

HBF Planning Conference

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We want a system that produces a robust decision making framework

A decision making framework that

- sets out a **long term vision** for places
- Balances/integrates** economic, social and environmental needs
- provides legitimacy** on matters which are often controversial through effective consultation and testing of evidence
- enables change to happen on the ground i.e. **delivery**



We want a planning system that helps makes things happen

Planning **shapes the built and natural environment** - as such it can support the delivery of our broader objectives, e.g.

Climate change

- Mitigation - transport patterns, building standards, waste, energy
- Adaption - flooding, coastal erosion

Housing

- Numbers of market and affordable housing
- Well designed, zero carbon housing

Economic growth

- Regeneration plans
- Infrastructure / land to support industry



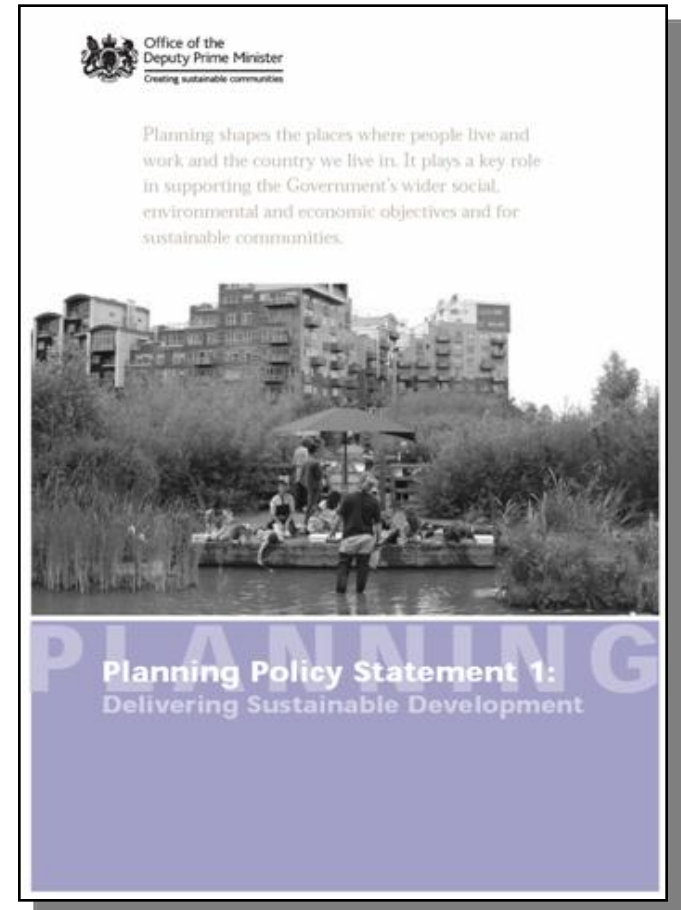
We want a planning system that delivers sustainable development

Planning mediates and shapes society's competing needs for:

- Homes and work places
- Infrastructure – e.g. transport, energy, waste
- Natural resources, countryside, environmental and historic heritage protection

The goal is sustainable development:

- A strong, healthy, just society
- Living within environmental limits
- A sustainable economy
- Promoting good governance

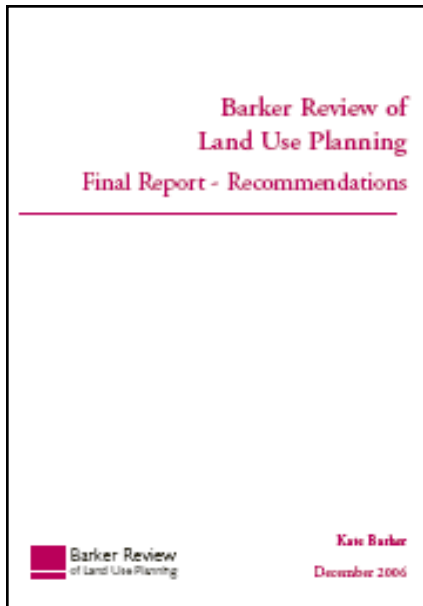


PPS1 sets out key principles₄

Major reform programme to deliver this

Reform has touched every aspect of the system

- National Planning Policy
- Local and Regional Spatial Plans
- Local Authority Delivery



