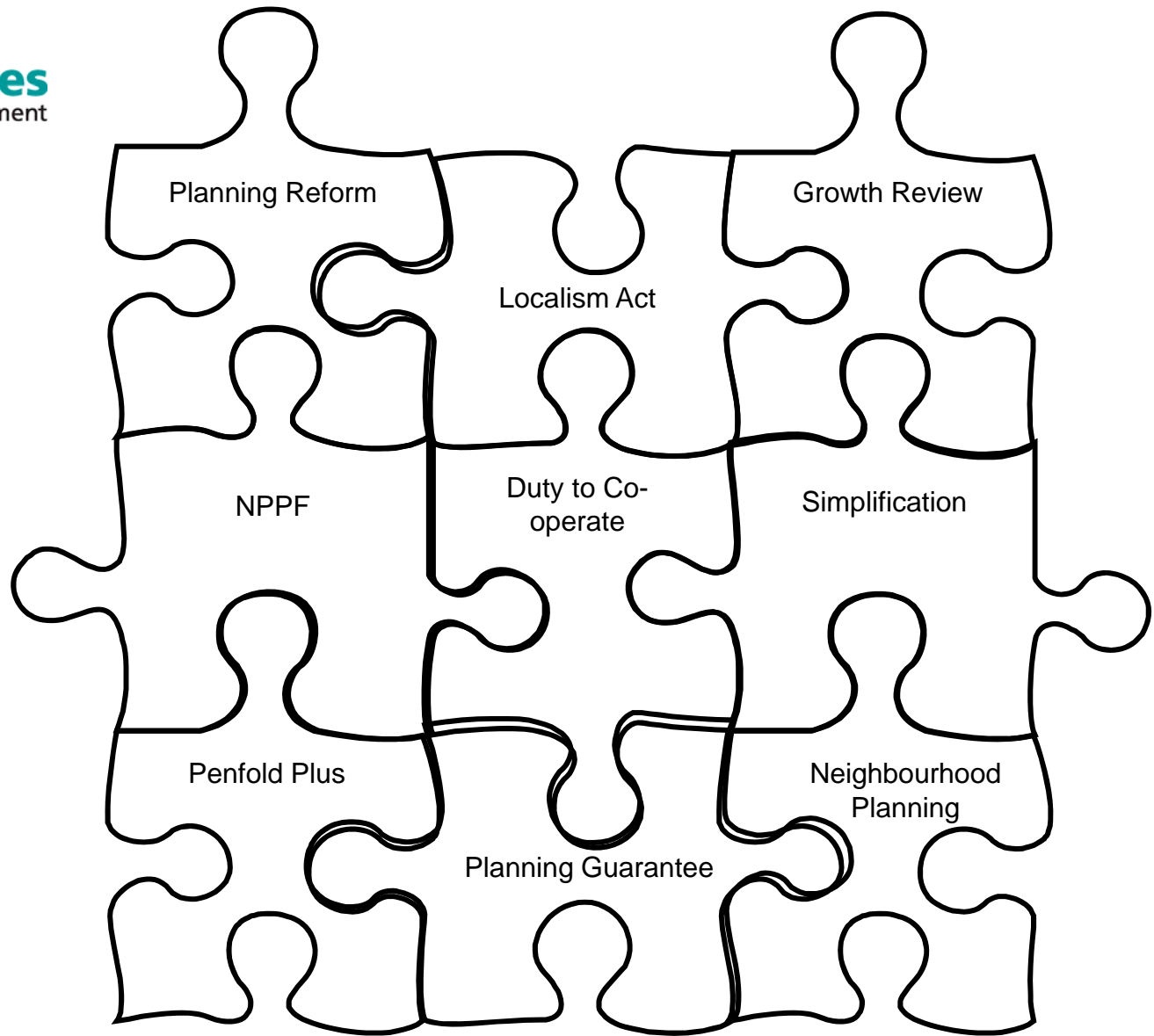
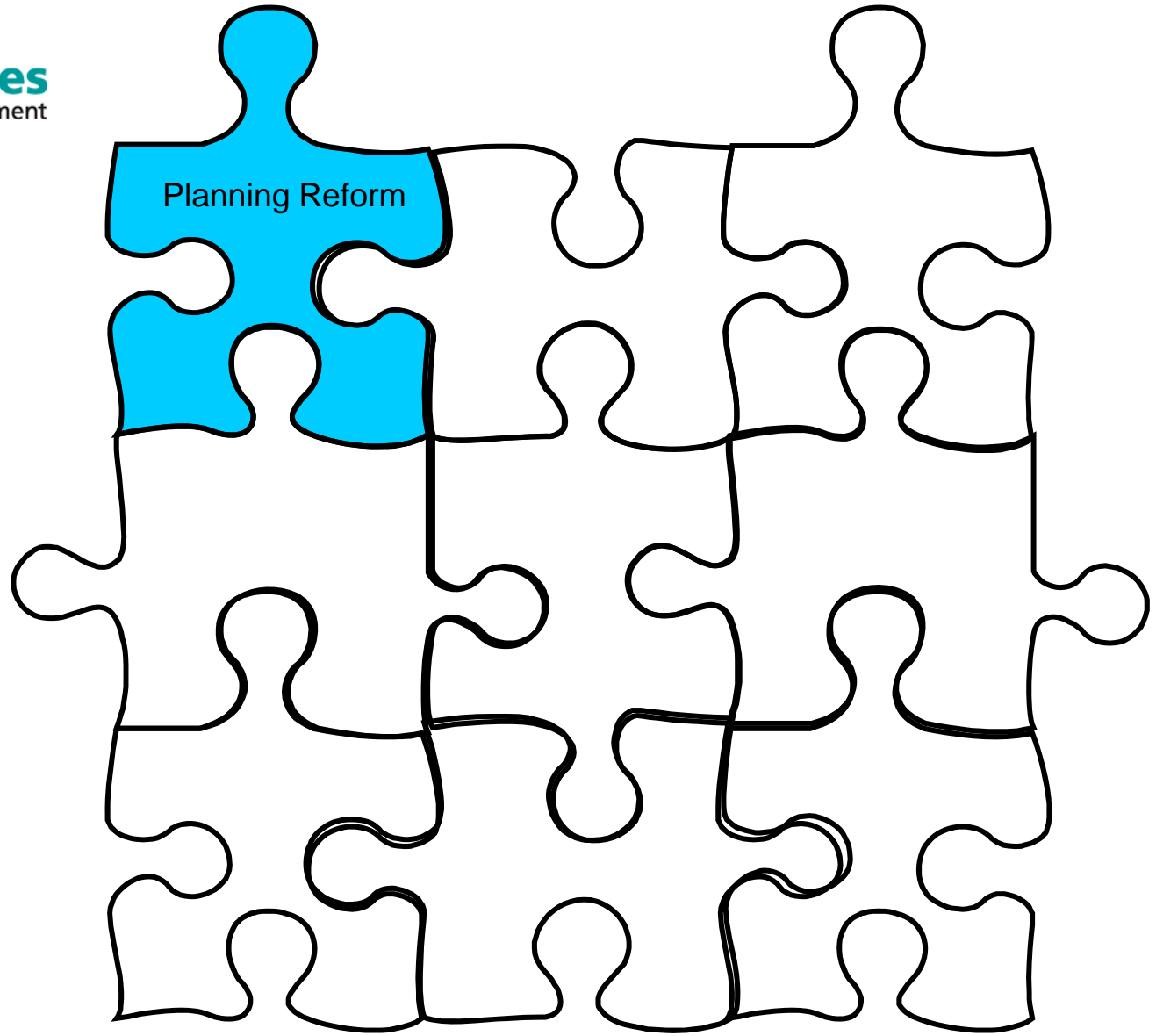


# Planning Reform in a Local Context

24 November 2011

**Steve Quartermain**  
**Chief Planner**  
**Communities & Local Government**





Reform to achieve...

