



The Planning Inspectorate: Independent experts, inspiring confidence and shaping exceptional communities, now and for future generations

The Planning Inspectorate – Our Work

**NALC Annual Conference
31 October 2017
Sarah Richards**



Our Purpose

"To work together to deliver decisions, recommendations and advice to customers in a open, fair, impartial and timely manner"

- Ensure a fair planning system
- Help meet future infrastructure needs
- Help communities shape where they live, creating sustainable places



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Who are we?

Planning Inspectorate
for England and Wales -
based in Bristol and
Cardiff

300 Inspectors
supported by 300+
members of staff





What do we do?

- Examine Local Plans
- Planning and enforcement appeals
- Nationally significant infrastructure projects
- Environmental issues – drought orders
- Trees and hedges, rights of way
- Rights of way



The role of the Inspector

- Appointed by and act on behalf of the Secretary of State
- Deal only with the evidence submitted or produced at the public event
- Deal with the main controversial issues, not every issue
- Deal with the appeal proposal only



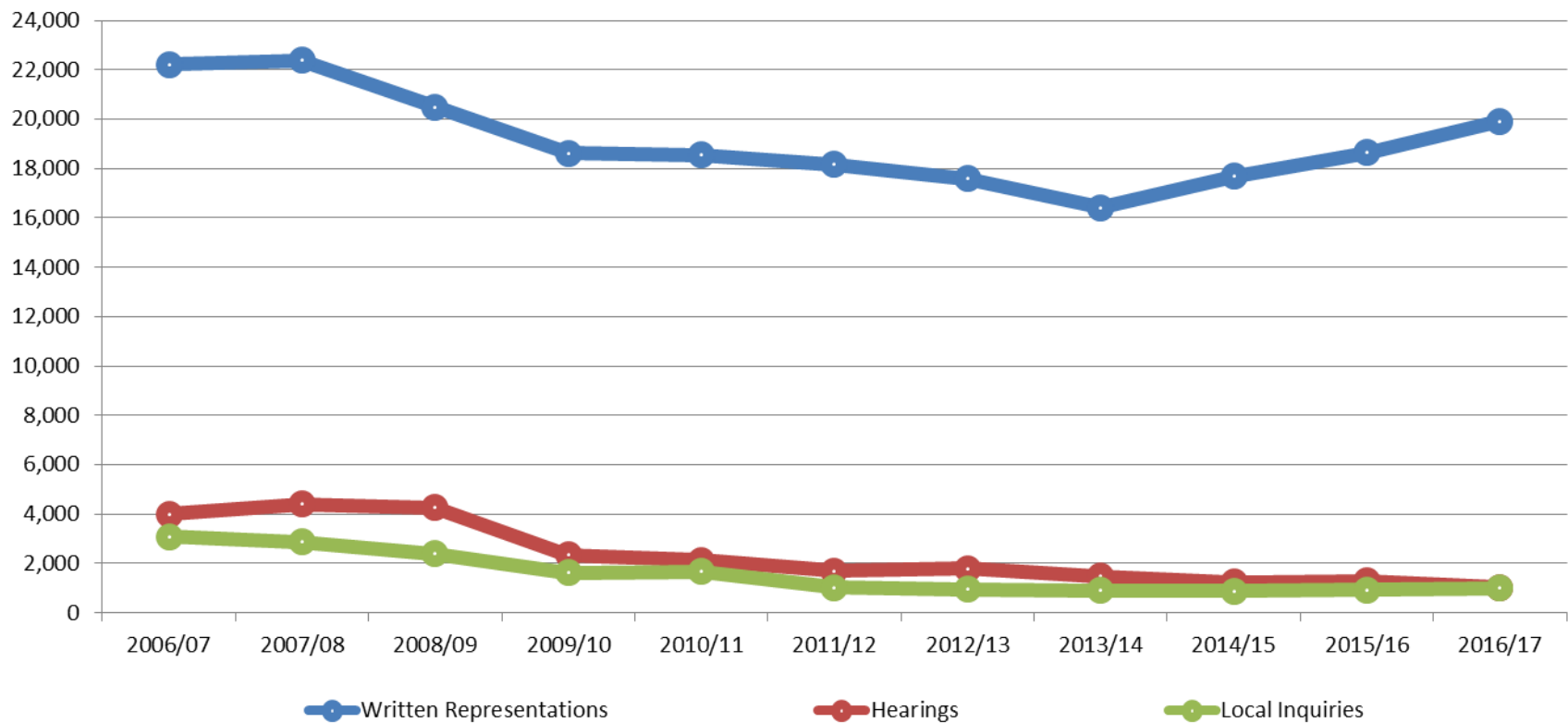
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A year in the life of the Planning Inspectorate