For example

2004 – PCPA Act reforms plan making

2004 onwards – Planning Delivery Grant / HPDG

2006/7 - Barker Review of Planning & Planning WP

2007/8 - Planning Bill on major infrastructure and CIL

2007 - Sub National Review on regional planning

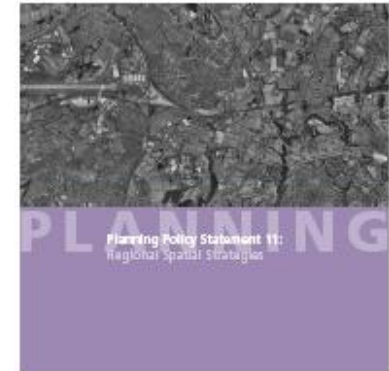
2008 - Killian Pretty review of planning applications⁵

Reforms to National Planning Policy to address the need for housing, infrastructure, economic development – while protecting the environment

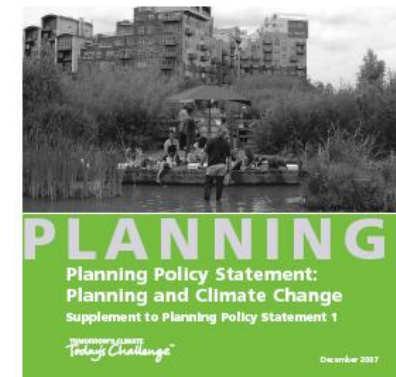
- PPS3 - Housing
- PPS 4 & 6 – Economic Development and Retail Development
- PPS Climate Change
- PPS25 – Flooding
- Introduction of National Policy Statements for major infrastructure and the Infrastructure Planning Commission.



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Significant change in approach

- requires authorities to find suitable land for housing over a 15 year period
- a much stronger emphasis on evidence (market and land) to inform plans
- promotes a mixed communities approach (size and tenure)
- highlights the importance of, and the way to achieve, good quality design
- priority is still brownfield development
- more focus on local decisions (on density / location of development)



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Spatial planning is a process of place shaping and delivery that

- is a vision for the future of places and communities that responds to local challenges and opportunities;
- translates this vision into priorities, programmes, policies and land allocations together with the resources to deliver them;
- creates a framework for private investment and regeneration that promotes economic, environmental and social well being for the area;
- coordinates the public sector elements of the vision;

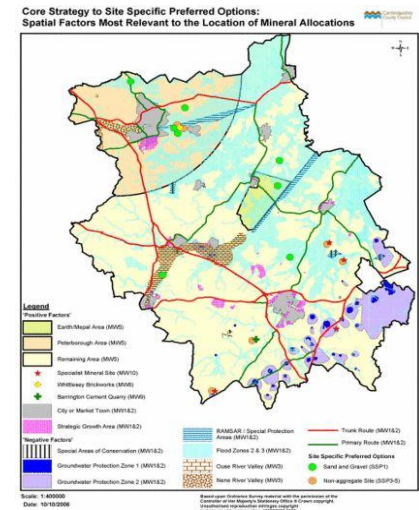
Place Shaping – Spatial Planning = same thing