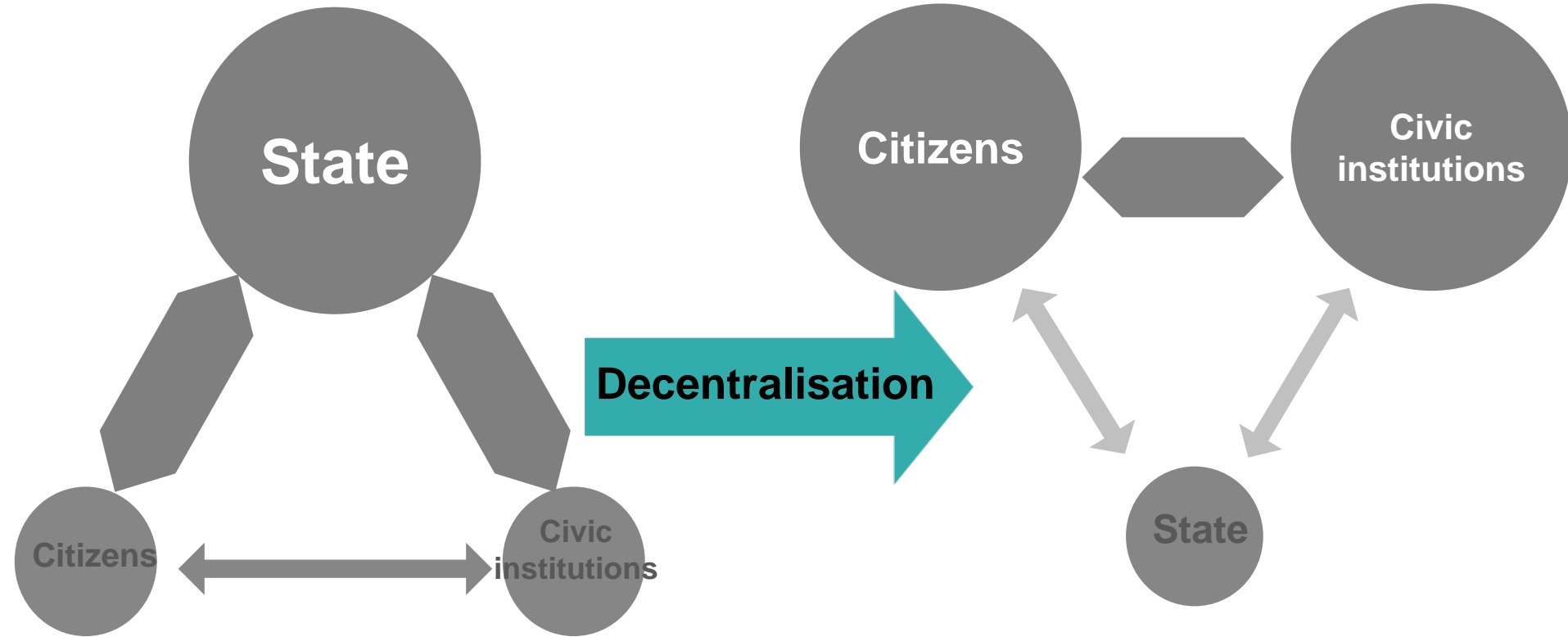
- Greater democratic and local control
- Rebalancing system in favour of sustainable development
- Delivering a simpler and more effective system

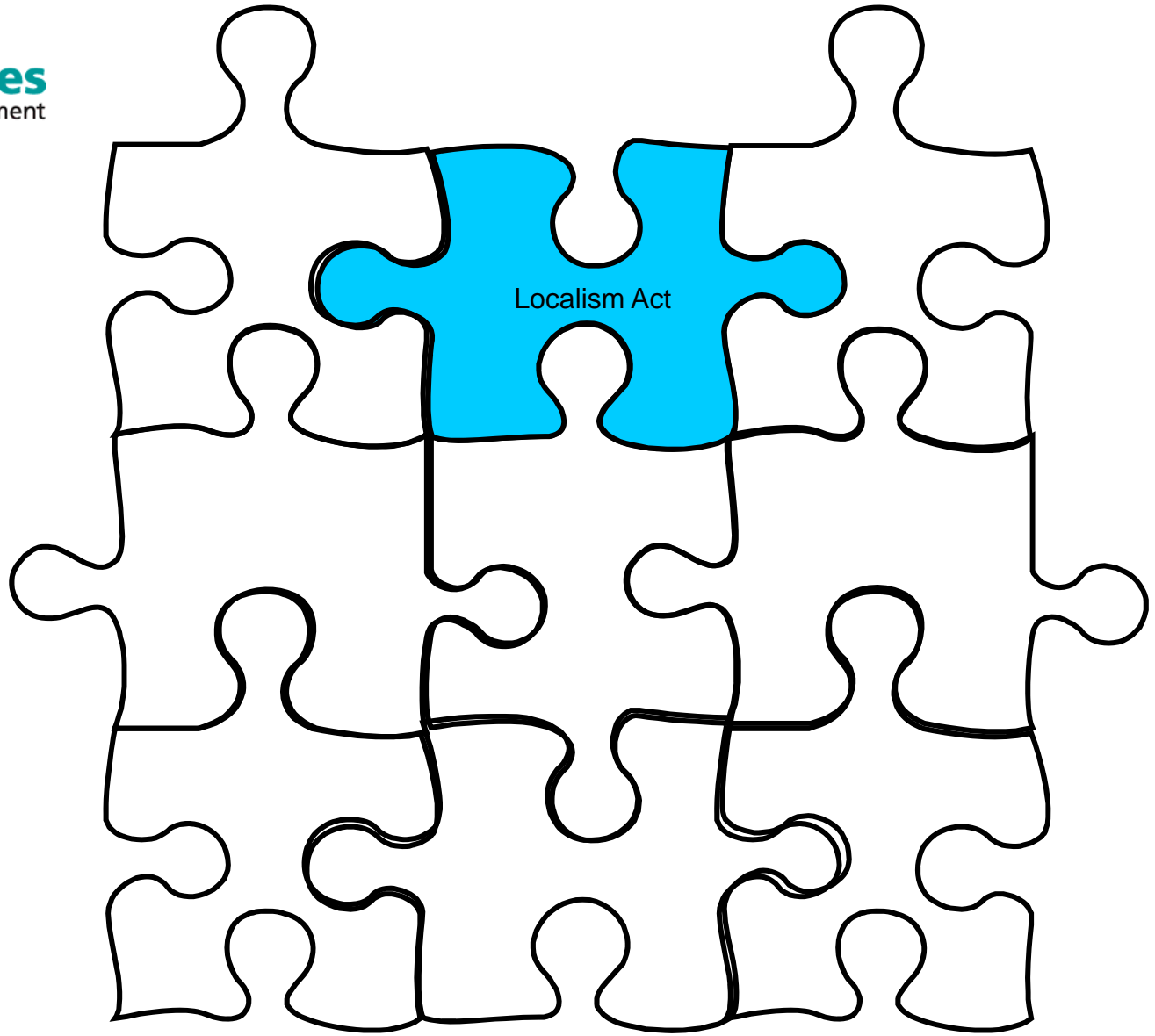
Delivering...

