



RTPI

mediation of space · making of place

Housing and Planning: Delivering for your community

NALC's Good Councillors Spring
Conference 2017

Farnborough

26th April 2017

Trudi Elliott CBE MRTPI

Chief Executive, Royal Town
Planning Institute

What do people want from places?



More than 60% of people believe investing in local services and amenities is a better way to grow the economy than recruiting companies

What helps local councils manage development?

- Understanding the planning process
- Identifying potential housing or development sites
- Understanding the local housing market and need/demand
- Understanding the social, economic and infrastructure needed
- Understanding the demographics of your community
- Engaging with communities and stakeholders
- Becoming a community advocate

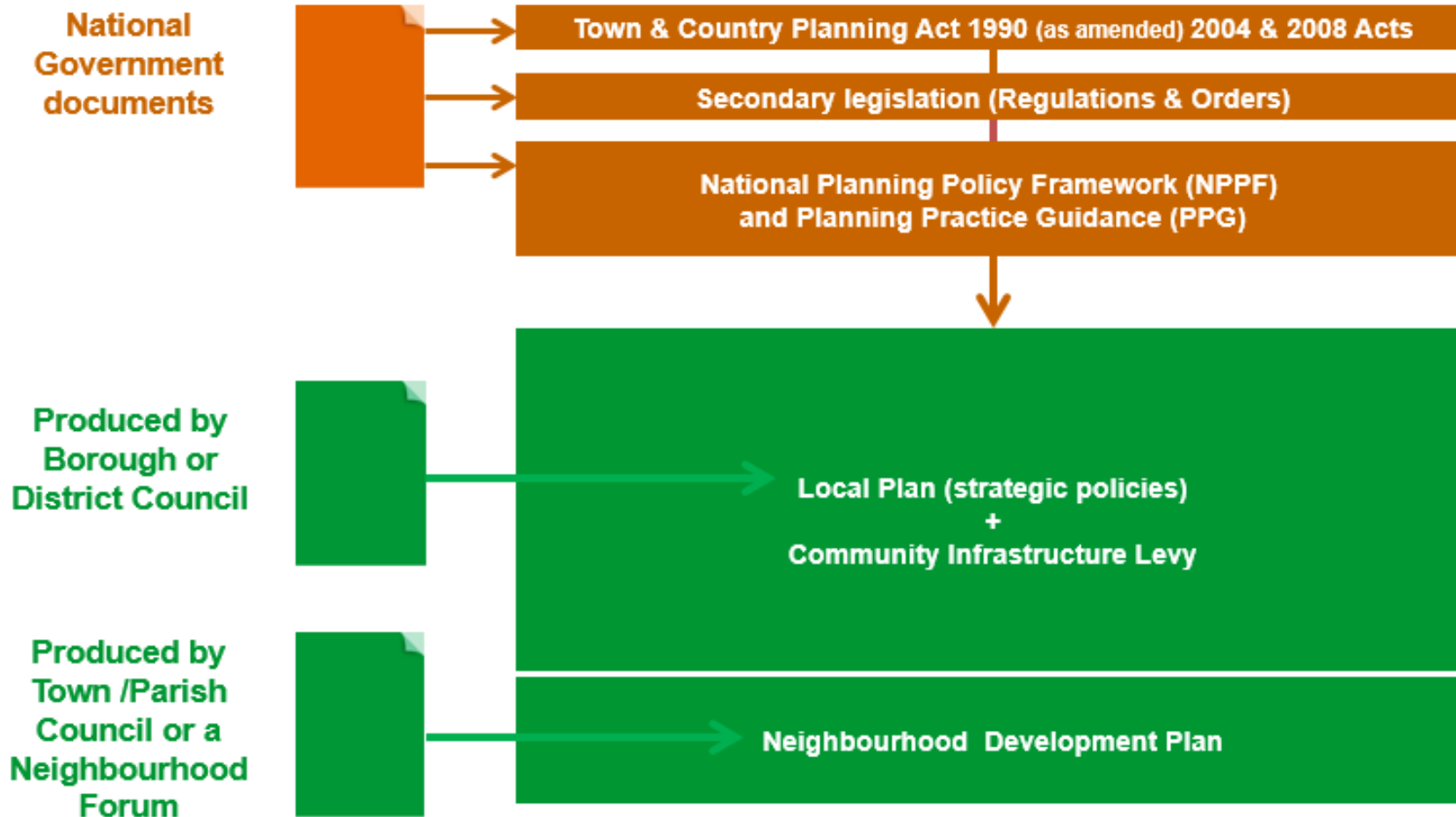
Local Councils and Planning

There are different aspects of the planning system that a local council might be called upon to act:

1. Local Plans
2. Individual planning applications
3. Neighbourhood Planning
4. Nationally significant infrastructure projects (NSIPs)
5. City-Region cross area plans



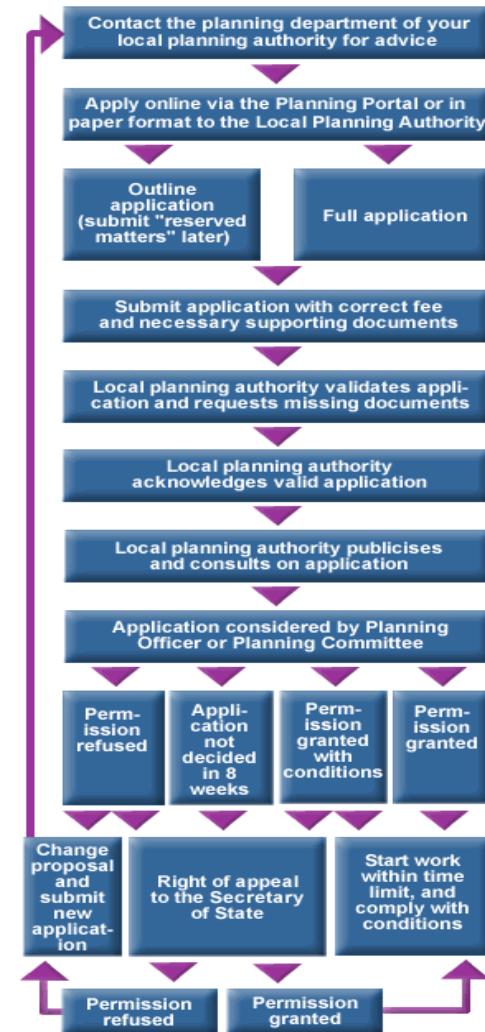
The Planning System – who decides?



The Planning System – who decides?

Decisions:

- Local Authority (Planners/Councillors)
- PINS (Appeals)
- Secretary of State (Call-ins)



The Local Plan

Main principles:

- Responsibility of local planning authority to produce
- Must be rooted in sound evidence