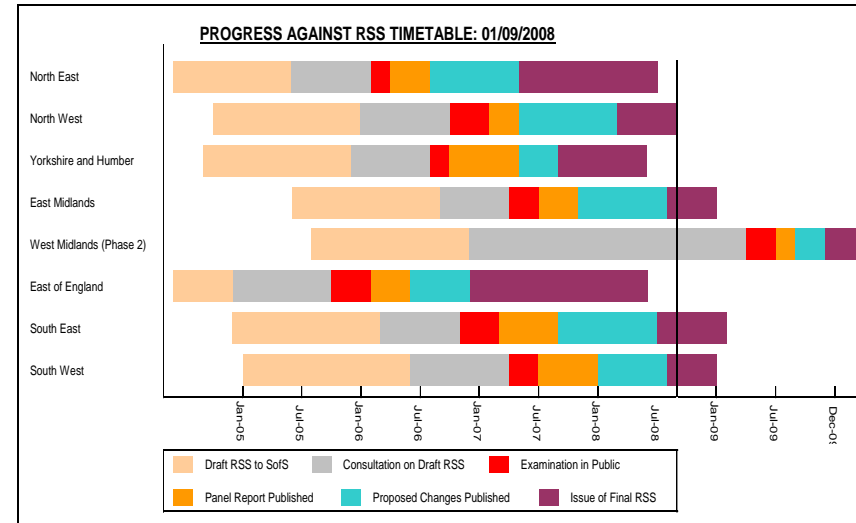
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PPS 12 – Local Development Frameworks



- RSSs introduced in 2004 – 8 will be finalised by end of this year, unprecedented
- Housing target when plans started 200k houses pa – final and emerging plans now at 210k pa
- Housing Green Paper target of 240k pa by 2016 – will be picked up in further reviews
- Formal Guidance issued to Regional Assemblies – next review of RSS must test the NHPAU numbers
- Move to single regional strategy following SNR legislation



Region	Numbers in latest stage of RSS revision	Housing split based on NHPAU published advice
London	(30,500) 27,597 (Fin)	33,800 – 42,600
S East	33,125 (PC)	37,800 – 49,700
East	26,830 (Fin)	30,600 – 39,200
S West	29,623 (PC)	29,800 – 34,800
E Mids	21,750 (PC)	23,400 – 24,600
W Mids	18,280 (draft)	19,100 – 22,600
Y & H	22,260 (Fin)¹	23,800 – 26,400
N West	23,111 (PC)	26,600 – 29,500
N East	7,585 (Fin)²	6,700 – 7,500
England	[210,161]	231,500 – 276,900

Local Development Framework Core Strategy as the spatial vision:

Local Government White Paper identified place-shaping as a key role for local government by

- Providing strategic leadership bringing together agencies and partners
- developing a joint vision for the future through the SCS and LDF
- Delivering outcomes

LDF core strategy isn't just a planning document. It's the vision of what a local authority wants to achieve, expressed in spatial terms.

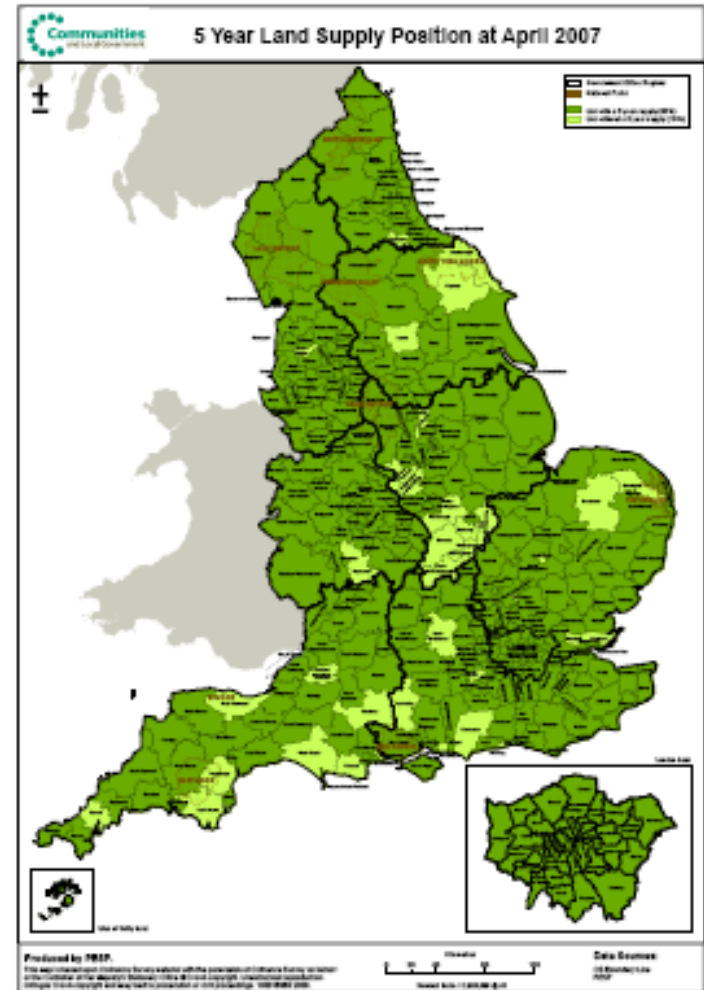
It brings together the land and infrastructure needs for key services / outcomes over the long term, housing, education, health, transport, economic development etc