A plan-led system that empowers local people to shape their surroundings whilst encouraging the idea that development can positively benefit a community. A system that is positive, proactive, simple, less adversarial and free from bureaucratic barriers.

## From BIG GOVERNMENT

## To BIG SOCIETY

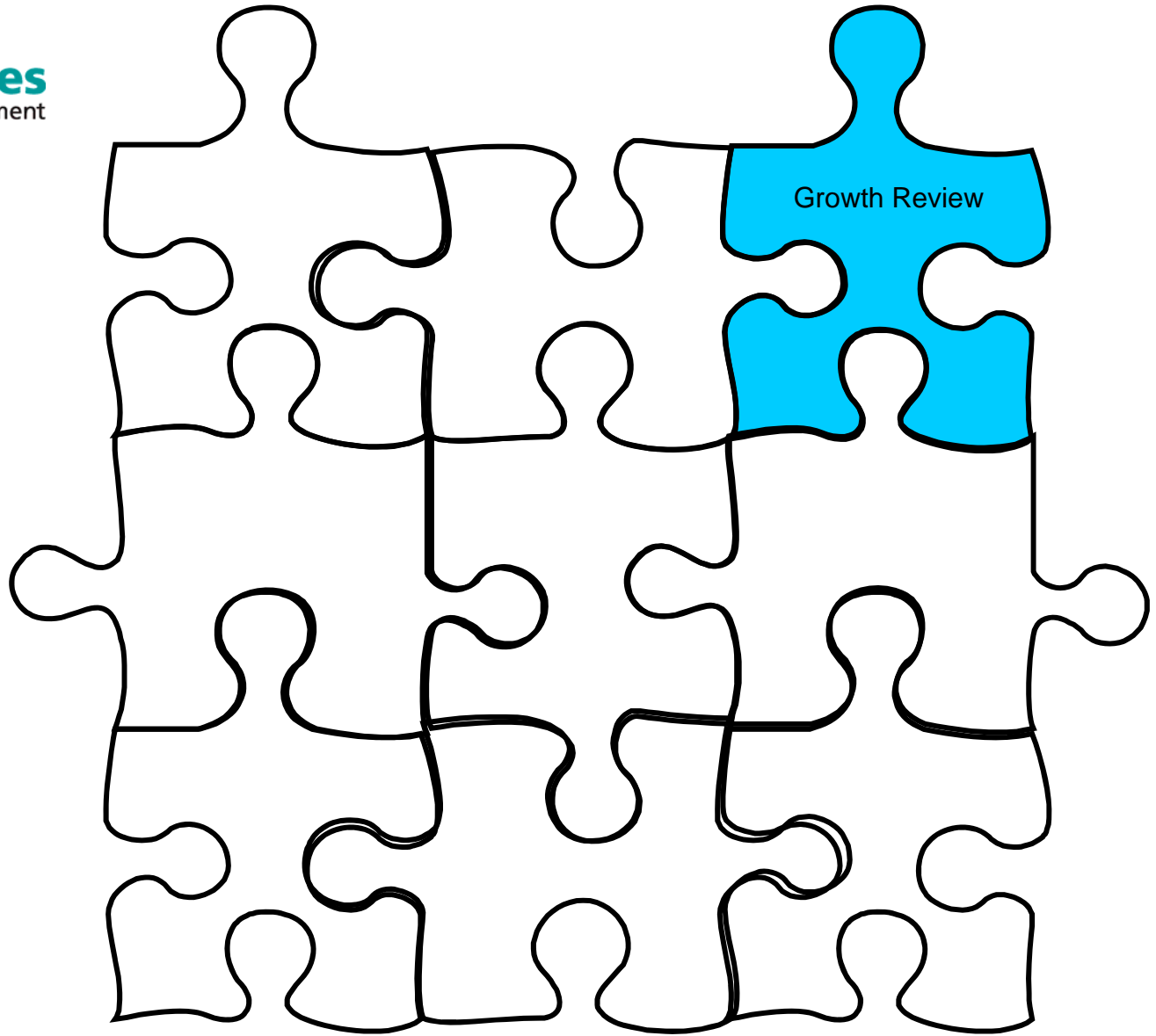




- Abolition of Regional Strategies
- Duty to co-operate
- CIL
- Pre-application discussions
- Enforcement
- Nationally Significant Infrastructure
- LDF
- Neighbourhood Plans

- Clarifies CIL can be spent on the ongoing costs of providing infrastructure;
- Allows regulations to require charging authorities to pass CIL to other persons or bodies to spend on dealing with impact of new development;
- Places limits on the binding nature of CIL examiners' reports; and
- London Mayoral Development Corporations can be charging authorities