- Community involvement a statutory requirement
- Provide context for decision making on proposals
- Provide certainty to developers and community
- However, it is a discretionary system – not based on zoning (as in the USA where a developer gains automatic permission)
- Examined by an Independent Inspector

The Local Plan

The Plan should include:

- A vision for the future
- Priorities, programmes, strategic policies
- Land allocations for housing, employment, retail etc
- Co-ordinate public sector investment including any associated infrastructure
- Provide framework for private sector investment
- Address climate change and sustainable development

The Local Plan is examined in public by an Independent Planning Inspector.

Assess whether Plan is inline with the Duty to Cooperate, other legal requirements and the tests of soundness:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

Planning Applications and Plans

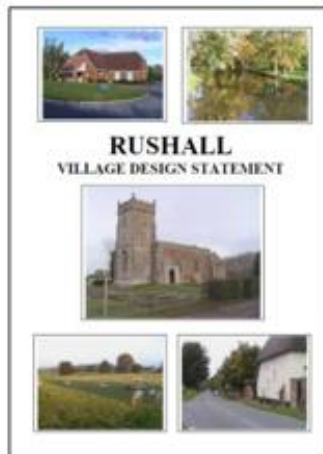
When a planning application is made by private individuals, or sometimes public bodies, to the council to seek approval for either a development or a change in the use of land or buildings, it will consider how it fits in with:

- national planning policy;
- its own set of planning policies set out in its Development Plan/Local Plan; and
- any relevant planning policies set out in a “made” Neighbourhood Development Plan



Should you produce a Neighbourhood Plan? Or perhaps rely on something else..