It provides the infrastructure plan and – with the new planning charge - the underpinning capital investment required to deliver the vision

It should provides the platform to deliver this in a planned way

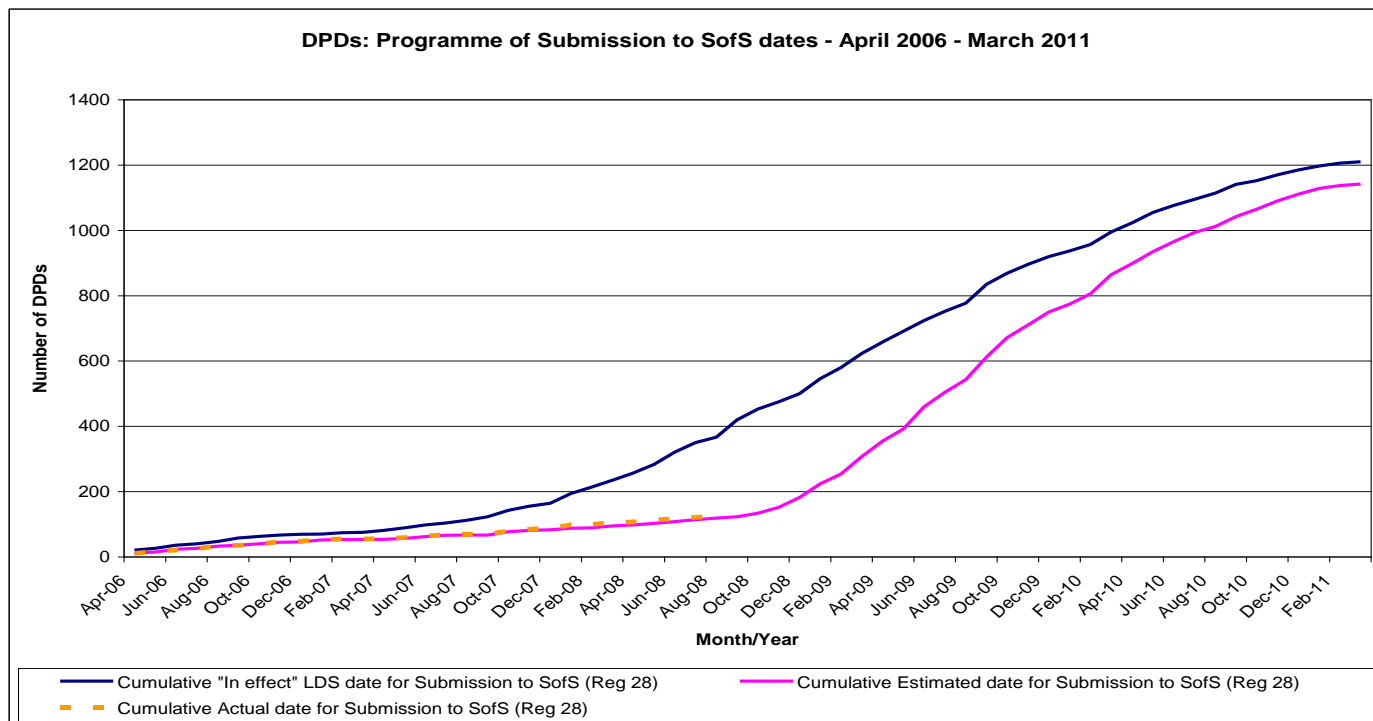
For housing the LDF identifies land in a planned way

