



RTPI
Royal Town Planning Institute

Closing Panel – Strategic Planning and Legacy

Catriona Riddell - Director, Catriona Riddell and Associates

Sam Stafford - Planning Director, Homes Builders' Federation

Sue Bridge - President, Royal Town Planning Institute

Chair: Charles Goode - Member of RTPI West Midlands
Young Planners' Committee



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Catriona Riddell

Director, Catriona Riddell and Associates

*“They are doing it [releasing Green Belt] in a haphazard and unplanned way in many cases and in a way that doesn’t meet housing need. We are going to get back to doing it strategically and will make sure that where it is released, through a variety of mechanisms, it targets local need. **We do not have mechanisms for doing it in a strategic way - we are going to bite the bullet on that.** We need to reintroduce elements of strategic planning.”*

*“There is a very weak duty to cooperate. In many parts of the country where there is not enough land to build, **the only way to get housing built is for councils to come together and work strategically.**”*



Shadow Housing & Planning Minister, Matthew Pennycook MP
Labour Party Conference, 9 October 2023

RTPI Young Planners Conference

14 October 2023

Sam Stafford, Planning Director
Home Builders Federation



The new 30 month local plan timeframe

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Background

38. Our evidence on local plan progress shows that it takes 7 years, on average, to produce a local plan. In addition, our statistics show that:

- only approximately 35% of local planning authorities have adopted a local plan in the last 5 years; and
- of the 62% that have not adopted a local plan in the last 5 years, only 5% have published a new plan and only 12% have submitted one for examination.

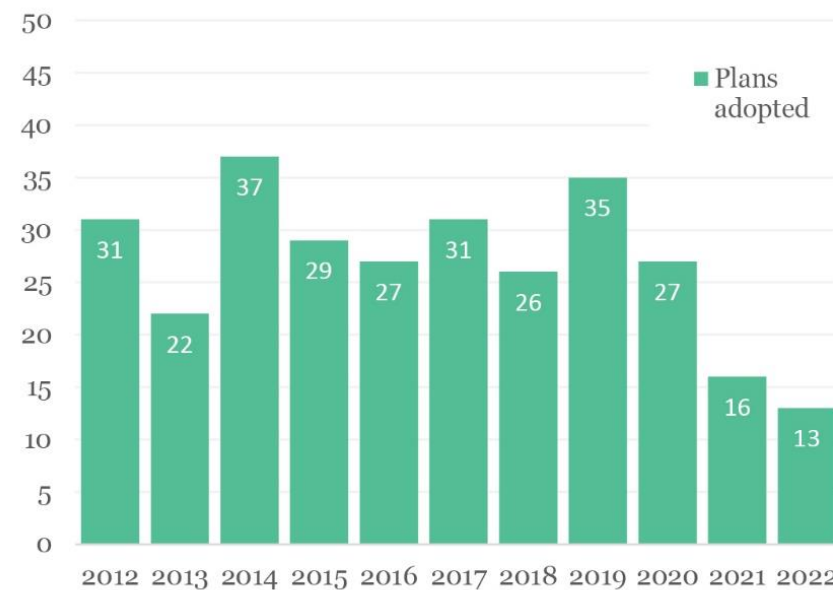
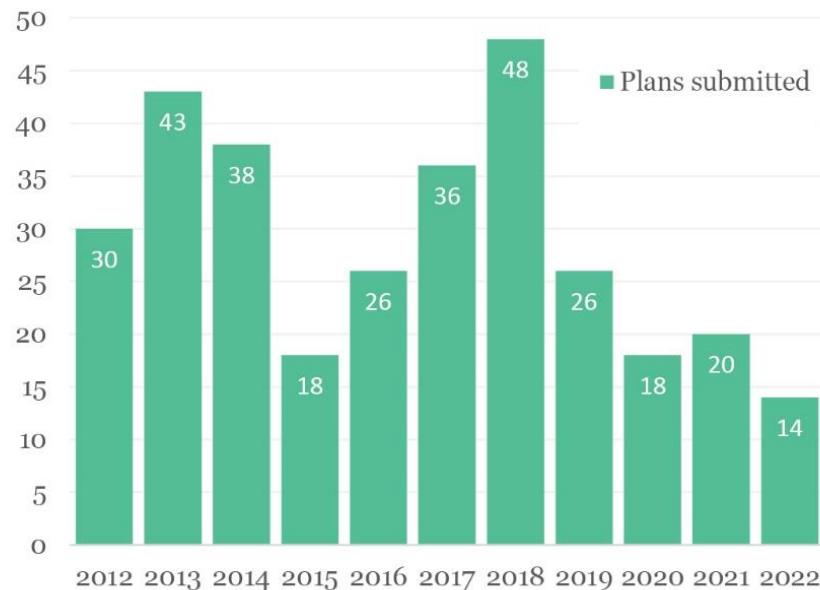
39. Slow progress means local plans are at greater risk of being outdated upon adoption. This creates uncertainty for communities and holds back development where it is needed.

