OUTLINE OF TALK

• The Planning System

• Who makes the decisions?

• The underlying philosophy
THE PLANNING SYSTEM

PLANNING POLICY + DEVELOPMENT MANAGEMENT

YOU NEED TO ENGAGE WITH BOTH
‘Plan-led’ means that national and local planning policy is set out in formal development plans which describe:

- what developments should and should not get planning permission
- how land should be protected and
- seeks to ensure a balance between development and environmental protection in the public interest.
Decisions are made on the basis of the policies in development plans, unless there are other considerations that need to be taken into account.

Some types of development do not need a planning application.

Developers can appeal against refusals of permission or conditions attached to approvals.
Comparison of the planning systems in the four UK countries

Commons Library Briefing Paper 07459
20 January 2016
WHO MAKES DECISIONS ABOUT WHAT?

- There are four separate, but similar, planning systems
- All levels of government are involved
LAYERS OF PLANNING POLICIES AND PLANS

• National

• Regional/Sub-regional

• Local

• Neighbourhood
NATIONAL POLICIES AND PLANS

National governments prepare:

• National policies

• National spatial plans (except England)
## REGIONAL/SUB-REGIONAL PLANS

<table>
<thead>
<tr>
<th>COUNTRY</th>
<th>TYPE</th>
<th>PREPARATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>England</td>
<td>No comprehensive plans, but:</td>
<td>- Mayor of London</td>
</tr>
<tr>
<td></td>
<td>- Mayor’s London Plan</td>
<td>- Local Planning Authorities</td>
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<tr>
<td></td>
<td>- Duty to Cooperate</td>
<td>- Local Planning Authorities</td>
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<tr>
<td></td>
<td>- Joint Local Plans</td>
<td></td>
</tr>
<tr>
<td>Northern</td>
<td>Regional Development Strategy 2035</td>
<td>Government</td>
</tr>
<tr>
<td>Ireland</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scotland</td>
<td>Strategic Development Plans for four main cities – current consultation proposes scrapping</td>
<td>Strategic Development Authorities, but Government approves</td>
</tr>
<tr>
<td>Wales</td>
<td>- Strategic Development Plans – no more than three covering parts of Wales - Joint Local Plans</td>
<td>Strategic Planning Panels</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local Planning Authorities</td>
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</tbody>
</table>
LOCAL (DEVELOPMENT) PLANS

- Prepared in all four countries
- Local planning authorities responsible for preparation, but Government roles are:

<table>
<thead>
<tr>
<th>Country</th>
<th>Role</th>
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</thead>
<tbody>
<tr>
<td>England</td>
<td>can modify, direct submission or preparation</td>
</tr>
<tr>
<td>Northern Ireland</td>
<td>oversight and scrutiny</td>
</tr>
<tr>
<td>Scotland</td>
<td>can direct plan should not be adopted</td>
</tr>
<tr>
<td>Wales</td>
<td>can call-in to determine itself, direct not to adopt, direct alteration or replacement</td>
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</tbody>
</table>
NEIGHBOURHOOD PLANS

• In England
  – Prepared by parish/town/community councils/neighbourhood forums
  – Local Planning Authorities bring Neighbourhood Plans into force

• Scotland consulting on “Local Place Plans”, possibly as part of local development plans

• Wales piloting “Place Plans”
Local Planning Authorities determine all planning applications except:

- Nationally significant infrastructure projects (England)/developments of national interest (rest)
- Call-ins
- Appeals

which are determined by ministers or their agents
THE UNDERLYING PHILOSOPHY

• Sustainable development
• The public interest
• Balance
• And...
“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.” (NPPF)