

# **Spatial Planning in England**

## **ICLRD Conference, Letterkenny**

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## EXISTING SYSTEM: What is spatial planning in England?

**‘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](http://www.planningportal.gov.uk)

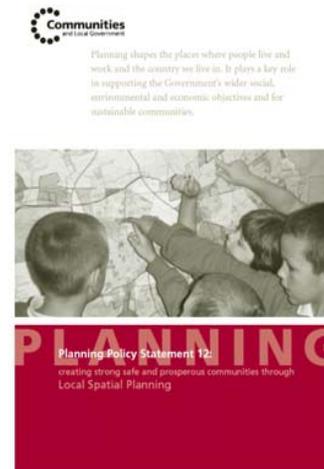
## The Recent Journey:

**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

PPS1 sets out key principles



## RSSs: Purpose and Scope

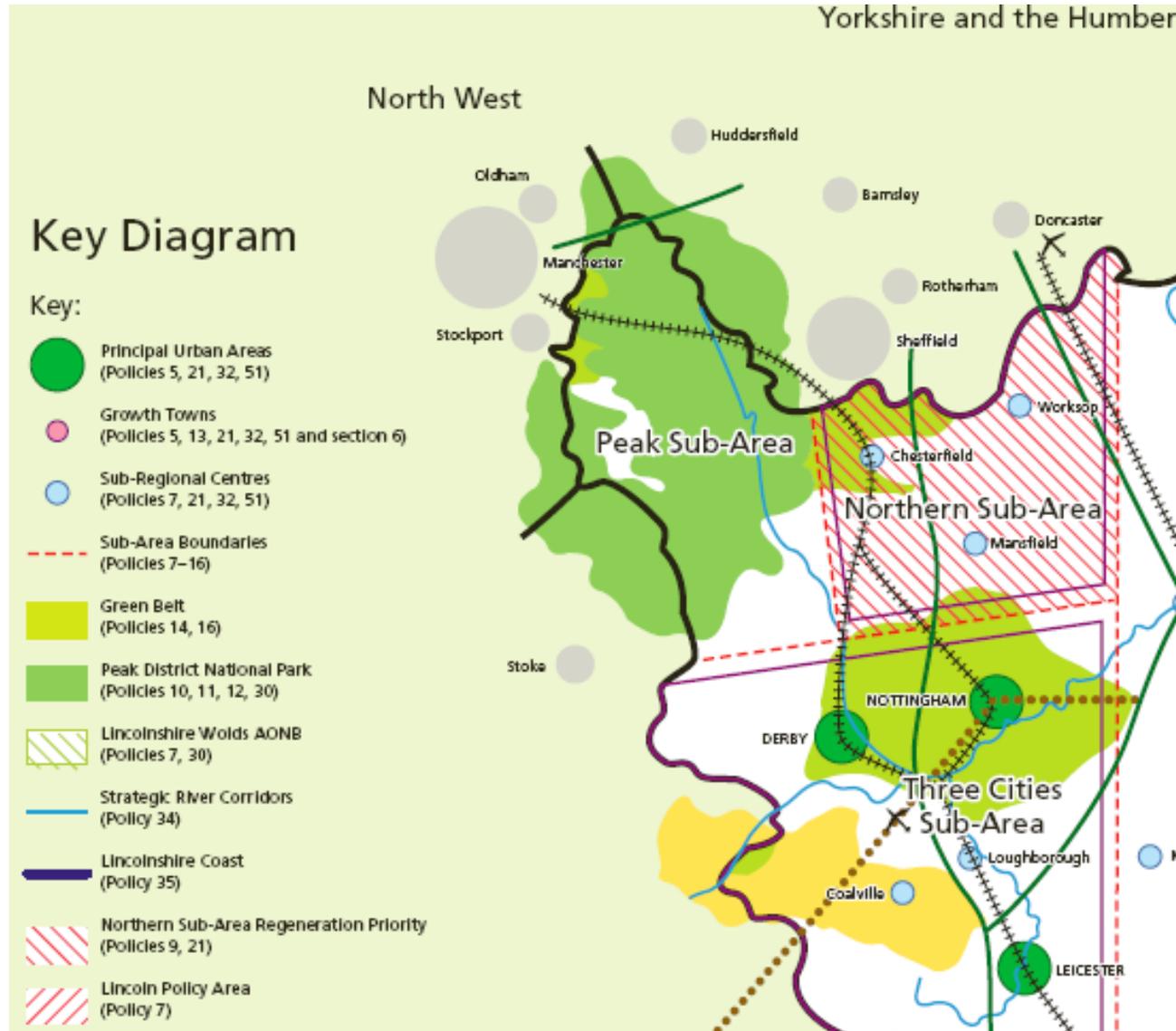
- 9 Regions - 8 Regional Spatial Strategies plus the London Plan
- Sets out a broad development framework for the region over a 15 to 20 year period including :
  - scale and distribution of provision for new housing
  - priorities for the environment, transport, infrastructure, economic, development,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

