

Spatial Planning in England: harmonising national and local priorities

Presented By:

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- **The plan making system in England:**
 - concept of spatial planning
 - governance arrangements
 - the plan making process

- **The emerging challenges and opportunities since the 2004 reforms.**
 - the balance between central and local ambitions
 - preparing timely and robust plans
 - implementation

- **Further reforms**
 - proposals for major infrastructure projects
 - the review of Sub National Economic Development and Regeneration

The Journey:

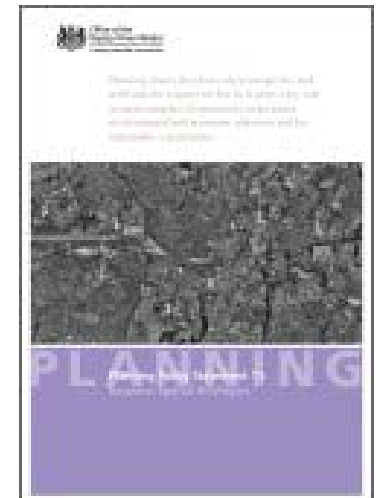
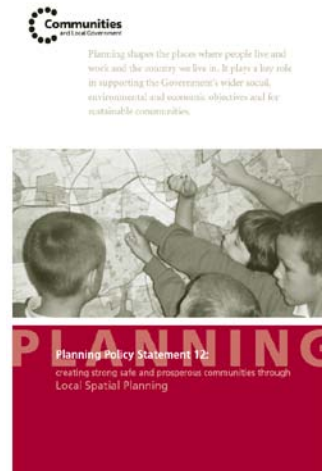
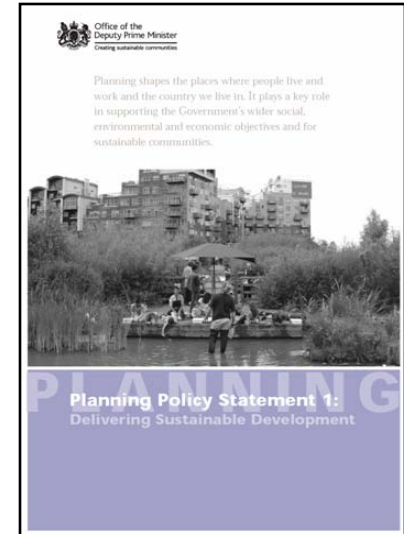
1990/91 Acts - 'Plan Led System'

2004 - Planning and Compulsory Purchase Act

- The goal of **'sustainable development'**
- The shift from land use planning to **spatial planning**
- **New development plan system** – Regional Spatial Strategies the top tier of the statutory development plan
- Local Development Frameworks the local tier

