



LOCAL PLANS – UNFINISHED BUSINESS?

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Quod

LOCAL PLANS EXPERT GROUP

- Appointed by Brandon Lewis in September 2015
- Due to report in February 2016
- How can Local Plans be made more efficient and effective?

LPEG MEMBERSHIP

- John Howell MP
- Adrian Penfold – British Land
- Cllr. Toby Elliot – Swindon Council
- Derek Stebbings – Chelmsford Council
- Keith Holland PINS
- Liz Peace – ex BPF
- Richard Harwood QC

LPEG CALL FOR EVIDENCE

- Local Plan process
- Local Plan content
- Agreeing strategic needs
- Implementation
- Other

140 plus responses by mid-November

LPEG DIRECT CONTACT

- PAS
- POS
- RTPI
- CPRE
- DCN
- LGA
- Heritage England
- PEBA
- Savills
- NLP
- HBF
- BPF
- PINS
- Mayor of London

LPEG QUESTIONNAIRE

- Harlow
- Wycombe
- Colchester
- Nottingham
- Northampton
- Cheshire West and Chester
- Cheltenham
- Tewesbury/ Gloucester / Cheltenham
- South Cambs

Two Key Messages

- Overwhelming support for the plan led system – both from the public and the private sector
- A strong consensus that change is necessary

CHANGE IS NECESSARY

- Only 25% of LPAs have a sound, post NPPF Local Plan, of which only half contain site allocations
- 32% of adopted plans require an immediate or early review
- 33% of ongoing examinations have been suspended
- Post NPPF plans provide an average of 15% less than OAN and little 'overspill'
- XXX, 000 OAN is currently unplanned and delayed
- Plans are slowing down and getting harder

PRINCIPAL PROBLEMS

- Lack of clarity: OAN, SHMA, Green Belt...
- Lack of commitment: locally and nationally
- Lack of support: resources, central support, exemplars
- Duty to cooperate
- Too many changes: continually back to square one
- Examinations, soundness and PINS

OBJECTIVELY ASSESSED NEEDS

- Housing market area
- SHMAs
- A case for a reform?

DUTY TO COOPERATE

- NPPF policy is clear but it is not sufficiently observed or enforced
- Multiple case studies of failure
- Lack of belief and lack of will
- Its too hard
- No mechanism for distribution
- But some good case studies of joint working

KEEPING ALL THE COUNTERS

- Housing needs must be met (?)
- NPPF paragraph 14
- Accumulating unmet need
- (How) must this be tackled?

POS/RTPI/DCN PROPOSAL

- Government confirms that HMAs must meet needs
- Authorities agree to provide a Joint Strategic Plan for a HMA
- Introduce a PINS gateway check
- Consult, submit, examine, modify, adopt

DEVOLUTION DEALS

- Provide the best opportunity for ‘voluntary’ strategic planning
- Opportunity to align objectives
- Current perception that economic growth strategies secure ‘rewards’, not housing growth
- Conditions can include housing delivery

LOCAL PLAN PROCESS

- Regulations are good but they are often exceeded and guidance is missing
- Evidence base, including Sustainability Appraisal
- The soundness tests
- 2 stage plans with different tests?

LOCAL PLAN CONTENT

- Review the sources of requirements
- The role of the NPPF and centralized development management policies
- Place making, nature and communities
- The extent and detail of site allocations
- Dealing with permission in principle
- Delivery Plans?

NATURE, SPATIAL PLANNING, SOCIAL ISSUES AND SUSTAINABILITY

- Less than 1/3 of plans contain a clear strategic approach for biodiversity
- Responses suggest insufficient emphasis on place making
- Reducing the time taken on OAN and 5 year supply would liberate long term, sustainable planning

LOCAL PLAN PRESENTATION

- Lack of a central resource
- No process for QA
- Value of Design Review?
- Exemplars, guidance
- Communication and technology
- Guiding the content



Thank you

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