England: Regions

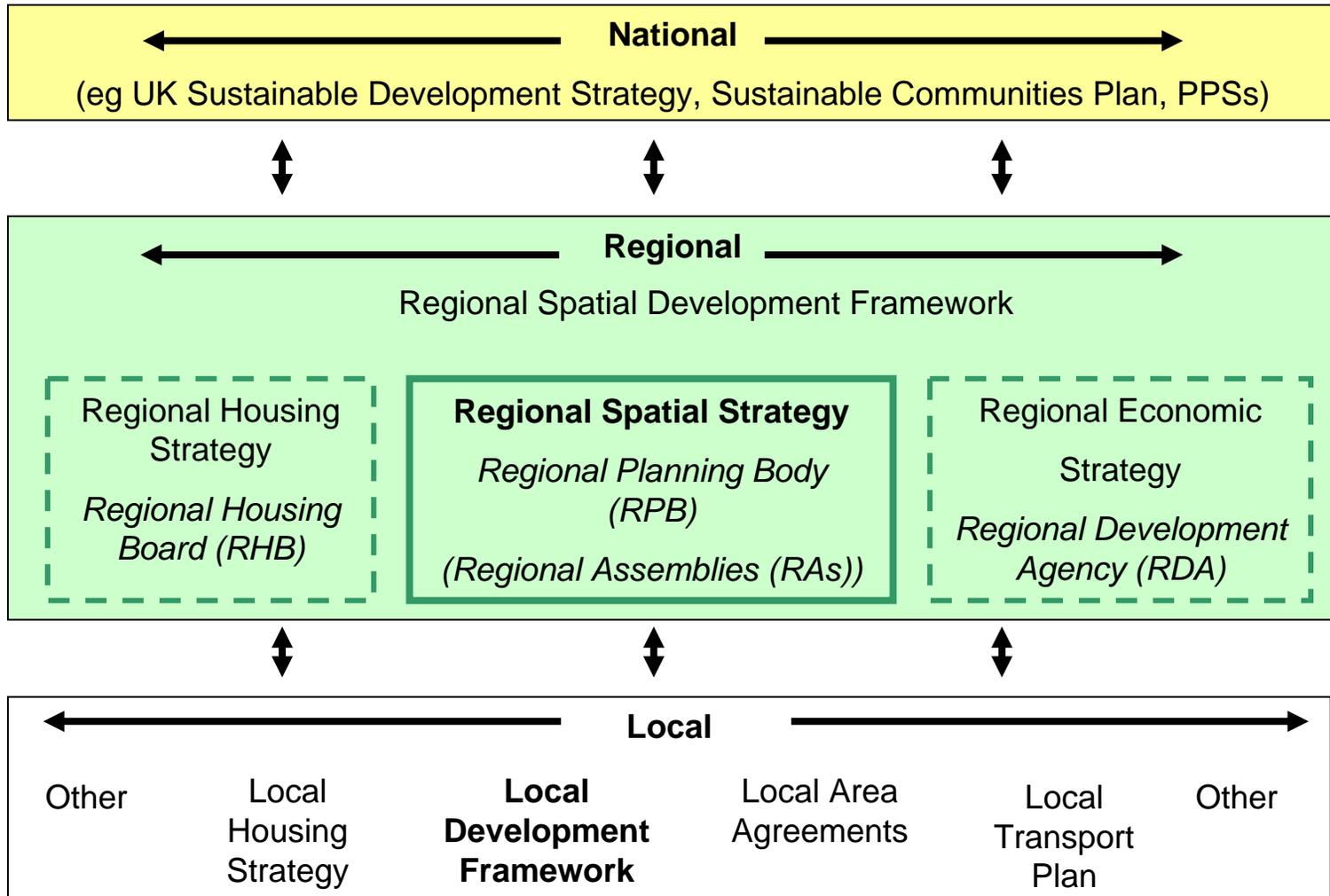


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# e.g. East Midlands Key Diagram