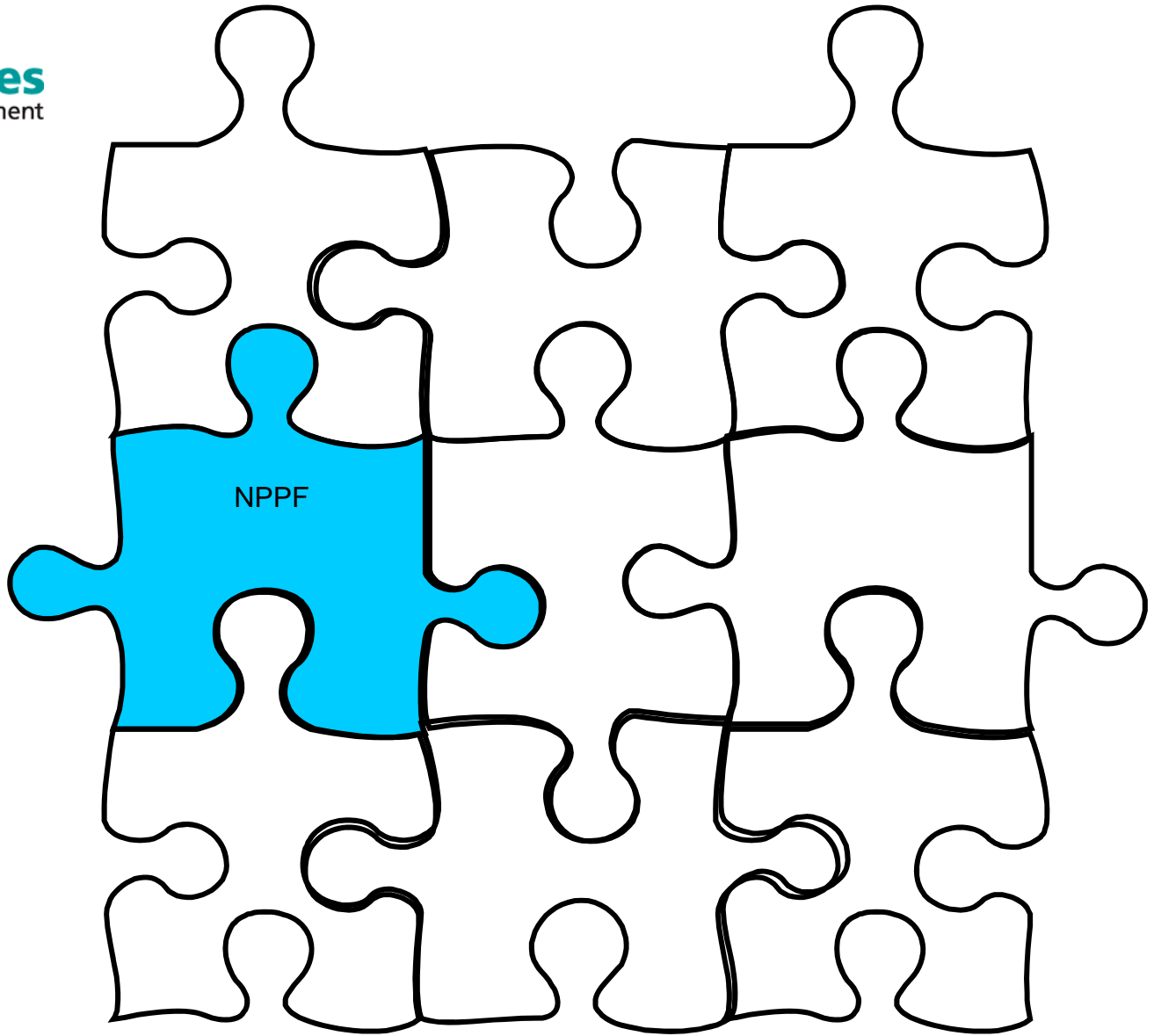




- Launched by BIS/HMT on 29 November.
- Rolling programme over the term of Parliament, with a first report in Budget 2011.
- Intended to be a “*fundamental assessment of what each part of Government is doing to provide the conditions for private sector success and address the barriers faced by industry*”
- DCLG contributing to a number of strands ... regulation, competition, construction and retail work streams and leading the planning work stream.
- Building on the strong pro-growth principles of the Bill and the NPPF.

## Key Budget Proposals for Planning

- Planning & Growth
- UCO - Changes & Review Consultation
- Streamlining & Planning Guarantee
- Land Auction Pilots
- Enterprise Zones



## **Driver for change**

Planning system has become:

- too complex and inaccessible;
- difficult to operate;
- difficult for communities to understand and engage

• **Coalition Agreement** commitment to prepare:

*“a simple and consolidated national planning framework covering all forms of development and setting out national economic, environmental and social priorities”.*

i) streamline national planning policy –  
making it more accessible

ii) promote sustainable development

iii) protect and enhance the natural and historic  
environment

- Draft Framework distils over 1,000 pages of National Planning Policy – to 52 pages
- Consultation between July and October.
- Over 14,000 responses
- Considering all of them to ensure final policy is right
- Recognise the need to streamline 6,000 pages of national planning guidance
- Some key issues:
  - Definition of Sustainable development
  - Presumption in favour of Sustainable Development (Michael needs to provide slides on these)

# Delivering sustainable development [paragraphs 9 to 12]

- Sustainable development means meeting the needs of the present without compromising the ability of future generations to meet their own needs  
[Brundtland Commission]
- For the planning system, sustainable development means:
  - Planning for prosperity (an economic role)
  - Planning for people (a social role)
  - Planning for places (an environmental role)
- Three components should be pursued in an integrated way, looking for solutions that deliver multiple goals