40. As a result, [we have previously proposed](#) that local plans and minerals and waste plans are to be prepared and adopted within 30 months and reiterated our intention in [Levelling Up and Regeneration Bill policy paper](#), published in May 2022.



Local Plan-making is in crisis

Just 40% of LPAs have an up-to-date local plan. And things are getting worse, with the rate of plans submitted for examination and adopted now around half of the average in the years before the 2020 Planning White Paper.

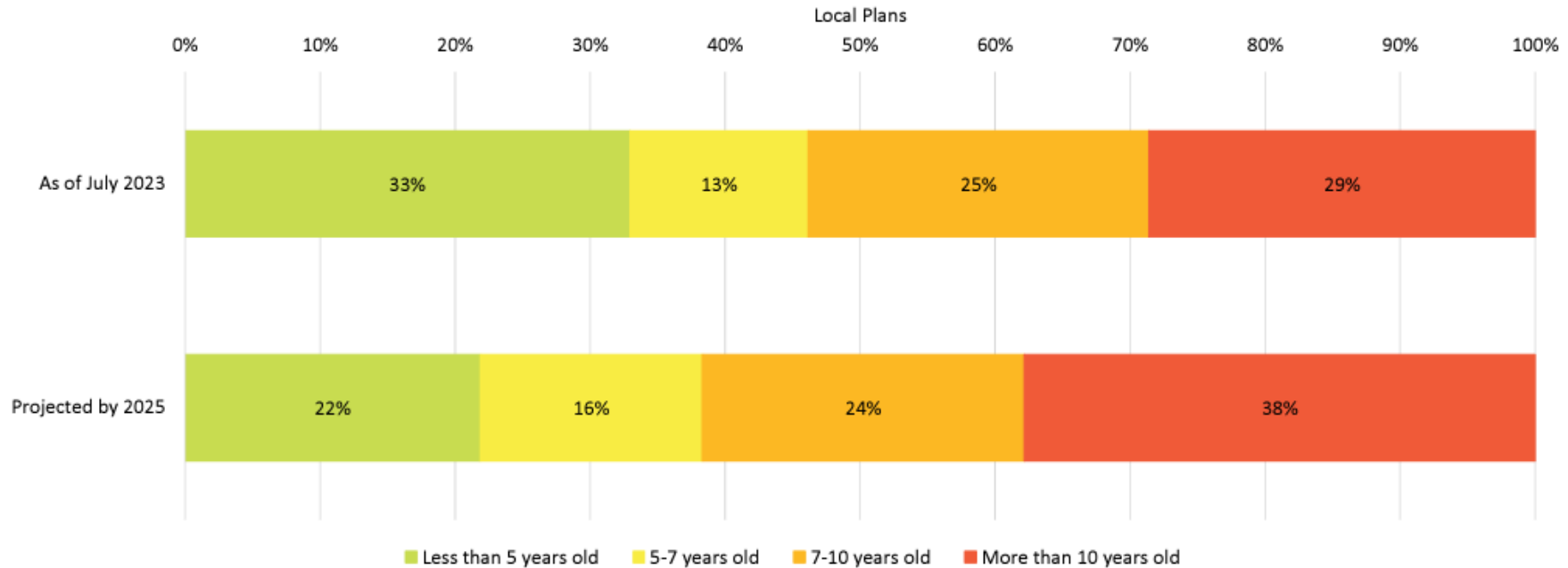


Source: PINS / Lichfields analysis



Local Plan coverage will get worse

The slow pace of plan preparation - and recent pauses in plan-making activity - will see the patchwork of Local Plans across England become increasingly out of date. Our analysis of the plan making pipeline suggests by end of 2025, just 22% will be up to date and less than five years old, compared to 33% in July 2023. ³



Source: Planning Inspectorate 'Local Plan: Monitoring Progress' for Plans containing strategic policies / Lichfields Analysis of trends and a projection of future progress from the Local Plan pipeline, based on: the current status of Plans; the average and distribution of timescales from Local Plan publication (Reg 19) to adoption; announced Plan delays/pauses; rates of unsoundness/withdrawal; and trends in adopted plans per year.

How it started

Thursday 7 October 2021 telegraph.co.uk Republic of Ireland €2.70 No 51,754 €2.50

Allister Heath The three mega-risks that could doom Boris's high-wage gamble p.20

The Daily Telegraph BRITAIN'S BEST QUALITY NEWSPAPER

PM pledges no homes on green fields

Johnson signals softening of planning overhaul in conference speech after Tory voter backlash

By Ben Riley-Smith, Lucy Fisher and Christopher Hope

BORIS JOHNSON yesterday said houses should not be built on "green fields" as ministers abandoned proposals for an overhaul of planning rules.

In a clear signal to the Tory base, the Prime Minister used his party conference speech to acknowledge fears that the countryside could be "desecrated by ugly new homes".

The comments reveal a change in strategy after a Tory voter backlash over planning reforms led to the party losing the safe seat of Chesham and Amersham in a June by-election.