- LAs required to identify a rolling 5 years worth of deliverable sites (available, suitable and achievable) and a further 15 years worth.
- Land is identified and allocated as necessary through LDFs and the Strategic Housing Land Availability Assessments
- 5 year land supply in National LA Performance framework and rewarded by HPDG
- If 5 years is not available PINS inspectors will look favourably on applications
- 90% have said they have a 5 year supply – in future will need to adjust to reflect the more stretching RSS number now coming into force.



LDF delivery remains a real problem

- Last year LAs said they would submit 367 DPDs to the Planning Inspectorate by 1 Sept 2008
- To date 124 have actually been submitted



We are addressing the delivery challenge

- Issued revised regulations streamlining the process – these take effect from this month
- Issued revised Planning Policy PPS12 to give greater clarity to LAs
- Joint work with LGA to promote timely delivery of LDFs
- Funding major support program through Planning Advisory Service and Planning Inspectorate to support LAs
- HPDG to incentivise LAs



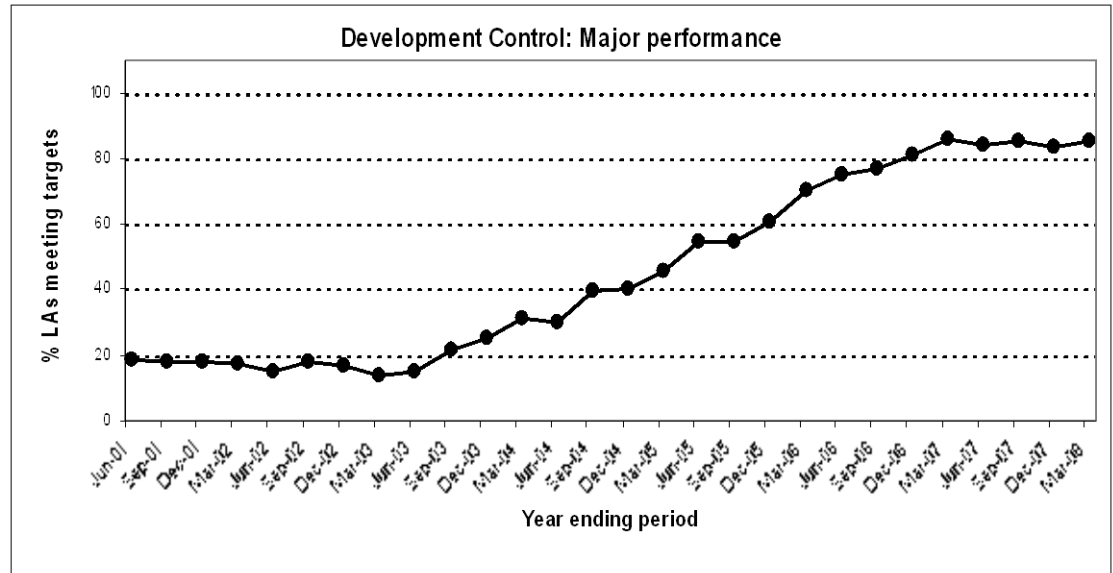
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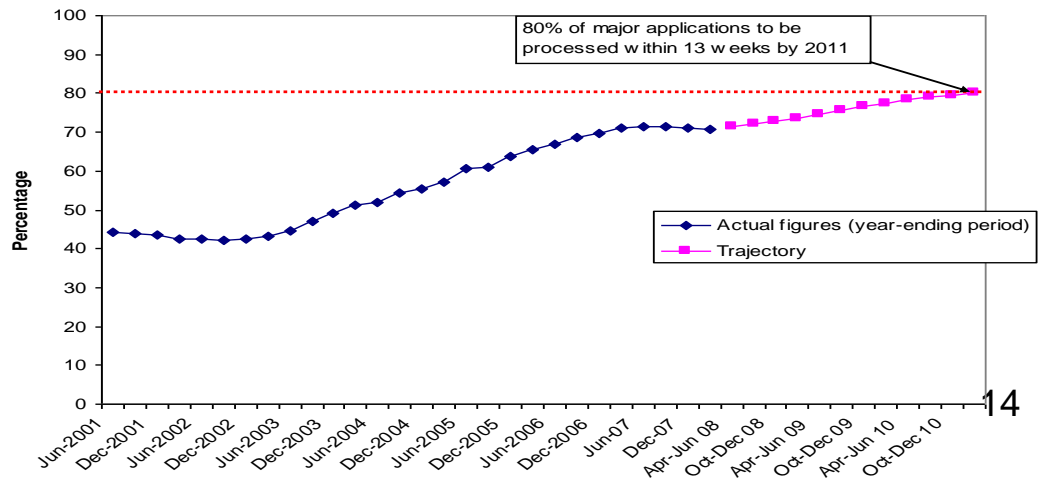
Local Authority Decision Making Performance

