

# **Housing the South East: Opportunities & challenges of the new planning system**

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# Out with the old, in with the new...

## Government objectives:

Long term sustainable growth  
& increased housing delivery

Streamlined & transparent  
system

Policy tailored to local needs  
and circumstances

Communities receive direct  
benefit from development



# The challenges & opportunities

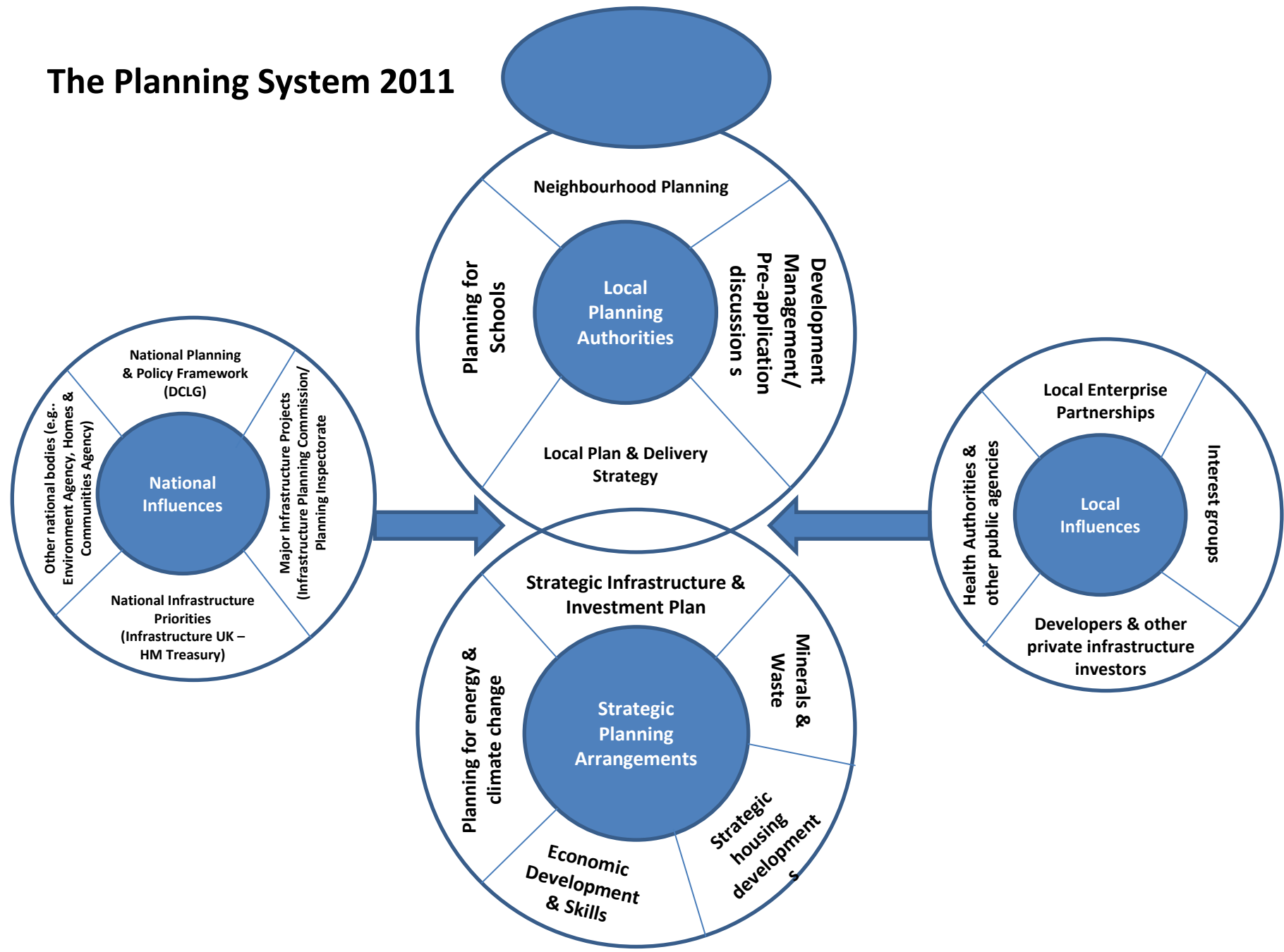
**Having the right tools: pressures on resources, skills, expertise and experience**

