



The Planning System

An Overview

The Planning System

Aims:

- To manage the use and development of land and buildings
- To ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities
- To tackle climate change and create better places for people to live work and play

Different Planning Systems

- Wales
- Scotland
- England outside London
- London
- Future devolved areas?



What is Development?

Defined in Town & Country Planning Act

- Building operations
- material changes of use of land and buildings
- engineering operations
- mining operations;
- other operations normally undertaken by a person carrying on a business as a builder.
- subdivision of a building used as a dwelling house

Permitted Development Rights

- a national grant of planning permission
- subject to conditions and limitations
- Can be removed by planning condition or Article 4 Direction

Also

- A local grant of planning permission
 - Local Development Order
 - Neighbourhood Development Order
 - Community Right to Build Order



Permitted Development
Alteration of weir design on
eight locks on the Regent's
Canal

Why is it important?

Planning decisions directly affect our surroundings



Who makes the decisions ?

National Level

Government/Welsh Government
Secretary of State
Planning Inspectorate



Planning
Inspectorate



Local Level

Local Planning Authorities
Combined Authorities
Development Corporations



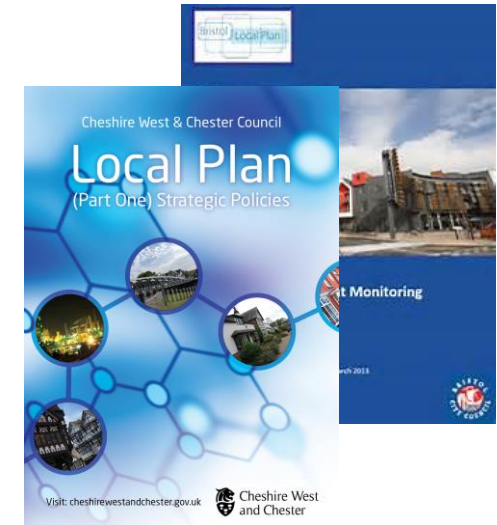
Neighbourhood Level Communities



Two key elements

Plan Making

setting out a plan for how an area will develop over time to guide future development

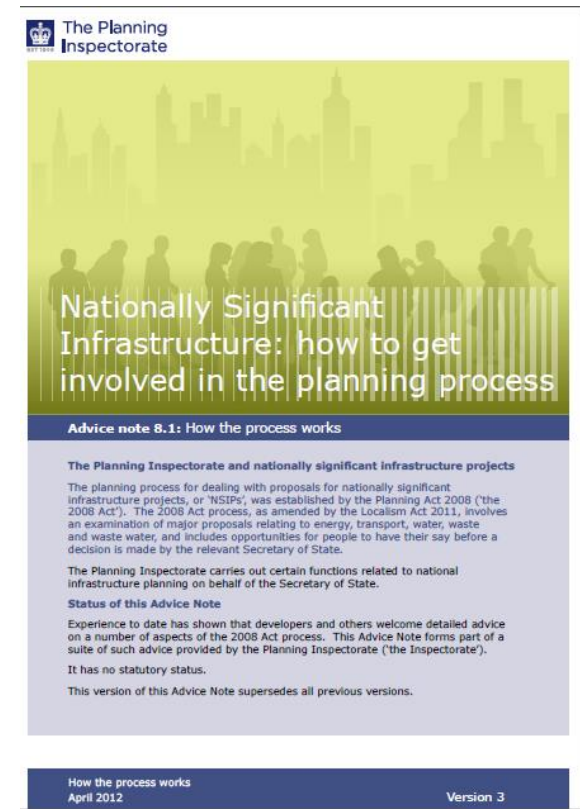


Development Management when development is agreed through planning permission.



Nationally Significant Infrastructure Projects NSIPs

- Require “development consent”
- Determined by Planning Inspectorate (National Infrastructure Directorate)
- Accord with National Planning Statements



Contributions and Community Benefits

- **Planning Obligations**

- necessary to make the development acceptable in planning terms,
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.



- **Community Infrastructure Levy (CIL)**

- based on the size and type of development
- 15% to Parish/Town Council
- 25% if a Neighbourhood Plan



- **New Homes Bonus**

- Intended to encourage new house building
- Paid by Central Government to LPAs
- Spent on supporting services in an area



Planning Reform – The Future

- CIL Review
- Measures to speed up Local and Neighbourhood Planning
- Planning Conditions - “Toxic Conditions”
- S106 Planning Obligations
- NSIPS and Housing
- Statutory Consultee Deadlines
- Permission in Principle

Where to find help

NPPF and PPG

<http://planningguidance.communities.gov.uk/>

Planning Inspectorate (NSIPS)

<https://infrastructure.planninginspectorate.gov.uk/>

Planning Aid – (free, independent, advice on planning issues)

<http://www.rtpi.org.uk/planning-aid/>

Planning Portal

<https://www.planningportal.co.uk/>

Planning Advisory Service

<http://www.pas.gov.uk/>

Canal & River Trust

<https://canalrivertrust.org.uk/about-us/planning-and-design>

Thank You