- 23,000 cases decided in 2016/17
- 20,000 appeals
- 58 plans examined
- 14 NSIPs examined and decided
- RoW, environmental planning, common land, hedgerows



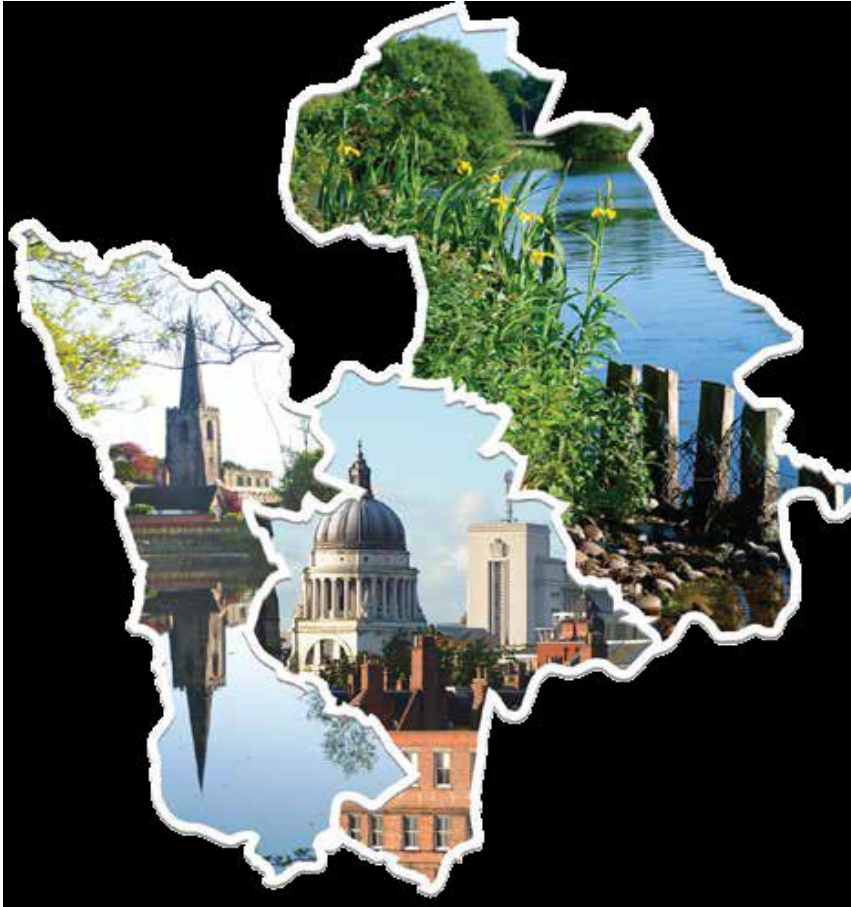
Appeal case workload





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PINS role in local plans



- Getting sound plans in place
- Supporting housing delivery through the White Paper reforms
- Seeking co-operation across all sectors involved in local plans