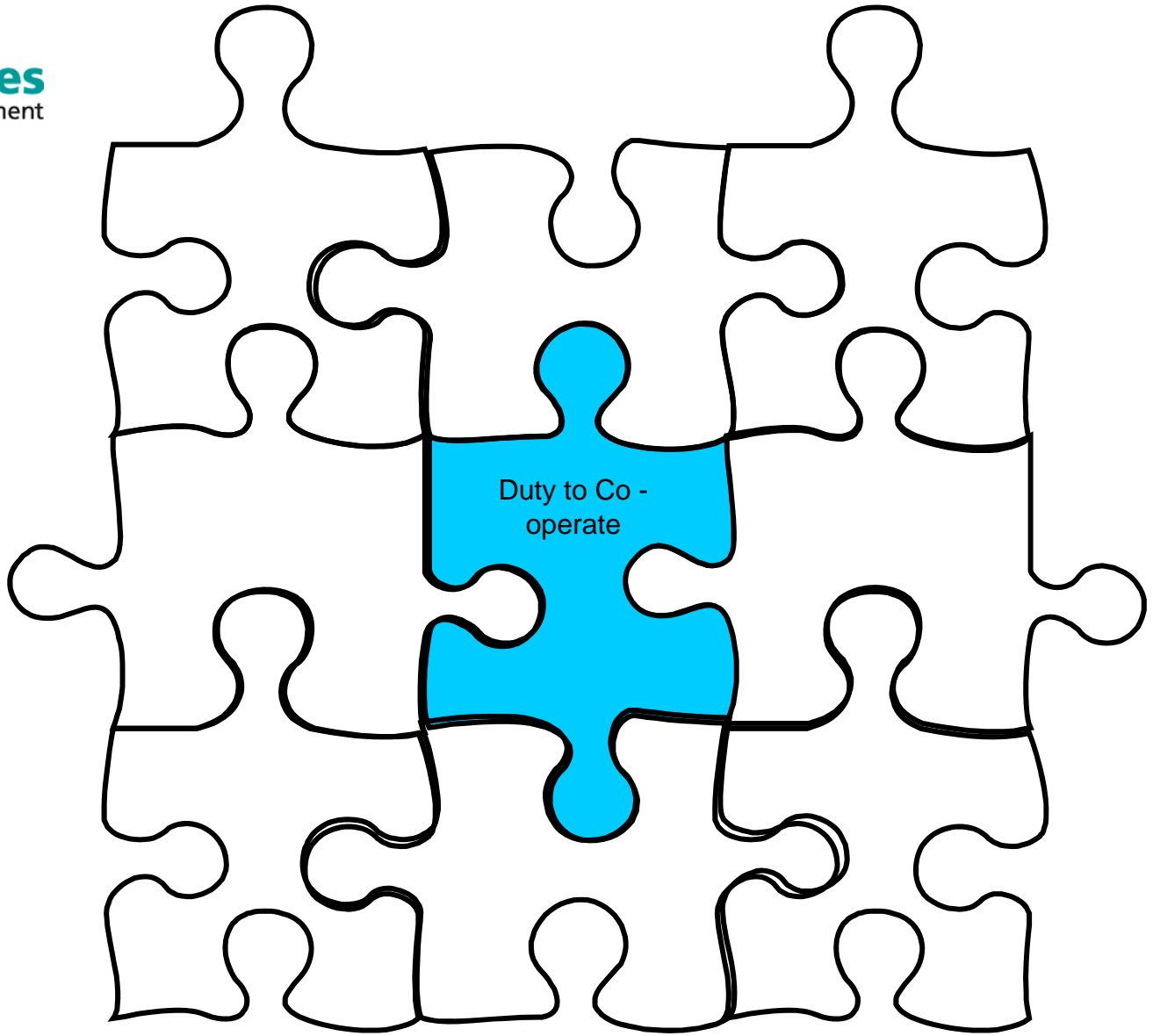


## Presumption in favour of sustainable development [paragraphs 13 to 18]

Local planning authorities should:

- prepare Local Plans on the basis that objectively assessed development needs should be met;
- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.

... unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.



There will always be some elements of planning, in particular the provision of various types of infrastructure that support development, that will require some, form of co-operation between adjoining local authorities.

(Open Source Planning, Feb 2010)

...when I say decisions should be taken at as local a level as possible that is not to say that everything should be at the level of planning committee of one local authority. Neighbouring authorities will have many issues on which they can and should collaborate, and they will have a duty to do so.

(Greg Clark, June 2010)

Government is committed to strategic, cross boundary planning

But it's strategic planning in the context of localism

No prescribed form - it is for local planning authorities and their partners to decide when and how to work together and what outcomes they are seeking

Rather than setting rules and structures Government will remove barriers and provide a range of tools to address strategic planning issues

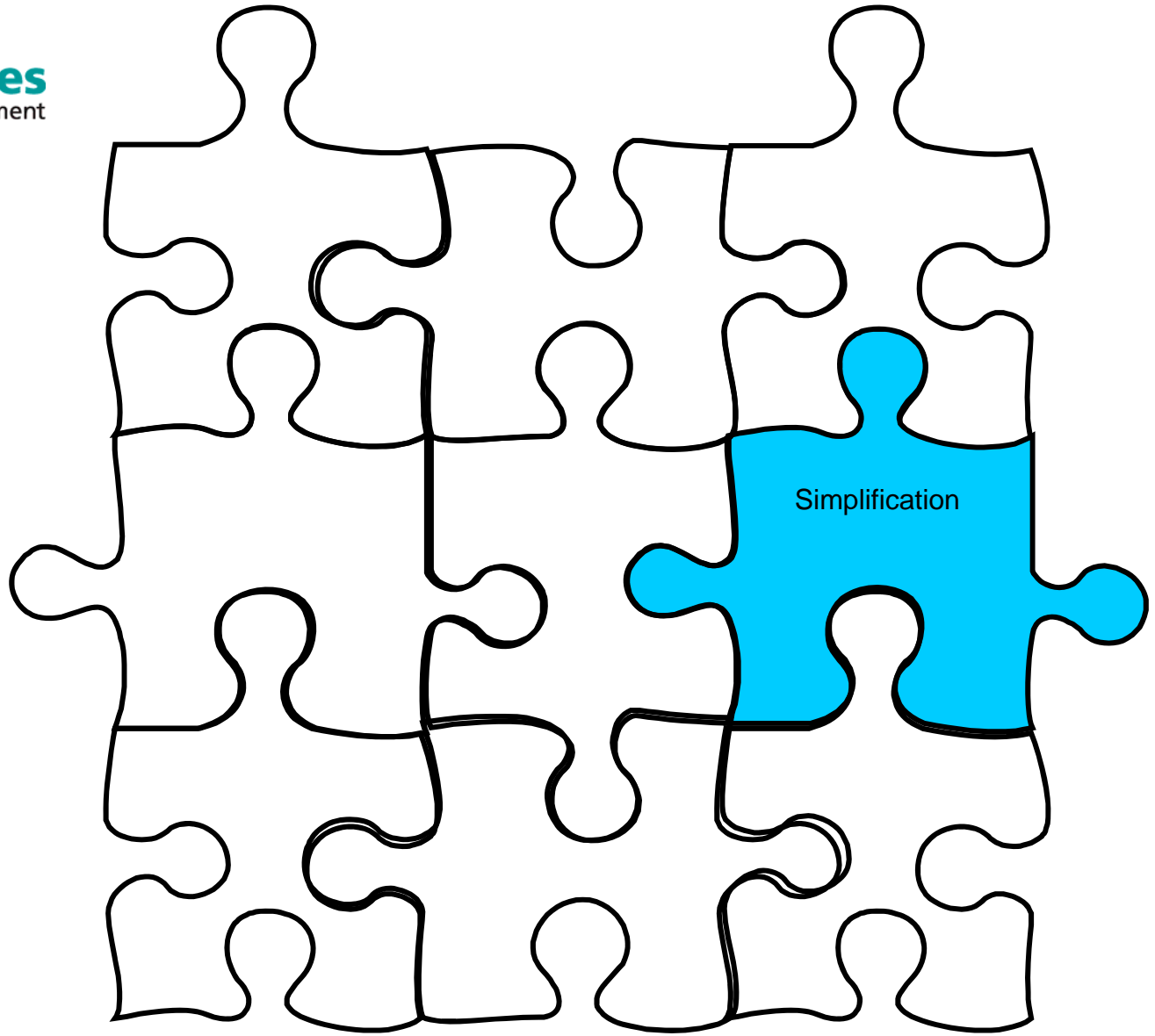
## Why have a Duty to Cooperate?