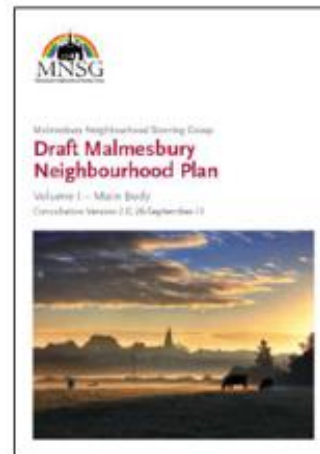
Village Design Statement



Parish Plan / Community Plan / Action Plan



Neighbourhood Development Plan



Local Plan (Core Strategy) Policy



Neighbourhood Planning – the tools..

- Neighbourhood Development Plans - A plan making power allowing local communities to shape development in their area
 - Neighbourhood Development Orders - An order granted by a community giving automatic planning permission for certain types of development e.g. Cockermouth following flood damage
 - Community Right to Build Orders - An order made by a community allowing them to bring forward small developments e.g. for housing, business or community facilities
- a. assessing local Objectively Assessed Needs – see:
<http://mycommunity.org.uk/resources/housing-needs-assessment-at-neighbourhood-plan-level/>
 - b. or how to carry out site assessments for local development needs, including housing – see: <http://mycommunity.org.uk/resources/site-assessment-for-neighbourhood-plans/>

National Infrastructure and Local Councils

PAE – Sizewell C Consultation (NSIP)

- 13 half-day workshops delivered in December 2016 (point of consultation launch) and January 2017
- Designed to help individual councils
 - understand the local impact of the Sizewell C proposals
 - identify potential mitigation measures to address any impacts identified

PAE adopted a four-stage approach:

1. Awareness Raising (pre-launch of consultation)
2. Building Understanding (pre-launch of consultation)
3. Consult and Communicate (point of launch)
4. Discuss and Debate (during consultation period)



City-Region cross area plans / Mayors

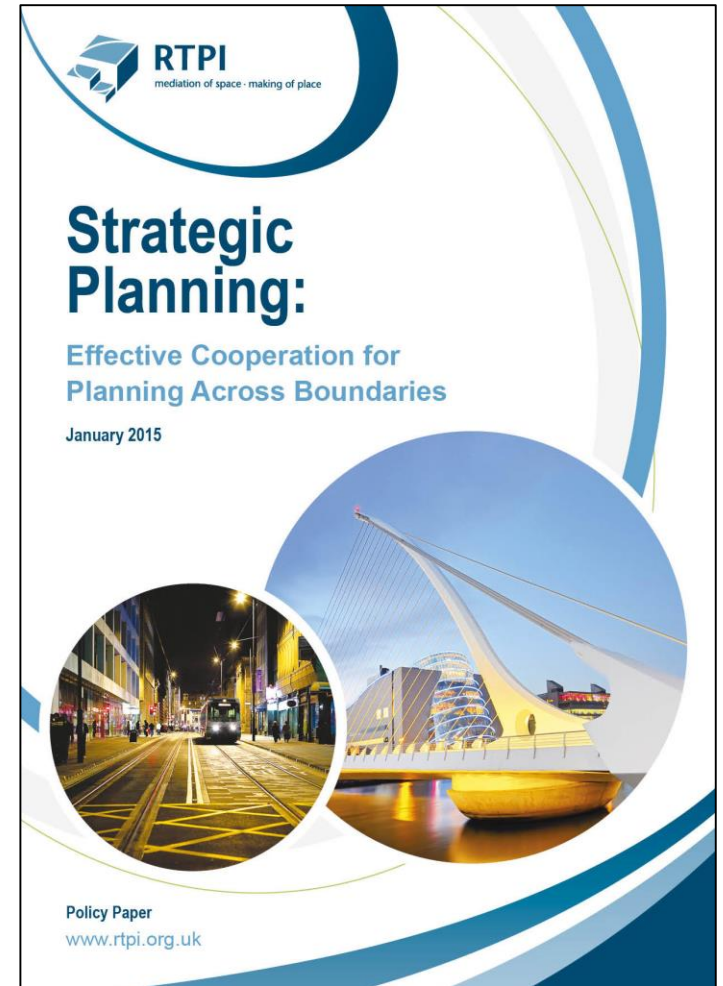
Local councils need to understand where they fit in.