**Taking responsibility & demonstrating leadership: loss of 'blame culture'**

**Culture change: more freedom & flexibility, less control, more risk**

**Managing the transition: decision-making based on future needs, not immediate pressures**

# The Planning System 2011



# Neighbourhood Planning

**Neighbourhood plan areas to be defined by LPA**

**A 'constituted body' (e.g. Parish & Town Councils, Neighbourhood Forum) responsible for preparing NPs**

**NPs must be 'in general conformity' with strategic objectives of the local plan & national policy**

**Overall levels of growth (e.g. housing provision) can be increased but not reduced**

**NP forms part of the local plan following positive support through local referendum**

# Neighbourhood Planning: the challenges

**Process potentially complicated & expensive for local authorities & communities.**

**Need to be clear at the start:**

**what the 'offer' is in terms of support from LPA (and others)**

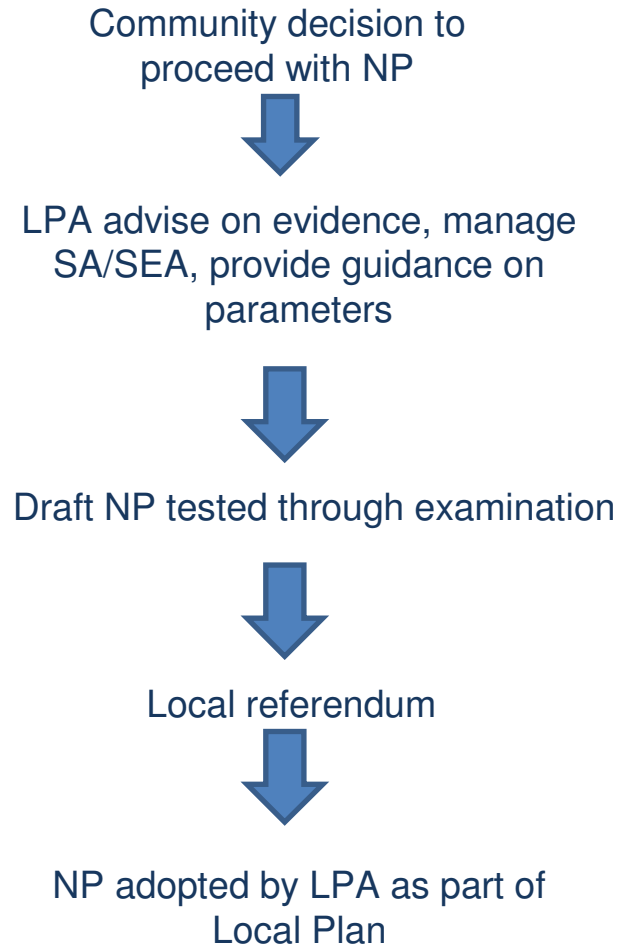
**what's up for grabs and what isn't.**

**what the community's ambition is for their neighbourhood, including priorities e.g. infrastructure**

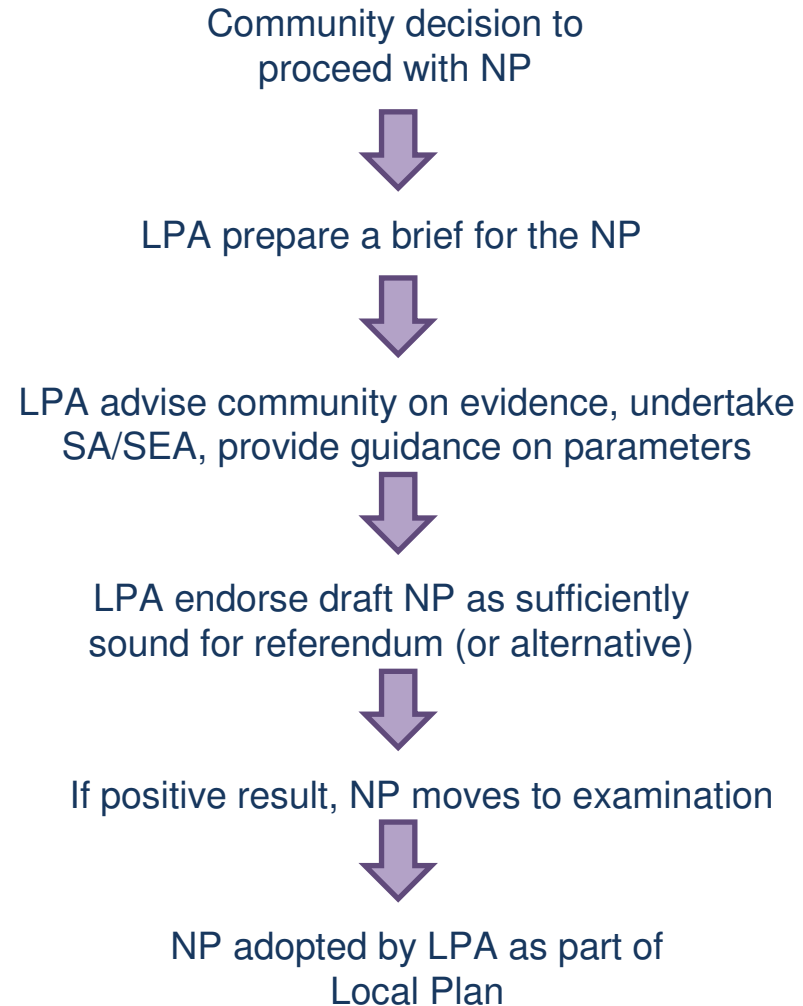
**Culture change – local authorities 'letting go', communities stepping up to the challenge.**