Local authorities can and do already work together to address issues of mutual interest

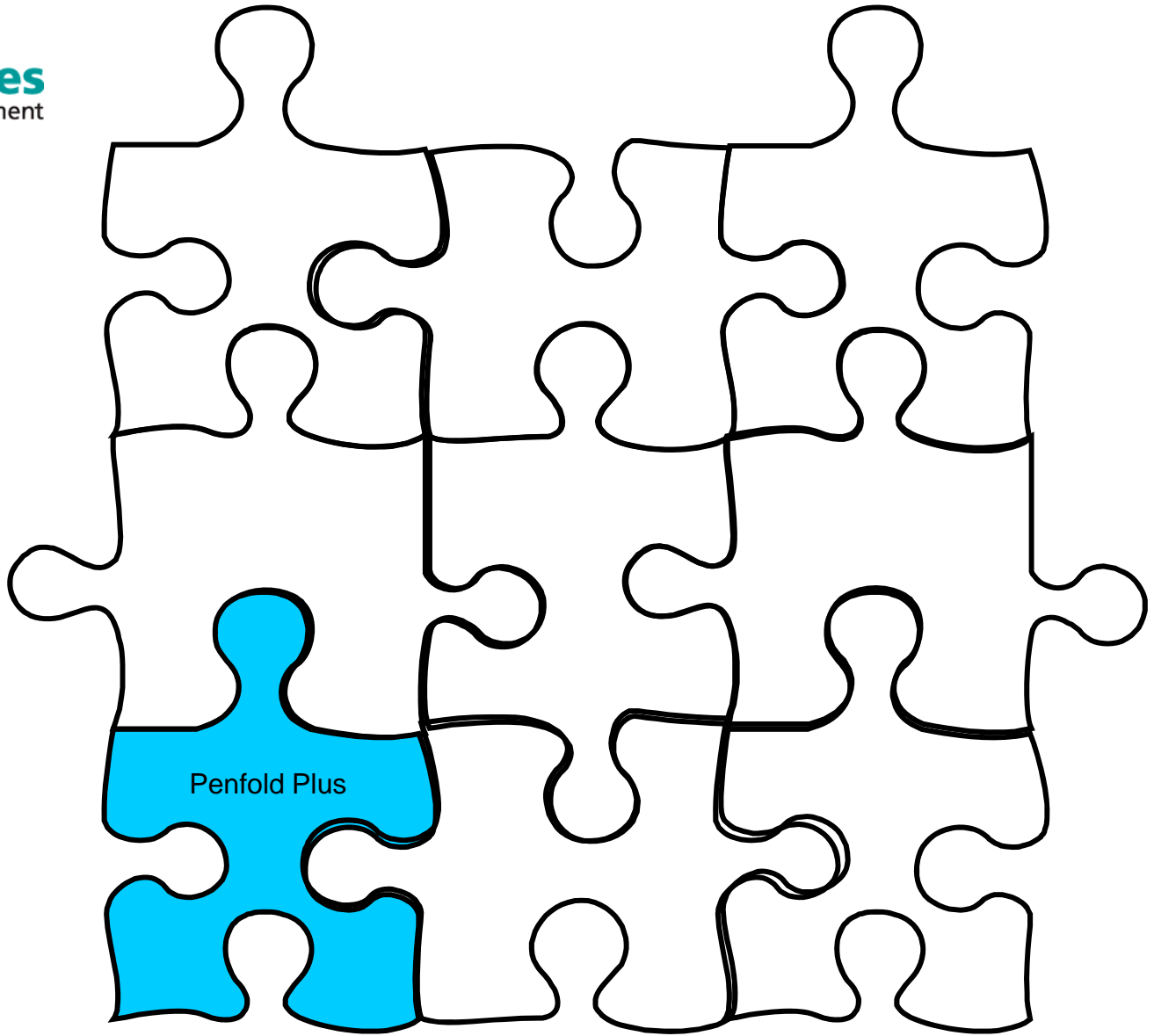
But many don't or say that it is difficult without prescription

Duty to Cooperate is intended to **promote a culture change and spirit of partnership** working on strategic cross boundary issues e.g. infrastructure, environment, economy

Working alongside incentives, such as the New Homes Bonus, the Duty will **act as a strong driver to change the behaviour** of local authorities

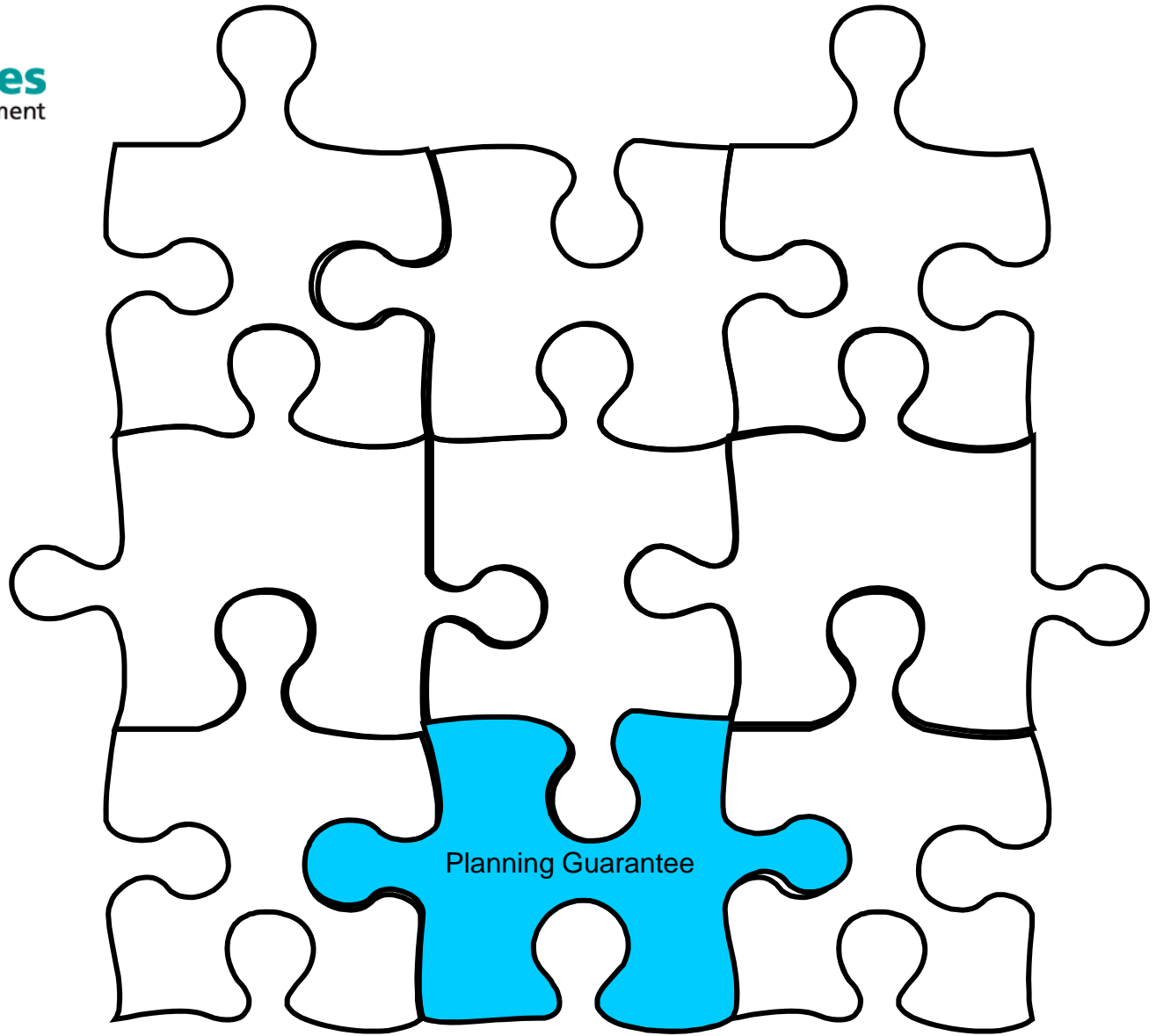


- Information Requirements
- Permitted Development
- Fees
- Conditions
- Consultations