Key points:

- Mutual benefits
- Local design
- All embracing
- Political buy-in
- Links with business
- Beyond strategic areas

Metro mayors will help to shape the development of City-Regions.

Elections for directly-elected metro mayors will take place in May 2017.



Bringing the community with you

Effective engagement

Discuss and debate

Consult and communicate

Building understanding

Awareness raising

Site notice, press notice, leaflets, talk to neighbours



More information about what is happening, where, why and when



Invite comments, listen and make changes, provide feedback



Forum to agree changes, embrace ideas and suggestions, responsive process



Build lasting, positive relationships

How can the RTPI help?

1. Planning Aid England (PAE): What we do
 - Provide free, independent, professional planning advice to people who do not have the means to pay professional fees
 - Provide support and training to local communities so they can influence and contribute to planning strategy, policy and decision making
 - A staff team supported by over 700 volunteers
 - 6% of our London members volunteer
2. RTPI Knowledge
 - <http://www.rtpi.org.uk/knowledge/>
3. Politicians in Planning (PIPA)
 - [http://www.rtpi.org.uk/knowledge/networks/politicians-in-planning-\(pipa\)/](http://www.rtpi.org.uk/knowledge/networks/politicians-in-planning-(pipa)/)



The infographic for Planning Aid England features a central green circle with the text 'PLANNING AID ENGLAND' and 'Empowering communities and individuals to positively engage with the planning system'. To the left, a blue circle states 'Over 40 years of experience in working with communities'. To the right, a pink circle states 'Over 500 dedicated volunteers with a range of skills, interests and expertise'. Below the central circle is a photo of a group of people in a meeting. The top left shows the Planning Aid England logo with the tagline 'Engaging Communities in Planning'. The top right shows the RTPI logo with the tagline 'mediation of space · making of place'. The right side contains a section 'How we can help you' with a description of the service and a list of services. The bottom left contains a section 'What those who have worked with us say:' with two testimonials. The bottom right contains a section 'Find out more at:' with social media links.

Planning Aid England
Engaging Communities in Planning

RTPI
mediation of space · making of place

PLANNING AID ENGLAND

Empowering communities and individuals to positively engage with the planning system

Over 40 years of experience in working with communities

Over 500 dedicated volunteers with a range of skills, interests and expertise

How we can help you

Planning Aid England provides free, independent and professional planning advice to individuals and communities. We believe everyone should have the opportunity to get involved in planning their local area.

Our services include:

- A free web resource called Planning Aid Direct
- An advice line offering a limited amount of free, professional, general planning advice that can be accessed via advice@planningaid.rtpi.org.uk or 0330 123 9244
- Bespoke support for eligible individuals and communities
- Outreach and capacity building, which can include:
 - Training on the planning system
 - Advice on how to play a part in the development of plans and policies at the national, local and neighbourhood level
 - Support with comments on planning applications and development proposals
- Online resources and guides

What those who have worked with us say:

“Planning Aid were extremely helpful in providing guidance to our community team. Their workshops were well prepared and helped get the team rapidly up the learning curve on some key aspects of neighbourhood planning.”

David George, Whitchurch Town Council

“Reliable, up-to-date advice and guidance are invaluable when preparing a Neighbourhood Plan. Planning Aid England provided us with independent, flexible support whilst fully respecting the needs and ambitions of our community.”