The Daily Telegraph understands the most contentious aspects of the biggest overhaul of the planning system in 70 years have effectively been ditched, with ministers beginning again to find changes that will be less radical but more palatable to Tory MPs.

By contrast, the government's construction on "brownfield" sites - meaning land that has been built on in the past - will be the new focus.

There are even discussions within the Cabinet about whether the Tories should alter their manifesto target to build 300,000 homes a year.

On planning, Mr Johnson said: "You can see how much room there is to build the houses that young families need in this country, not on green fields, not just jammed in the South East, but beautiful homes on brownfield sites in places where homes make sense."

In another section of the speech, he talked about the "constant anxiety" in Stoke Poges, a village in Buckinghamshire, that its "shale dwellings" were "going to be desecrated by ugly new homes".

The Prime Minister argued that his "levelling up" agenda, helping deprived communities improve economically, would "take the pressure off parts of the overbuilding South East" because fewer people would move there.

Mr Johnson's message of reassurance came as he laid out his blueprint for "radical and optimistic Conservatives" in his first speech to an in-person conference in three years. He invited Winston Churchill and Margaret Thatcher and sports stars including the tennis player Emma Raducanu as he stepped out a vision for the 2020s.

The Prime Minister issued a call for people working from home to consider returning to pre-pandemic employment habits, saying "we will and must see people back in the office". There was also a defence of the first minister for driving the innovation that led to the development of the Covid vaccine, with

Ben Johnson greets the Tory faithful with his wife, Carrie, who is pregnant with their second child

Mr Johnson said: "It was capitalism that ensured that we had a vaccine in less than a year."

The Prime Minister announced just a single new policy - a £2,000 homes, to thousands of science and maths teachers in poorer areas.

The Tories' traditionally close relationship with business has been strained since the closure of the conference amid a Meme-gate over fuel shortages. Ministers have criticised the haulage industry for not providing sufficiently attractive pay and conditions to

convince Britons to take up jobs, leading to a reliance on foreign labour.