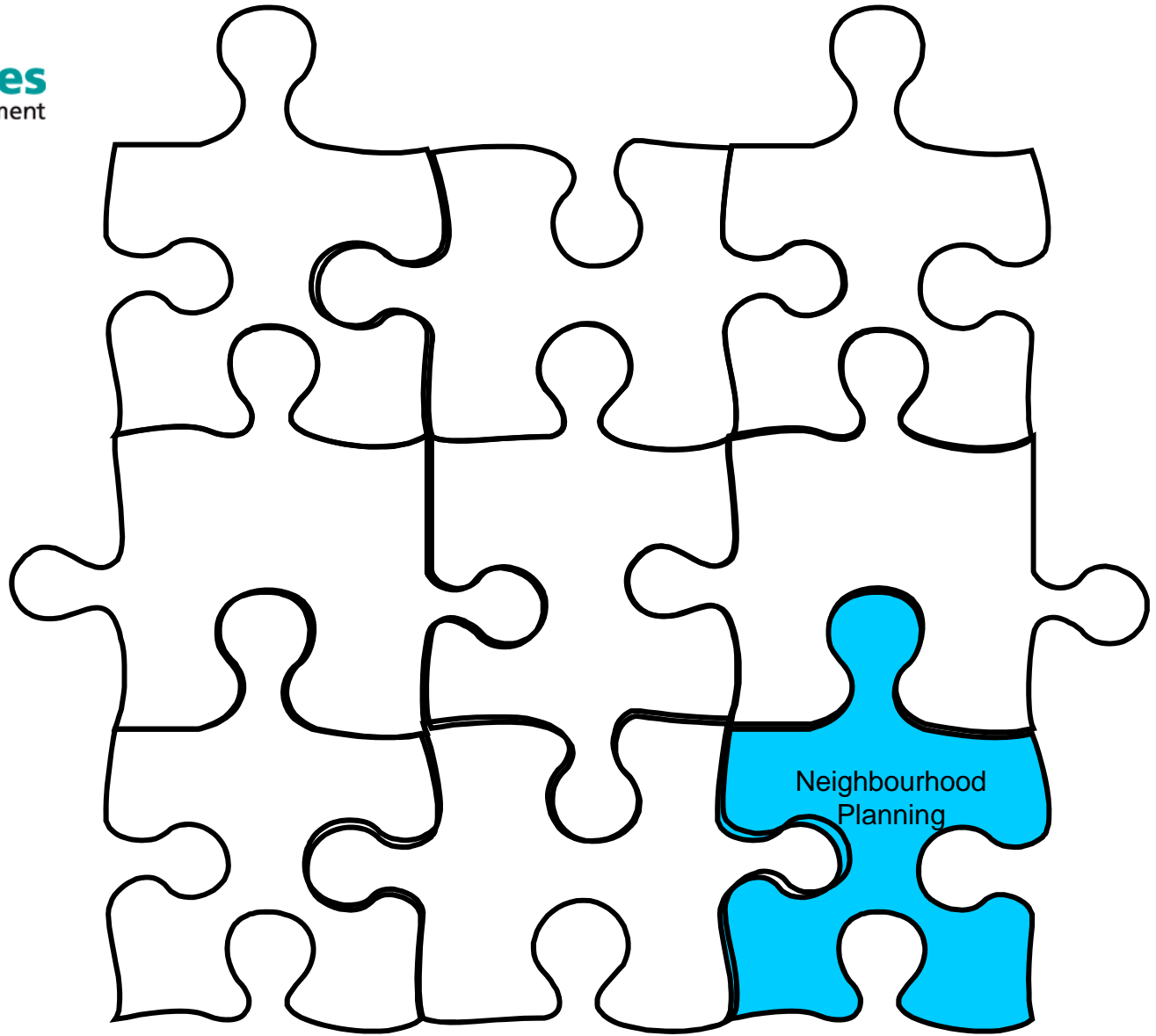




- Consent Regimes
- Planning Portal

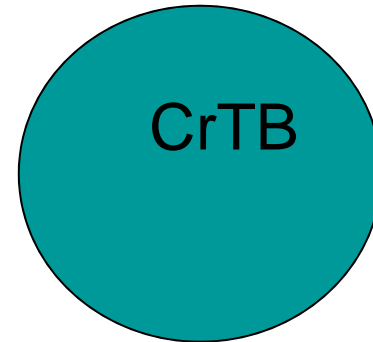
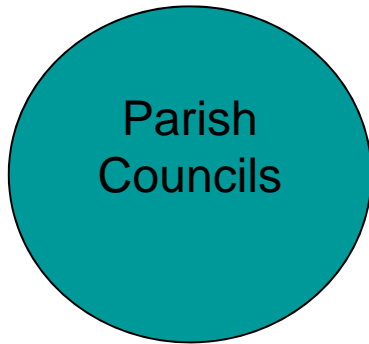