Sue John, Rottingdean Parish Council

Find out more at:

- www.planningaid.rtpi.org.uk
- [@PlanningAidEng](https://twitter.com/PlanningAidEng)
- info@planningaid.rtpi.org.uk

UpFront e-Bulletin and video podcasts



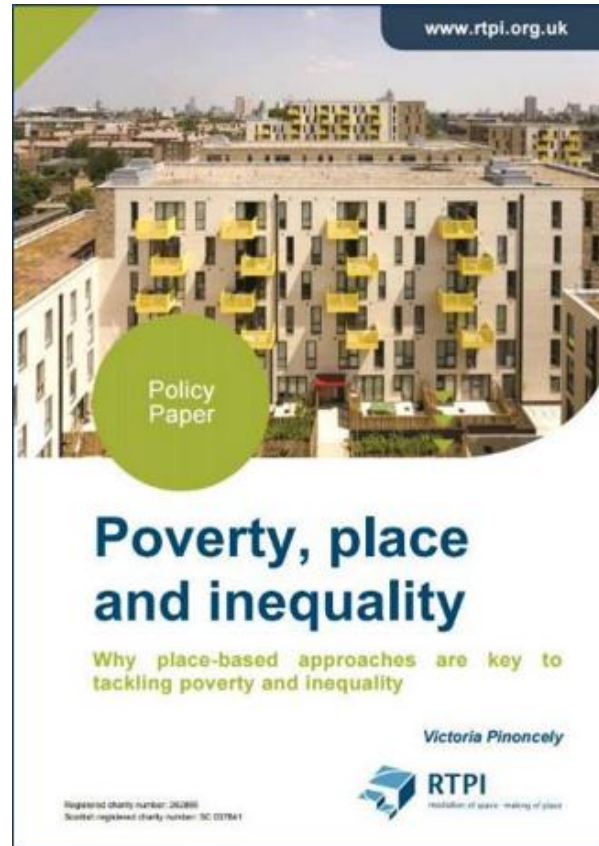
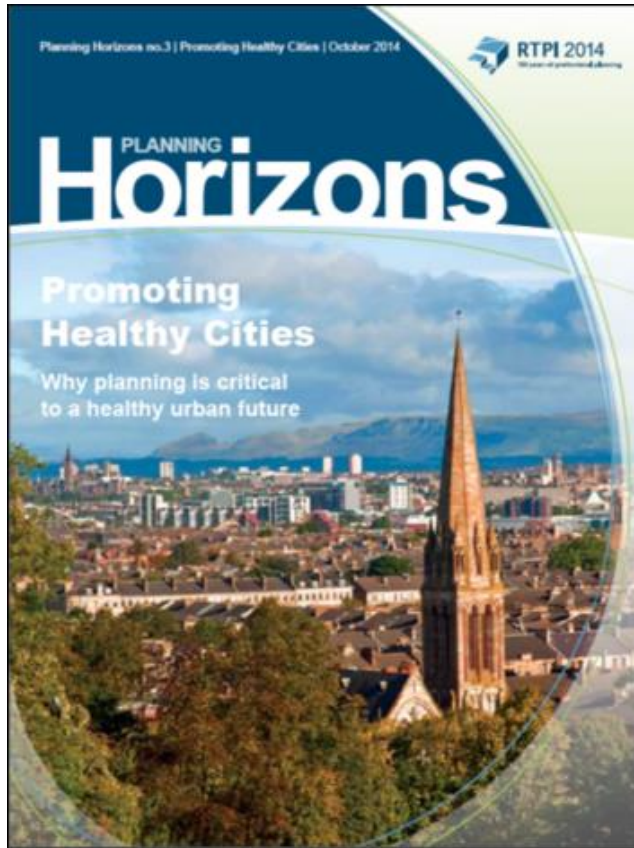
- Bi-monthly bulletin featuring the latest news on neighbourhood planning, including the latest resources and top tips

Videos



- Bi-monthly videos featuring experts discussing different aspects of neighbourhood planning e.g. technical support, examination process, working with your LPA

Successful places are inclusive places



<http://www.rtpi.org.uk/knowledge>