Mr Johnson has urged businesses to pay higher wages and repeated the call yesterday, arguing that voters who backed Brexit wanted an end to a reliance on uncontrolled immigration.

Responding to his speech, the *British Chambers of Commerce*, said that "what businesses urgently need are answers to the problems they are facing in the here and now".

Successive Tory governments have sought to build 300,000 new homes a

'You can see how much room there is to build the houses that young families need in this country'

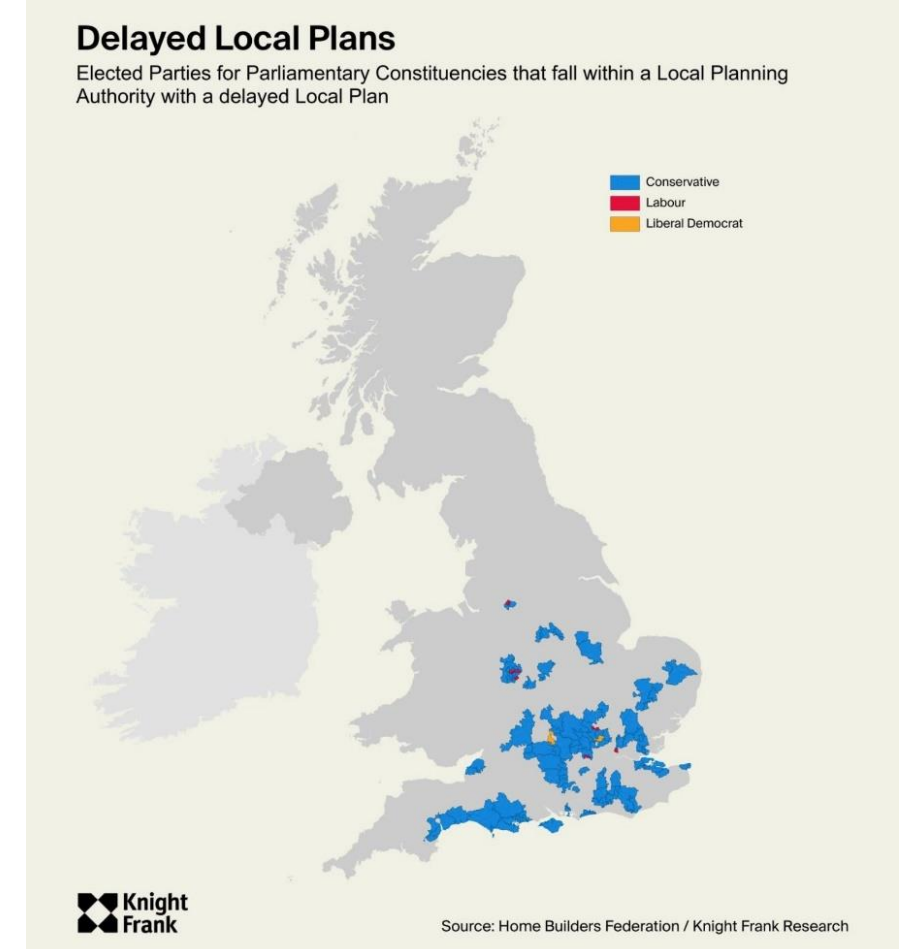
year, but the figure has not been reached since the 1960s. In 2019-20, the total housing stock in England increased by about 244,000 homes.