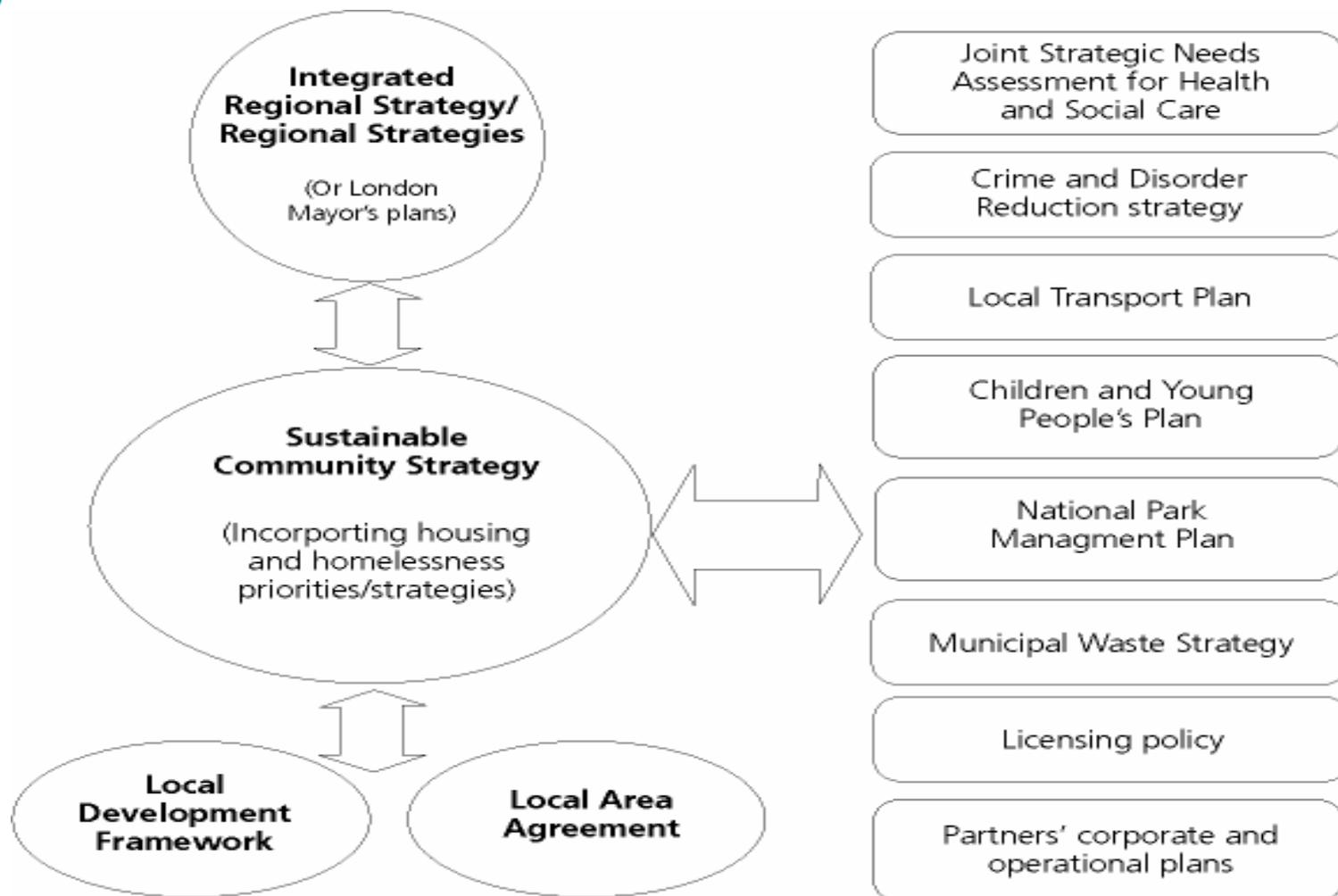
# Diagram: Context and Integration





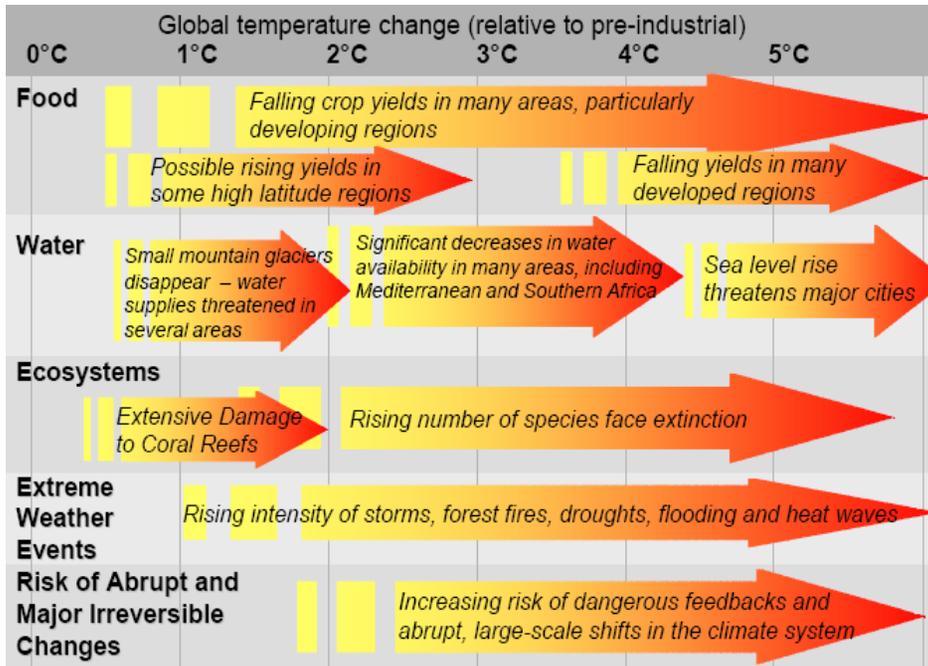
- **LDF core strategy isn't just a planning document, it is the vision of what a local authority wants to achieve, expressed in spatial terms.**
- **It brings together the land, infrastructure and capital investment needs for key services / outcomes over the long term** including housing, education, health, transport, economic development etc
- **Other Development Plan Documents** set out more detail for action areas or specific themes where necessary