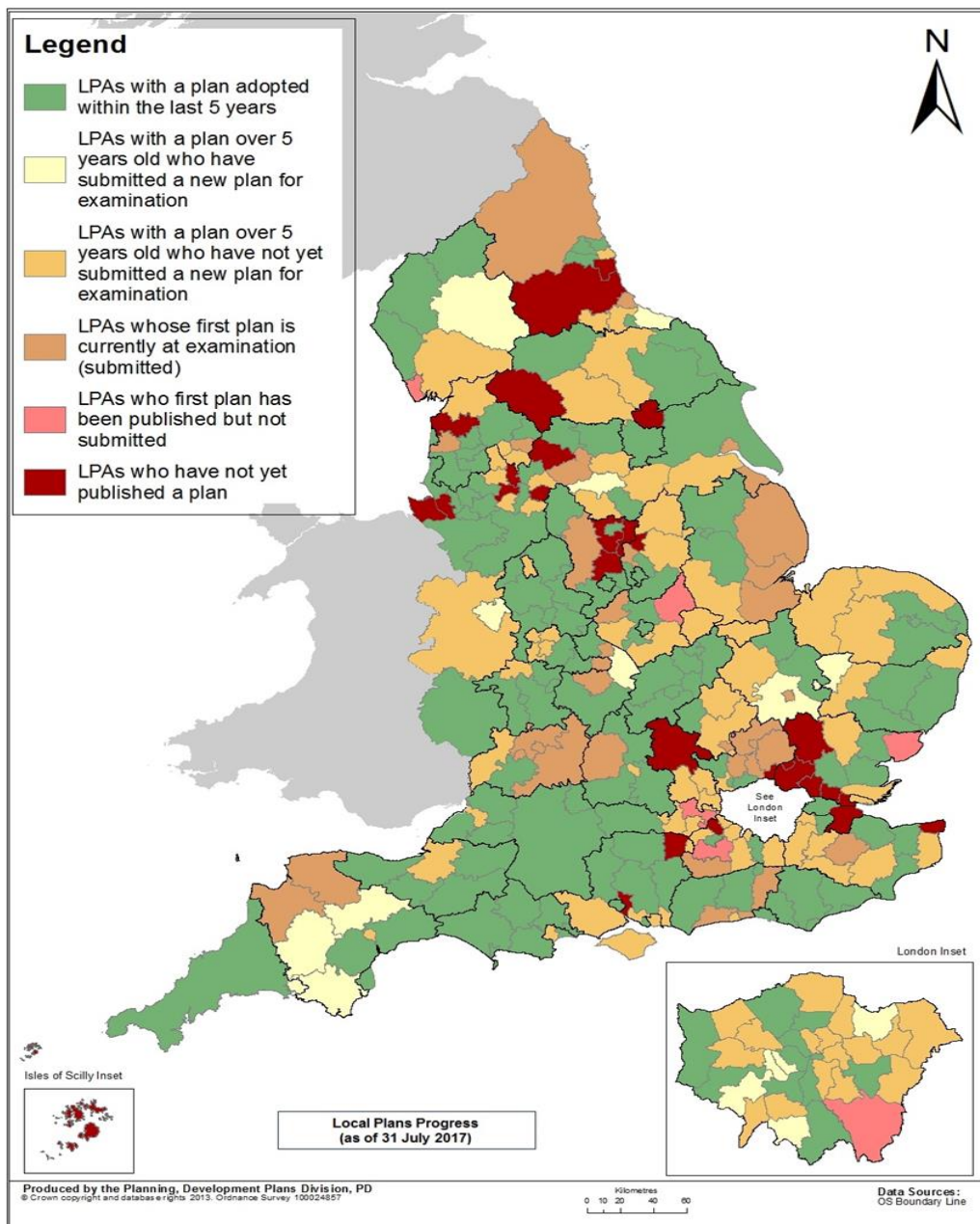


Getting sound local plans in place

- More than 365 plans examined since 2012
- Positive working with LPAs to help make plans sound and avoid unnecessarily stalling their progress
- 15 plans failed at examination, almost all for duty to co-operate reasons
- A further 23 withdrawn for soundness reasons



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White Paper goal to build more houses in the right places.

Supporting Local Authorities by helping them plan for the right homes in the right places to meet the needs of future generations.

- Consultation on local housing needs
- Consultation on a revised NPPF
- The potential for reviews of 5 year supply





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2008 Planning Act: Nationally Significant Infrastructure Projects



Planning Act 2008

CHAPTER 29

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

£26.00

Energy



Transport



Water



Waste water



Waste



Business & Commercial (2013)



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The objective: Infrastructure delivery





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Challenges facing PINS

- Housing White Paper – what next?
- Heathrow - and other major infrastructure
- Where are our new planners/Inspectors coming from?
- Possible introduction of fees for appeals
- Financial challenges





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Ideas on effective engagement – Plan making

- Get involved early and stay involved throughout the process
- The examination stage is a long way into the shaping of the plan
- Stay in touch





Ideas on effective engagement - Appeals

- A plan led system – test proposals against the plan and then weighed with other matters – material considerations
- Stick to 'material considerations' in representations
- Support assertions with evidence and impact



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Questions?