



Developing the National Planning Framework – Seeking a Shared Vision – a view from the development industry

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WHAT'S HAPPENING?

- Localism involves letting go
- But how do you ensure positive outcomes?
- To a large extent, you don't
- A recipe for chaos? Only if you have no faith!

A DIFFERENT TYPE OF PLANNING

- Less direction means more local responsibility
- Planning will become more locally based
- Communities and Councils should respond with a voice that articulates the needs of local areas
- Developers will need to listen, seek consensus and rely less on the appeals process
- The levers of control will fall away – on either side
- We all need new skills

MOVING AWAY FROM SAFETY FIRST

- Policies too lengthy, repetitive and too controlling – at every level
- This is not just a national phenomena – obsessive local policy control can stifle development
- We all recognise good development and prematurity should never be a reason for refusal

PPS 4 : A CASE STUDY

- Plan positively to meet the needs of business and to secure a prosperous economy
- Town centres first
- Is there a need to say anything else?
- Lose 23 pages and 19 policies – and 4 annexes

PPS 1: THE BASIS FOR THE NPF

- Principles of sustainable development are very important – that is the NPF
- There is no need to repeat those principles or to duplicate legislation
- *Planning Principles* (the annex to PPS 1) is and should remain the basis for explaining the operation of the planning system
- A bonfire of other PPS? (in time)

SCOTLAND AND WALES

- Wales 208 pages – repetitive, detailed and controlling
- Scotland – condenses the principles of national guidance to 52 paragraphs
- Scotland (and N. Ireland) are also spatial

NATIONAL INFRASTRUCTURE

- IPC within PINS
- NPS and DCO to be decided centrally
- If local communities could decide, you would not need IPC/PINS
- The nation is the community

- The weight to be attached to community needs and consensus
- The need to secure sustainable economic growth
- The need to address local housing needs
- The sequential preference for brownfield land and regeneration
- Protect the natural and historic environment
- The importance of carbon and sustainability
- The need to plan for and provide infrastructure
- The benefits of joint working with communities, business and other stakeholders

PPS 3 : THE ACID TEST

- NPF will explain the need for a professional assessment of housing need
- NPF *Planning Principles* would explain the mechanism for deciding where it goes
- The Government does need to tell us what its policy is for affordable housing – although if it is unchanged, why cannot local policy decide what is right?

THE ABOLITION OF PLANNING?

- Nimbyism
- Unsustainable development
- Poor design
- No planning for infrastructure
- No or bad, uncoordinated development

THE ROLE OF THE NPF

- Framework for local plans
- Framework for planning decisions
- Framework for appeals