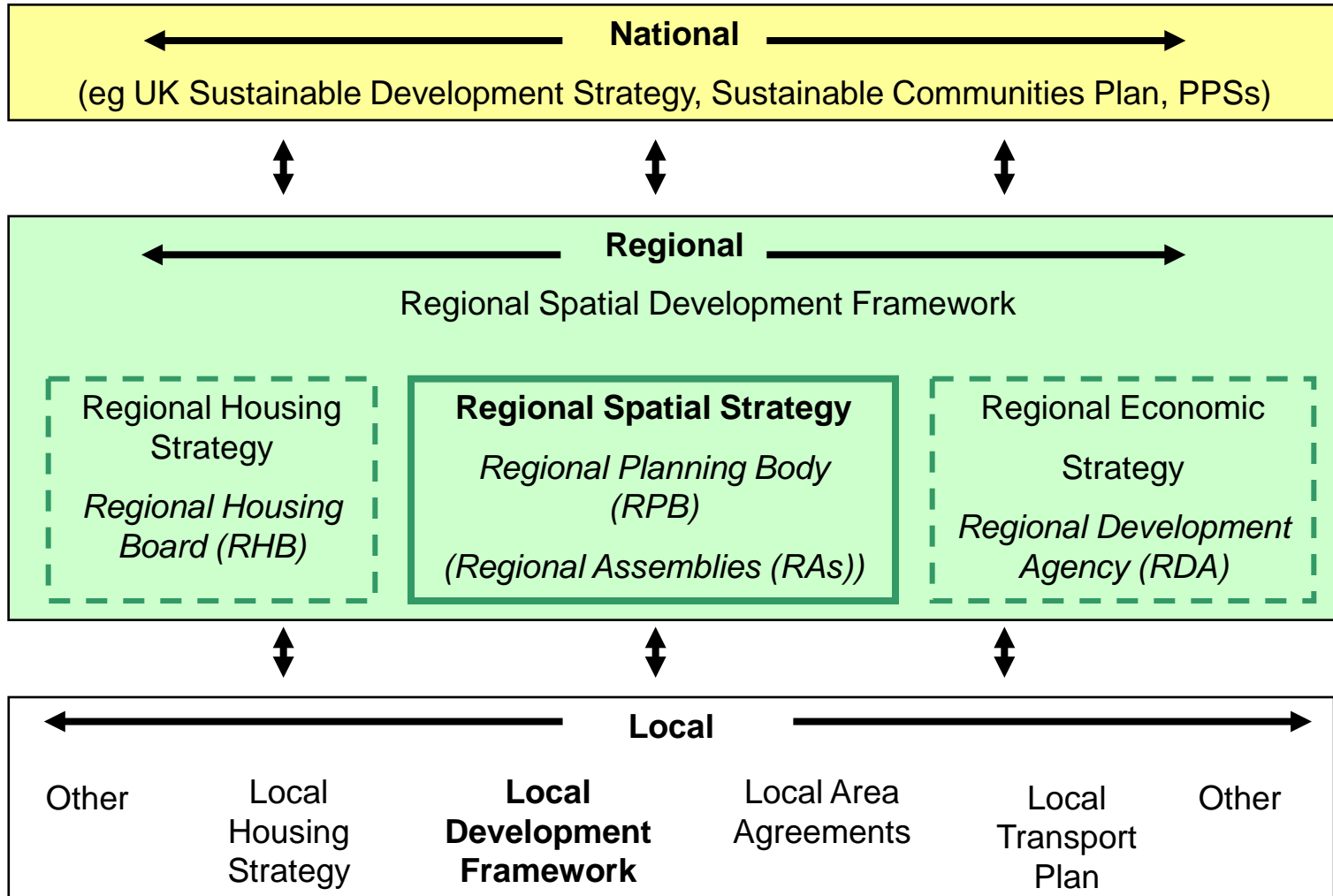
The Planning Policy Context

PPS1 sets out key principles



‘Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.’

www.planningportal.gov.uk



RSS Purpose and Scope

- 9 Regions - 8 Regional Spatial Strategies plus the London Plan
- Sets out a broad development framework for the region over a 15 to 20 year period including :
 - scale and distribution of provision for new housing
 - priorities for the environment, transport, infrastructure, economic, development, agriculture, minerals, waste treatment and disposal
- Provides a regional framework for the preparation of local authority development plans and local transport plans

