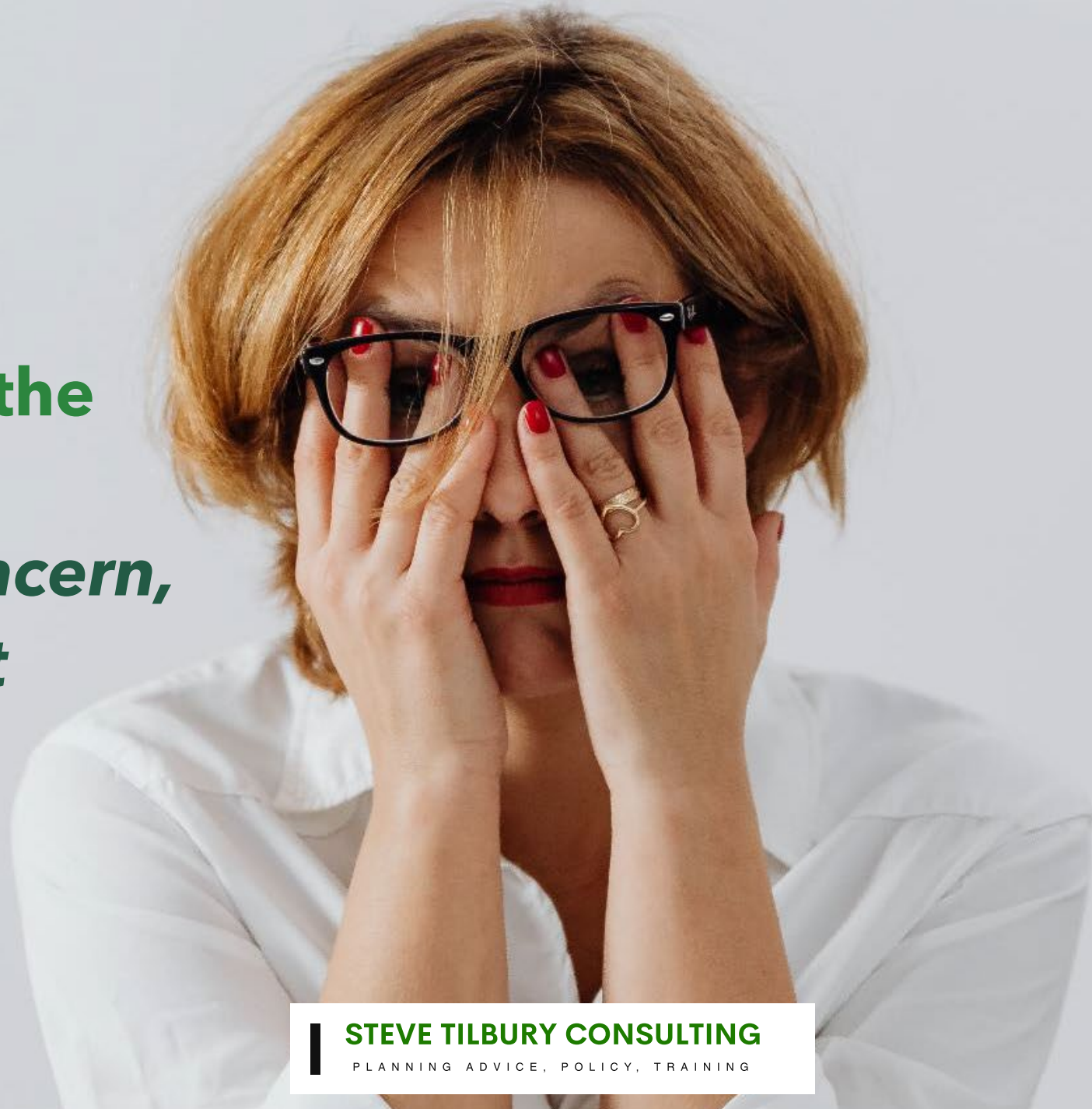
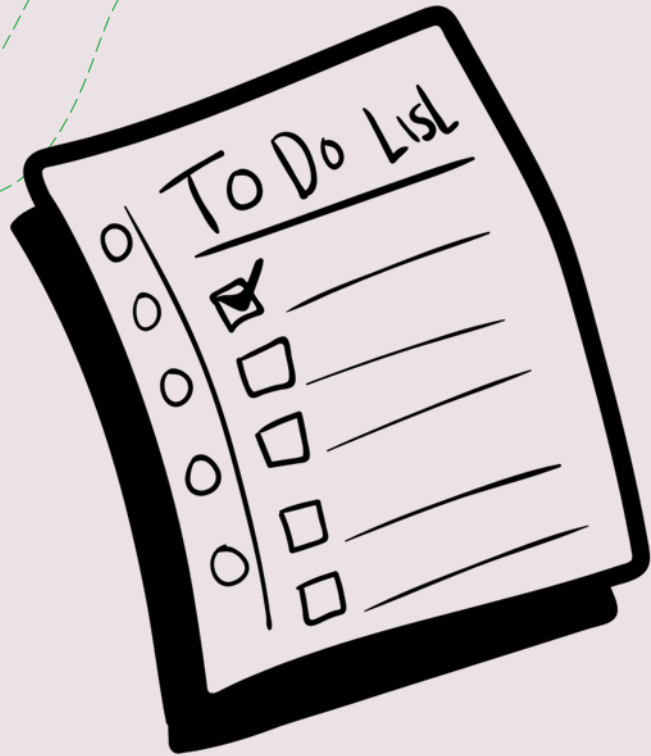