# Neighbourhood Planning

## Localism Bill



## POS Suggested Changes



# Community Right to Build

**Some development will not be subject to the normal planning process**

**Proposals that require an EIA or affect 'European' protected sites are not eligible**

**Communities need to form a 'corporate body'**

**Proposals 'independently tested' and subject to local referendum**

## **Issues:**

**Need to have sufficient detail on the development**

**Concerns about how to apply conditions / S106 (CRtB exempt from CIL)**

**Resource implications for LPAs but won't benefit from planning fees**

**To help increase affordable housing – small change to PPS3 to allow market housing on rural affordable sites**



# Local Planning

**It's not all new but....**

## **Fiscal incentives and support for growth**

**S106 retained but will be subject to 'statutory test'**

**Community Infrastructure Fund (CIL)**

**New Homes Bonus (NHB)**

**Others - Tax Increment Funding (TIF), Regional Growth Fund**

## **Robust evidence base**

**Reducing local authority resources**

**Loss of key support structures & skills**

**significantly reduced national policy & guidance**

## **Presumption in favour of sustainable development**

## **Strategic objectives**

**Working with partners and neighbours**

**Managing community expectations**

**clear 'shared' priorities for investment and spending**

# Strategic Planning

**Provides a context for a co-ordinated approach for planning strategic infrastructure and development**

**Sets clear priorities for public expenditure and capital investment**

**Helps create an 'investor confident' environment**

**Supports an efficient use of resources and skills**

**Will help LPAs manage community expectations in Neighbourhood Planning**

# **Duty to Co-operate (Clause 90)**

**It only deals with plan-making and not implementation**

**Does not apply to all tiers of local authorities**

**Will be difficult to enforce**

**Planning Officers' Society: suggested amendments:**

**Include all tiers of local government in LPA definition**

**Introduce requirement for 'strategic infrastructure assessment'**

# Local Enterprise Partnerships

**Will help integrate spatial planning, infrastructure delivery and economic development**

**Business/local authority partnerships will continue to be critical in meeting long term sustainable growth**

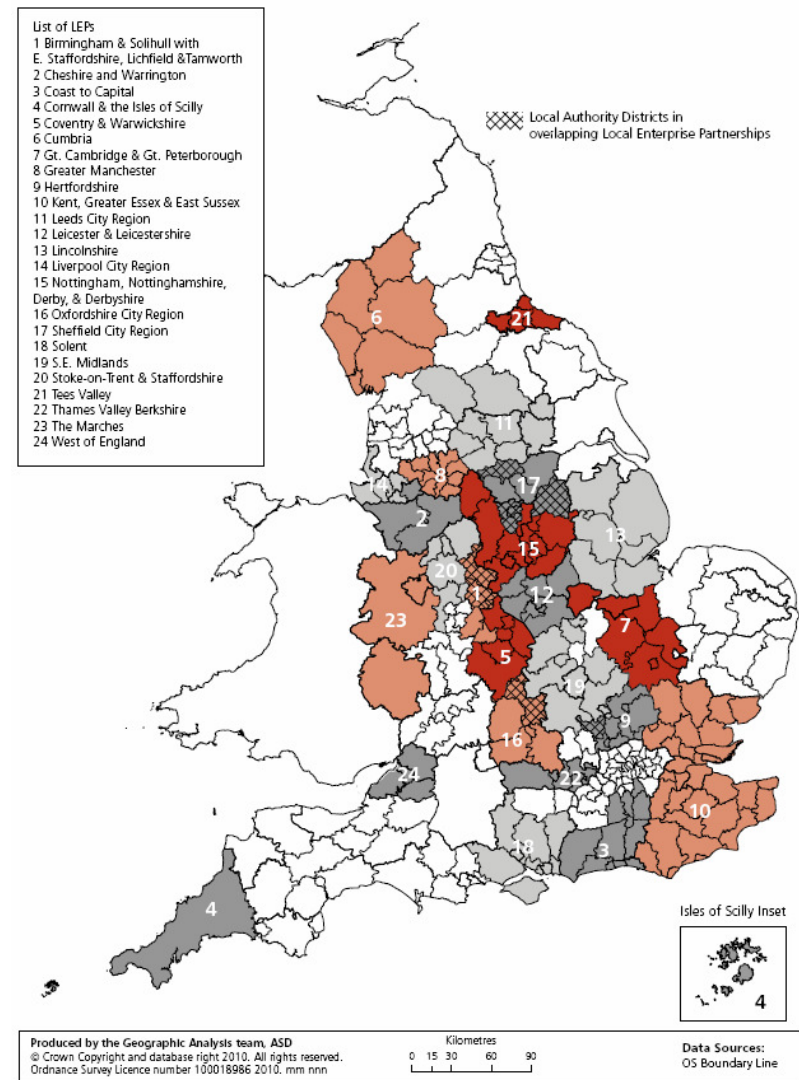
**But!**

**Geography not necessarily appropriate for strategic planning**

**Non-statutory (and not subject to duty to cooperate)**

**Boards are not politically accountable**

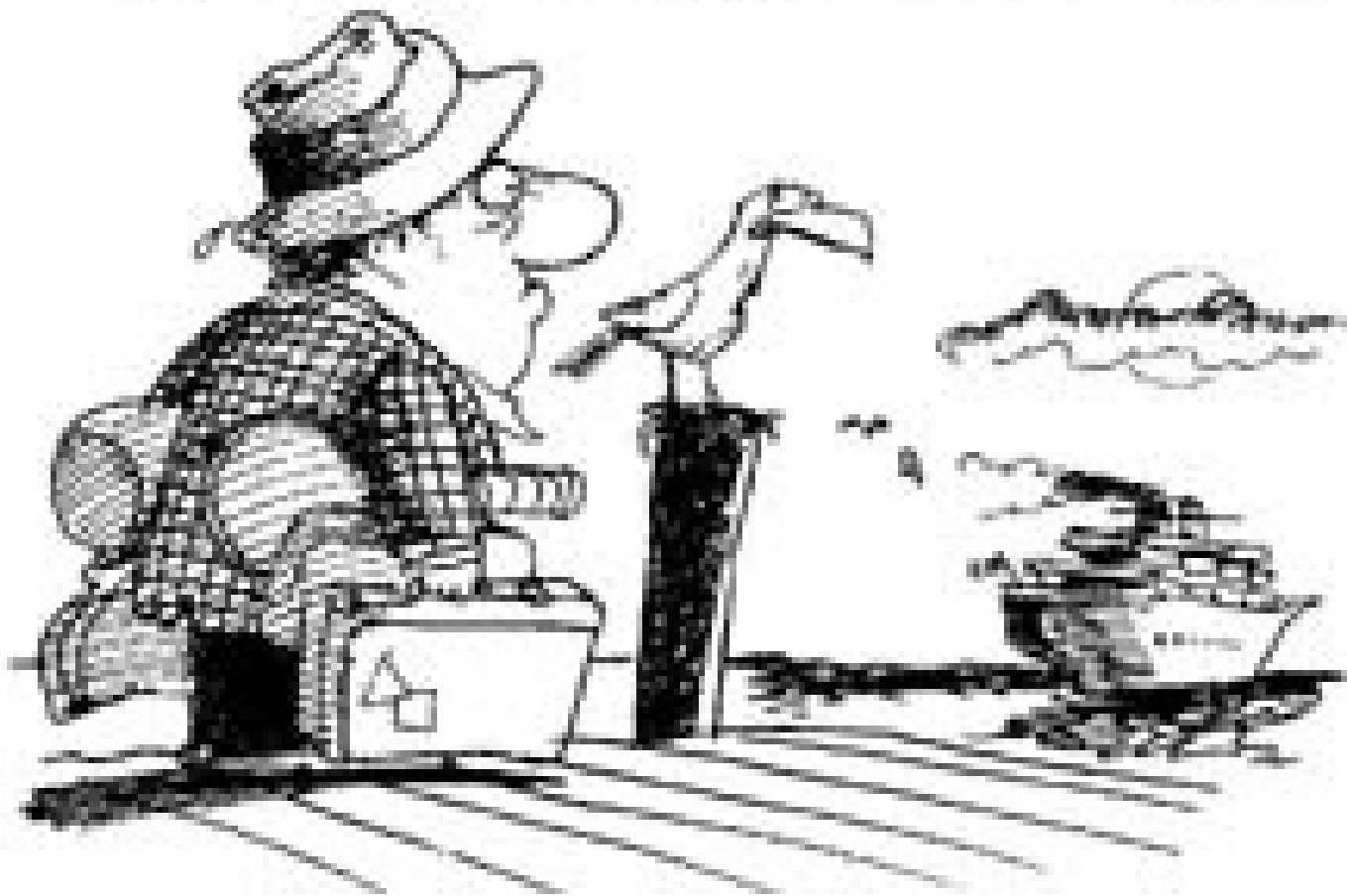
**Limited resources therefore may focus on other key priorities**



# Recipe for success



# Miss the Boat?



# Thank you!

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