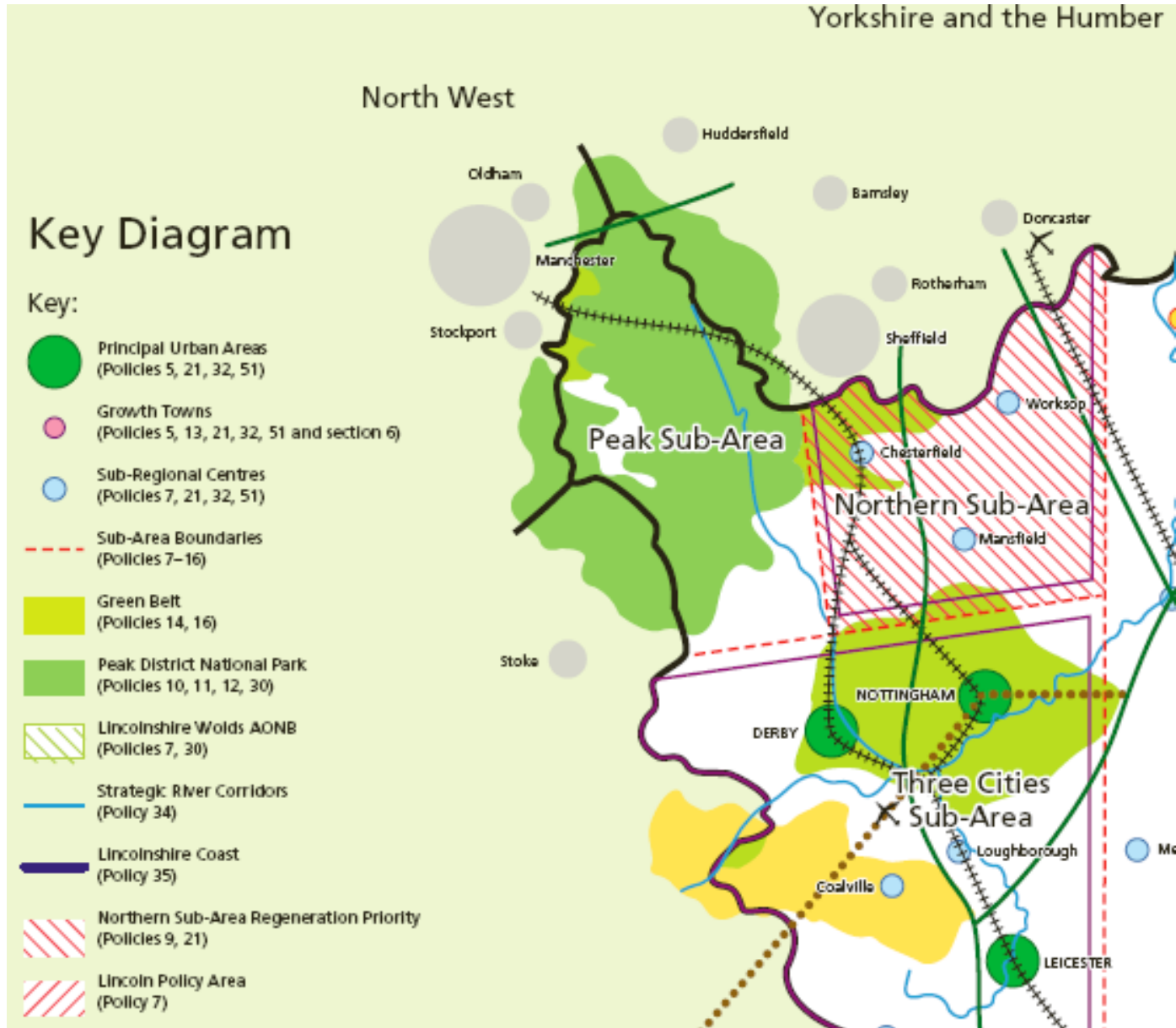
England: Regions



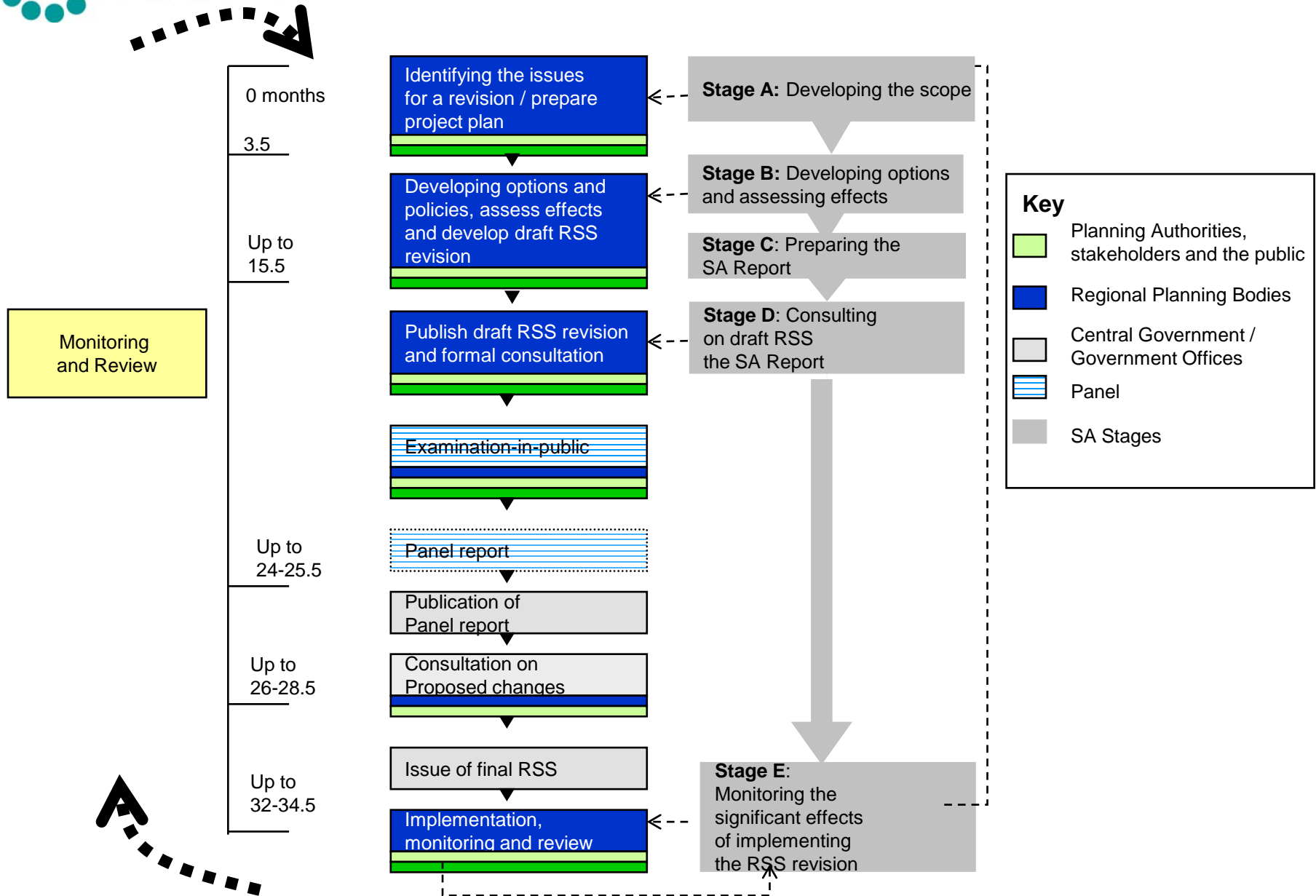
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RSSs : Some Key Principles