2003 less than 20% of LAs reaching target (60% of major decisions in 13 weeks) – now over 80%

Most recent published data showed 71% of all major decisions within 13 weeks overall – want to see this rise to 80%



DSO 5.4: all LPAs to manage development effectively in accordance with the relevant Development Plan Document, and within acceptable timescales



We recognise that there is some game-playing by some LAs (although no data ever produced) – however achievement to date represents a major change in culture in LAs, that timeliness is part of a quality decision.

We want to continue improving performance e.g.

- Housing and Planning Delivery Grant contains some penalties for LAs who do not perform
- Householder Development Consents Review (effective in Oct) will take out 25% of planning applications
- Planning Performance Agreements – programme management of applications, exempt from 13 week target – industry needs to promote these!
- Skills and capacity building – planning bursaries, Atlas, Planning Advisory Service

- Independent review reporting to CLG BERR in Autumn
- Focus is on identifying improvements to the planning application process

Review have recently sought views on 5 key issues to help inform their work

- **Increasing proportionality:** making sure information requirements /processes better match the level of issues raised.
- **Tackling Complexity:** particularly in national policy and legislative requirements
- **Changing culture:** for example looking at the impact of time targets on behaviours
- **Effective Engagement:** ensuring community, statutory and non-statutory consultees and elected members are properly engaged.
- **Improving the process:** from end to end - pre application discussions to the discharge of conditions

Next Steps – preparing for the upturn

Measures to meet current challenges in the housing market e.g.:

- Temporarily raising the stamp duty threshold for property of £175,000 or less.
- Homebuy Direct, shared equity to support up to 10,000 first-time buyers and help developers to retain their capacity.
- £200m mortgage rescue scheme to help up to 6,000 at risk of repossession
- Reform Income Support for Mortgage Interest (SMI), by shortening the waiting period and increasing the capital limit
- Bringing forward £400m of planned spending on social homes, delivering an extra 5,500 new social homes over the next 18 months.

Ensure there is headroom in the planning system to support recovery

- Press on with RSS reviews so that they reflect 240k pa by 2016
- Keep pressing LAs to deliver LDFs and their 5 / 15 year land supply requirements – updated to reflect emerging more stretching RSSs
- Maintain the focus on timely decisions