- The core strategy is underpinned by the **infrastructure plan** and – with the **new planning charge** – provides the means to fund and deliver the vision.

## LDFs: local context



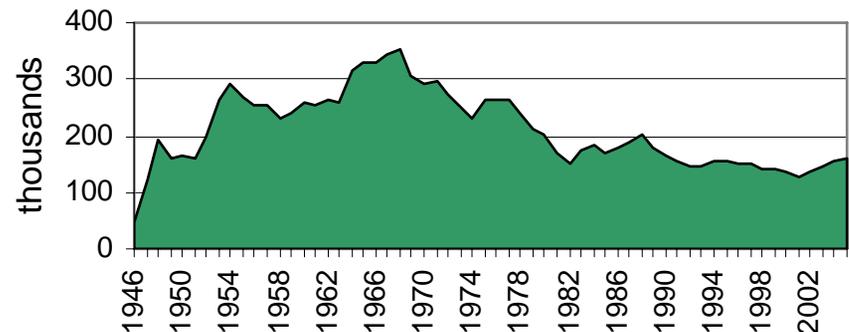
# CHANGES -

## some of the challenges



- Climate change
- Rapidly changing global economy
- Demand for housing

**New dwelling completions in England**



CLG live table 244, ASD

## KEY CHANGES: 1. Single Regional Strategies

Regional reforms following the Review of Sub National Economic Development & Regeneration, 2007