- Performance – Decision in 12 months
- LPA & PINS

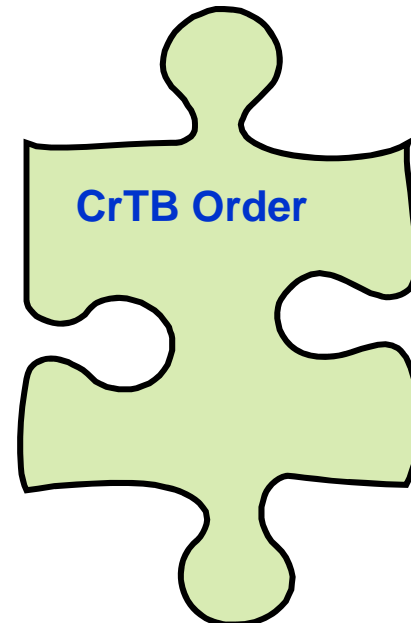
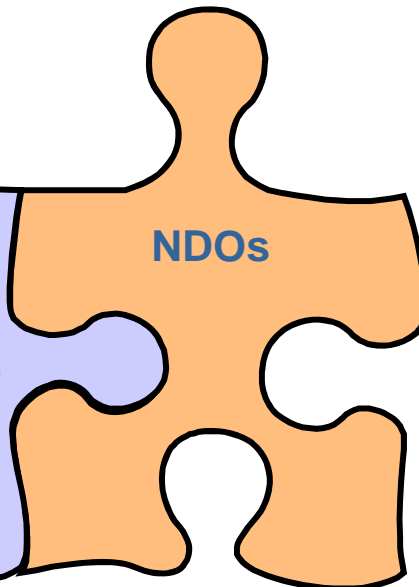
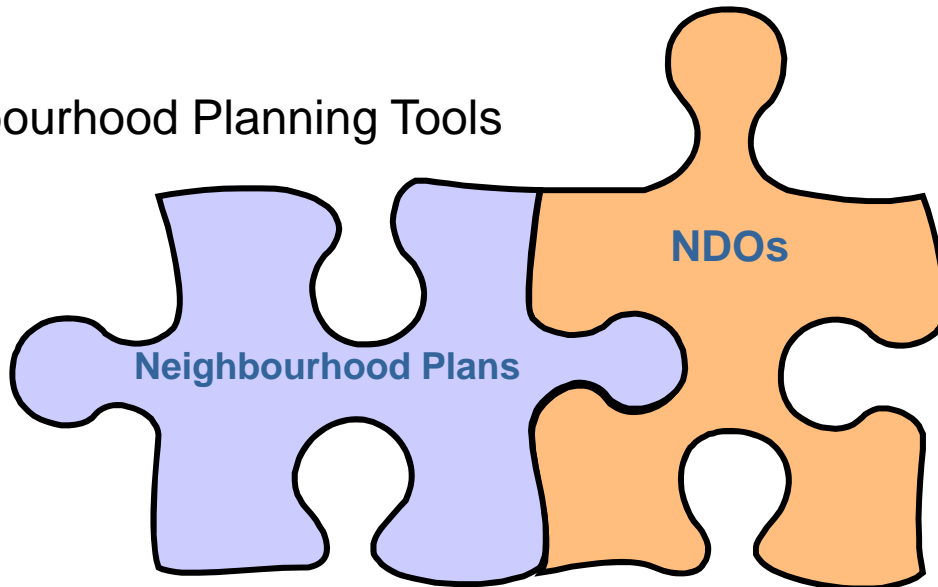


- Regulations out for consultation
- Mini – guide
- 126 Front Runners
- 117 Applicants Round 5
- Importance of ‘plans’

- Applicants



- Neighbourhood Planning Tools



## **Certainty - Basic Conditions for Neighbourhood Planning**

they must be appropriate having **regard to national policy**;

they must be in **general conformity with the strategic policies**  
in the development plan for the local area

they must be **compatible** with EU obligations

they must be **compatible** with human rights requirements

For neighbourhood development orders and community right to  
build orders:

they must have **regard to** the protection and enhancement of  
listed buildings and conservation areas.

A community applies for a neighbourhood area to be designated

If there is a parish or town council, they take the lead

If no parish or town council, a neighbourhood forum is designated

Work up details with the community and  
Consult **statutory consultees** as appropriate

The local authority can help here

Submit proposals to the local authority

LPA to advise on conformity with Local Plan and when/which statutory consultees to involve

The examiner is checking the basic conditions – a plan or order must:

- have an appropriate fit with local and national policy;
- have special regard for listed buildings and conservation areas;
- be compatible with EU and ECHR obligations

Independent Examination

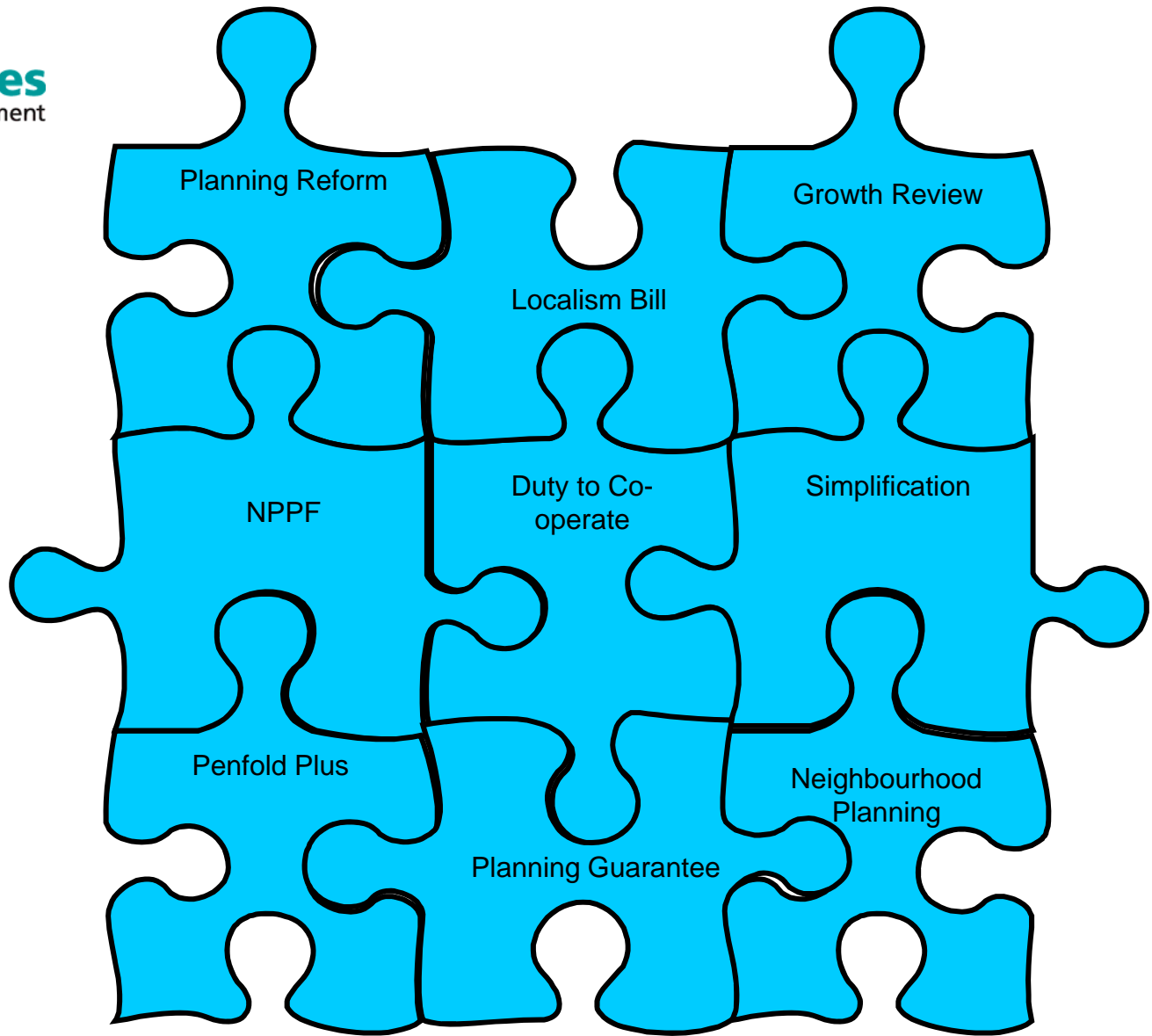
Local authority checks proposals

A simple majority is required here

Community referendum

Make a plan or order





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