The latest reforms would have created a "zonal" system under which permission on sites earmarked for development would have been given automatically. But as many as 100 Tory MPs were said to have harboured concerns, including the former prime minister Theresa May. Many were in rural constituencies in the south-east of England, the traditional bedrock of Tory support. Michael Gove, who is seen in

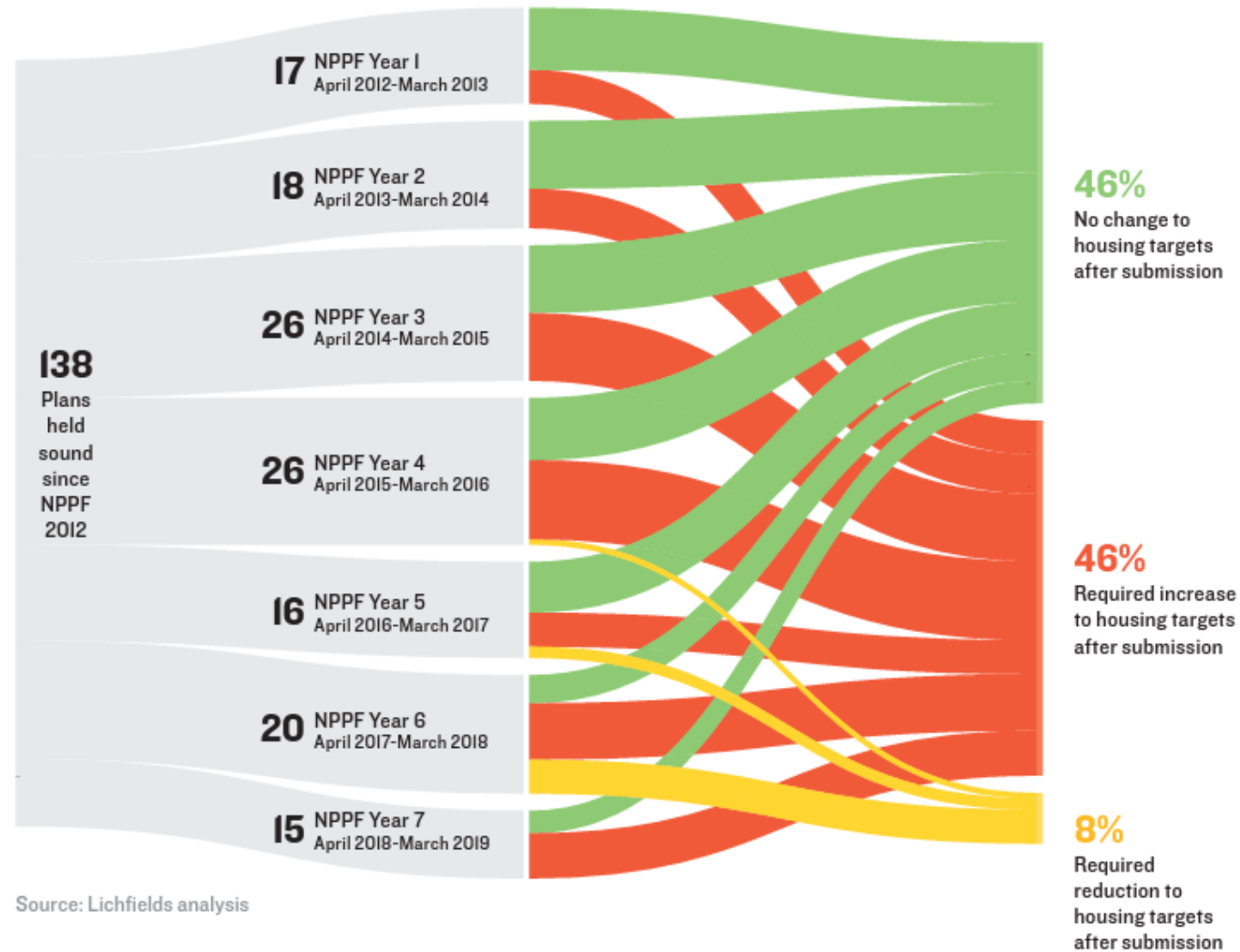
Tory circles as a proven reformer, replaced Robert Jenrick as minister responsible for the policy in the recent reshuffle. Downing Street sources noted when he was appointed last month that Mr Gove represents the constituency of Henry Heath and therefore understands the sensitivities, as they stressed the Government was in "listening mode". One Cabinet minister predicted the issue would disappear by the time of the next election.

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How it's going



Numbers





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