Proposals refined in light of consultation during 2008:

- single integrated Regional Strategy (RS) to replace regional economic and spatial strategies (RES and RSS) and other non-statutory strategies.
- Regional Development Agencies and local authority Leaders' Boards to be jointly responsible for that strategy.

New LDEDC Bill introduced (assent expected summer 2009)

- Single integrated strategy to energise each region around a compelling vision of sustainable economic growth
- Regional strategy to remain part of the statutory development plan
- Clearer upfront Government guidance on expected policy outcomes (economy, housing, climate change/renewable energy)
- Greater focus on delivery: requirement for Implementation Plan
- Premium on stakeholder management and engagement

- Overview of key regional challenges
- How economic growth can best be delivered
- Distribution of housing supply & targets for affordable and quality housing
- Response to risks and opportunities of climate change, including need to reduce carbon emissions
- Areas identified as priority for regeneration
- Strategic provision for transport, waste, water, minerals, energy and environmental infrastructure

Housing Green paper 2007 on increasing long-term housing supply and affordability

To deliver three million additional homes by 2020:

- 240,000 homes per year in plans by 2011
- Growth Points and Eco-towns
- 200,000 homes on public sector land
- Support for infrastructure
- All new homes to be zero carbon by 2016



## KEY CHANGES: 2. Governance

Increased emphasis on sub-regional, strengthen city planning and city regions, but without creating another tier -

- Integrated Transport Authority (ITA) introduced by Transport Act
- New legislation creates further statutory options for local authorities to cooperate on economic development through:
  - Multi Area Agreements with duties
  - Economic Prosperity Boards (EPBs)
  - Bill will also provide for the economic development functions of an EPB and the transport functions of an Integrated Transport Authority (ITA) to be combined in a single sub-regional body.

Non-statutory governance tools for sub-regional working include:

- Local Area Agreements
- Multi Area Agreements
- Indicators

### **3. National Infrastructure (Planning Act 2008)**

Barker and Eddington reports (December 2006) identified range of problems with planning process for nationally significant infrastructure:

- Government policy – or balance of policies - unclear
- Promoters do not always prepare applications well
- Too many different and overlapping consent regimes
- Cumbersome rules leading to slow and inefficient inquiries
- Complex, two stage decision process lacking transparency

i.e. structural problems, requiring radical reform and leading to Planning Act 2008

## Key features of new regime

- Following consultation and Parliamentary scrutiny, Govt sets out **National Policy Statements** for key infrastructure sectors
- Measures to improve **project preparation** by developers and in particular consultation with local communities
- New **independent commission** to take decisions on individual projects creating clear division of policy and decision-making
- Rationalised **single consent regime** allowing developers to apply to a single body for development consents needed

- New regime will deal with nationally significant transport, energy, water and waste projects – most of which are already decided by Ministers
- Detailed thresholds set out eg:
  - Power stations above 50 megawatts onshore
  - Major pipelines
  - Major gas infrastructure
  - Major airports
  - Major rail projects
  - Improvements to strategic road network
  - Hazardous waste plants
  - Reservoirs above 10m cubic metres
  - Waste water plants

## **FUTURE CHALLENGES: Making it all work**

- Responding to Climate Change and planning for economic recovery
- Achieving right balance between central and local decision-making
- Securing effective interaction between different planning systems (land, national single consent regime and marine).
- Delivering the reforms (e.g. complete LDFs; secure smooth transition from RSS/RES to RS; develop suite of National Policy statements on infrastructure) while
- Robust and timely plans for economic development as well as achieving sustainability and fulfilling EU requirements and community involvement