**Planning in the
Headlines:
*national concern,
local impact***





achieving net zero



providing affordable homes in sufficient numbers



delivering accessible and resilient infrastructure



repairing biodiversity



creating proper places to live



improving economic prosperity and life chances



protecting the good things we already have



all these and more....

Labour: Nutrients solution 'cannot be at the expense of the environment'

By Daniel Gayne | 10 October 2023

Keir Starmer promises to build new towns and 1.5m homes

Lib Dem members defy leadership on housing target

🕒 25 September

Starmer vows to 'take on' local opposition to development including from his own MPs

Ignore the nimbys and build, says boss of right-leaning thinktank

By Carl Brown | 1 August 2022

Robert Colvile says only a "big stick" from government will get enough homes built

Labour's supposedly bold 'new towns' idea has been tried before. And it failed
Simon Jenkins



Senior Conservatives turn on leadership over housing after election drubbing

By Joey Gardiner | 9 May 2023

Simon Clarke says Tories 'can't out Nimby' the Lib Dems amid warnings of political apocalypse without more homes

13th October, 2023, 11:52 am

Shadow minister: “We need a rescue package for the planning system”

MOVE

Planning at crisis point

Low morale and chronic backlogs are just two symptoms of housebuilding chaos gripping the country

Planning system ‘set up to fail’ as housing crisis gets worse, say councillors

‘It’s tough out there’: cracks in UK housebuilding sector grow by the day

Insolvencies rocket as army of small firms - seen as backbone of the sector - struggle with falling demand, rising interest rates and higher costs

Planning delays and recruitment crisis force abandonment of schemes



NEWS

Council leader hits back at housing minister in local plan row

By Matilda Battersby | 25 September 2023

Spelthorne Council has accused the government of planning “chaos” after minister blocked alleged attempt to withdraw draft plan

Inspector confirms that Surrey council’s troubled local plan will be found unsound to conclude protracted examination

Fury as appeal inspector allows plans for 146 homes at Farnham's 'green gateway'

Surrey Hills under threat: Battle erupts over relaxation of conversion rules

By Paul Ferguson

Friday 22nd September 2023 3:00 pm

SHARE



Inspectors agree to pause plan examination due to absence of finalised NPPF revisions

29 June 2023 by Stephen Cousins

What's the diagnosis?

- we have a plan led system – and so the failure to produce up to date plans inevitably causes major problems
- that failure, is in part, due to unreasonable or undeliverable expectations and requirements
- a lack of resources – including skills as well as numbers

BUT at least partly responsible for all of that:

- a lack of clarity and consensus about what it is expected to deliver



2010



“The Localism Bill will pave the way for the long overdue push of powers out of Whitehall to councils and neighbourhoods across the country, and give local communities real control over housing and planning decisions.”

2018



“The existing system for determining [housing demand] simply isn't good enough. It relies on assessments from local authorities according to their own requirements carried out by expensive consultants using their own methodology”

2023



“What I heard consistently, particularly from our councillors and our members, was what they didn't want was a nationally-imposed top-down set of targets telling them what to do”

Impact on local planning authorities?



what are expected to do?



how are we expected to achieve it (even if we can discern it) given the local constraints we work under?



do you really mean we have choice and can reflect our local priorities?



if you do, why do we keep losing all these appeals?



how do we maintain quality, quantity and morale?



Over the next 18 months...maybe



reform of local plan making (but slow and lots of friction)



useful changes relating to Neighbourhood Plans



possible change in the calculation of housing numbers



new legislation on biodiversity and nature recovery



unresolved issues relating to environmental impacts



changes in green belt policy (?)



recruitment and morale issues for local authorities in particular



community dissatisfaction and distrust

But all this change and 'about to change' is causing problems

- when will we know if this is going to happen?
- when will the detailed guidance and regulation be issued?
- how does it make sense to progress work which may turn out to be wasted effort?
- how do we know what's going to be best for our residents?
- and let's be honest: where is the local political advantage?



At community level

- 'planning by appeal' may continue to be an issue
- when and how to progress new or revised Neighbourhood Plans?
- other options for planning at neighbourhood level
- dialogue and relationship with the local planning authority
- infrastructure challenges
- delivery - a key issue often overlooked and not managed well



Michael Thomas planned to convert an old pizza takeaway in Trowbridge into a seven-bedroom house but Wiltshire Council refused the project

By Ewan Somerville
25 September 2023 • 6:07pm