- Establish broad locations and criteria for development, but not site specific
- Shapes, and is shaped by, other regional strategies (eg RES, RHS)
- Takes account of inter-national, national and inter-regional policies
- Scope for sub-regional planning – where there is a ‘strategic policy deficit’, based on functional areas eg housing market areas and travel to work areas
- Community involvement and partnership working



Current RSS process, including Sustainability Appraisal

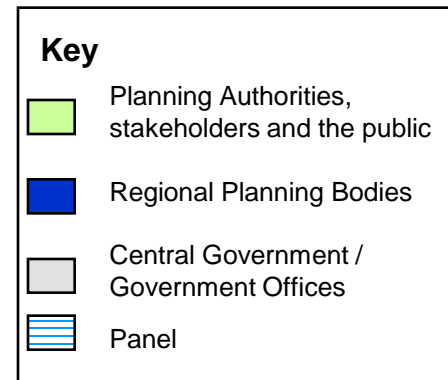
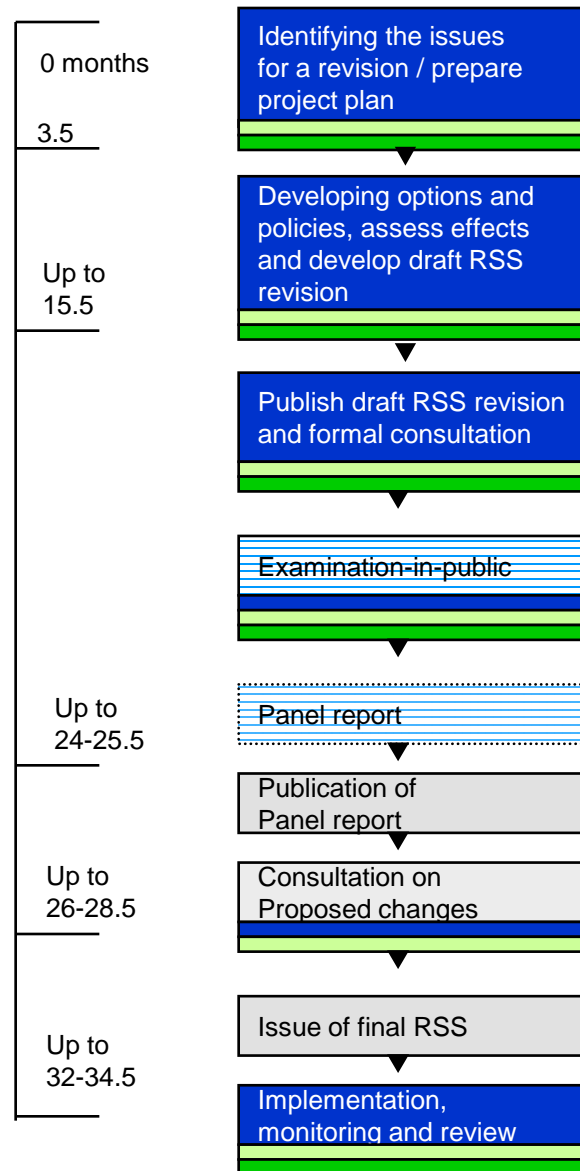


Balancing central and local ambitions

Making the distinction between central, regional and local policies:

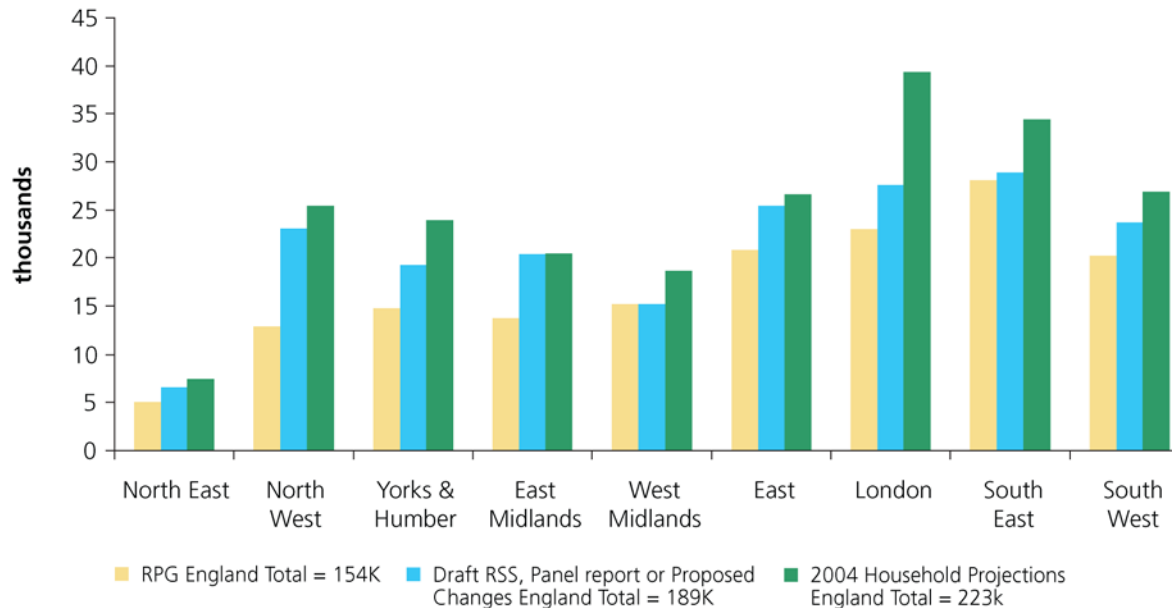
- distinctions in policy statements
- bringing in the balance through the process

Balancing local and central ambitions through the RSS revision process



The case of housing

Comparison of housing supply levels in current Regional Planning Guidance to the draft Regional Spatial Strategies and the 2004-based household projections



Source: CLG, Analytical Services Directorate

Housing Green Paper Commitment:

- to complete the current round of RSS revisions and undertake partial RSS reviews, where necessary, that identify broad locations for 240,000 homes per year from 2016;
- the reviews to take account of proposals for eco-towns and new growth points;
- National Housing and Planning Advice Unit (NHPAU) to provide advice on housing supply to address affordability and Government to issue guidance in the light of the NHPAU advice.

Relationship between plans

shared inputs

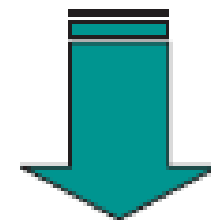
- National goals →
- Regional strategies →
- Data & spatial analysis →
- Local priorities agreed by LSP →

integrated strategies



delivery mechanisms

Local Area Agreement (delivery plan)



outcomes

The balance between timely and robust plans

- The timetable for preparing and issuing RSSs
 - PPS11 timetable states up to 2 ½ to 3 years.
The practice has been 3 to 4 years.

- The importance of allowing for significant regional variation:
 - i) the variation in issues
 - ii) approach to sub-regions

- The value of a flexible process to accommodate variation:
 - NW – 4,000 representations on draft plan
 - EoE – 34,000 representations on draft plan

The balance between timely and robust plans

- Evidence base
- Extent of public engagement
- Compliance with European Directives – Sustainability Environmental Assessment / Sustainability Appraisal and the Habitat Regulations Assessment



- **Test of soundness** for the plan examined by independent panel includes:
 - whether the plan is realistic including availability of resource
 - whether it is able to be implemented

- PPS11: **Implementation plan** to be produced alongside or as part of the RSS

- **In practice:**
 - implementation plan is **a working document** so needs to be produced separately
 - encouraging joint implementation plans
 - **challenge** of ensuring infrastructure providers engage in the RSS process and consider implementation of RSS policies in business plans

Implementation



- **Planning Bill** – new single regime for major infrastructure

- **Community Infrastructure Levy** - new power for Local Authorities to require developer contributions to infrastructure development

- **Review of Sub-National Economic Development and Regeneration**
Introduction of a single Regional Strategy

- Regional Spatial Strategies are the top tier of the statutory development plan
- Process designed to:
 - balance central and local ambitions
 - provide flexibility to reflect geographical circumstances and nature of the review
- Ongoing challenge to produce timely and robust plans
- Emphasis now on implementation
- Further reforms through the Planning Bill and proposals for a single Regional Strategy