



Community Engagement – even earlier and better than before?



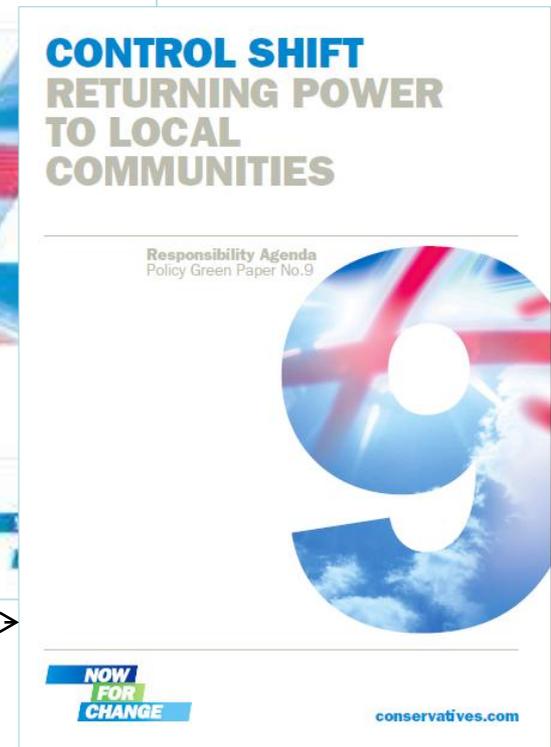
So where did this all begin...

Throughout the whole of the last decade there were deep fears in the 'Tory Shires' activist base about Labour's demands for ever higher housing numbers...

... it was one of the few issues that united everyone in the grassroots.



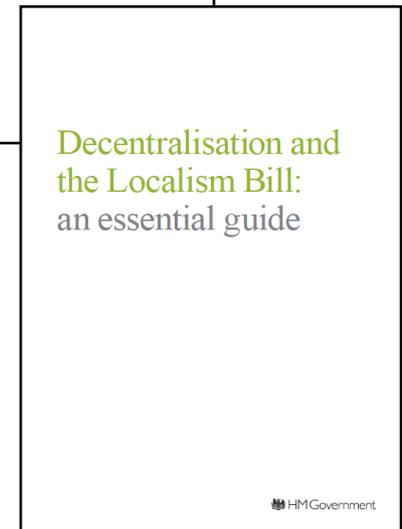
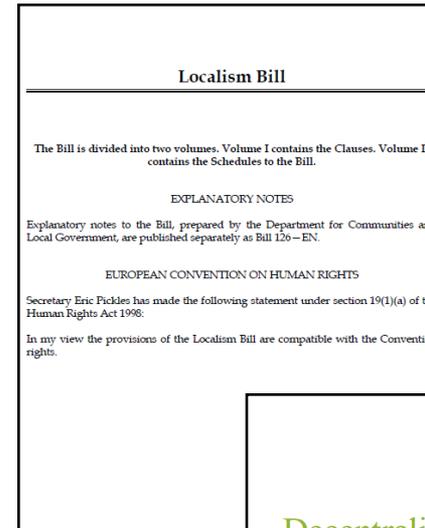
A frequently used Conservative campaign image around the country





The Localism Bill so far...

- Introduced on 13 December 2010
- 300+ pages long
- Series of 'abolitions' and amendments to existing planning legislation
- A promise of a 'planning revolution'
- Statutory consultation and engagement

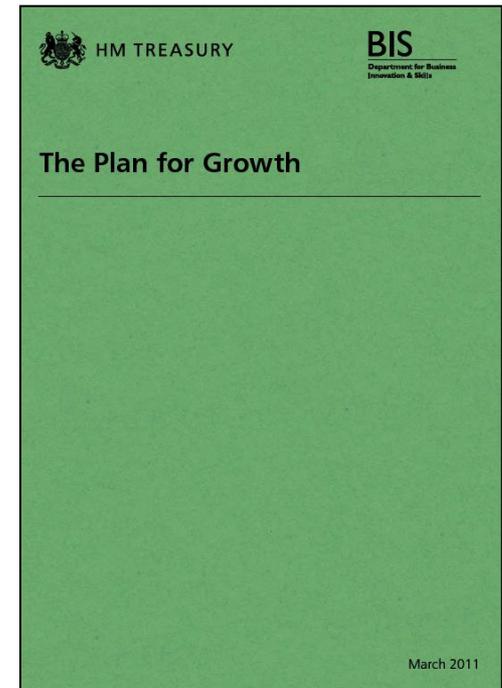




2011 Budget growth agenda...

Laid out a pro-growth, pro-development, policy agenda in some detail, including:

- A 12 month guarantee for the processing of all planning applications, including any appeals.
- The Government are consulting on proposals to make it easier to convert commercial premises to residential.





Big Ticket Items

Pre-Application Consultation

Neighbourhood Development Plans

Community Right to Build

Councillor Involvement in applications

Financial consideration in applications



The Good



The Bad



The Ugly



Clause 102 – Pre App Consultation

Will cover applications for more than 200 homes or a residential site area of four hectares or more or 10,000 square metres or more of commercial floorspace, or with a site area of two hectares or more.

Further secondary regulation will set out:

- Publicity required for the consultation.
- The form of consultation to be undertaken.
- Obligations for collaboration between the developer and others on design.



Neighbourhood Development Plans

1. Communities within local authorities will be able to develop their own local planning ideas.
2. Neighbourhood development plans will have to conform to local plans and national policy framework
 - can't create new policy, but rather, work within existing choices and restrictions.
3. 'Freedom' to decide where housing numbers should go
 - not to choose not to have them.
4. Funding is available for early pilots. Can only work effectively where LDFs / Local Plans have already set the parameters for the 'difficult decisions'.



Community right to build

1. Designed to provide an alternative route to planning permission where local support is evident.
2. The local authority *must* make a neighbourhood development order if more than half those voting locally in a referendum are in favour.
3. Certain types of development are expressly excluded, such as County Council planning matters, waste infrastructure or very large schemes within the nationally significant infrastructure decision making system.



Councillor Involvement in applications...

- ✓ Councillors *can* engage with applicants
- ✓ Councillors *can* campaign on planning applications – and subsequently vote



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Minister for Housing and Local Government

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Dear Colleague

04 JAN 2010

PREDETERMINATION, BIAS AND THE FREEDOM FOR COUNCILLORS TO CAMPAIGN

I am writing to let you know you about the steps that the Government is taking to give councillors freedom to campaign, freedom to debate matters with their constituents and freedom to make it clear what they think about issues without fear of being accused of having a closed mind on those matters.

We would expect councillors to be able to publicise their views on issues, indicate their voting intentions and to engage fully with their local communities without this affecting their participation in the council's formal decision making. In addition, councillors should be able to engage with planning applicants to educate themselves about their proposals. Of course, councillors will still need to be open minded at the point of decision in the sense of listening to all of the arguments, and weighing them against their preferred outcome, before actually voting.

We know that both predetermination and bias have proved to be difficult and controversial issues for many councillors, and we understand the frustrations that this has led to. Simply put, we believe it's wrong that a councillor is prevented from performing the very role he or she was elected to do because he or she has declared a particular view on an issue.

To give councillors this freedom, we will be legislating in the Localism Bill to make it clear that councillors, while being properly prevented from advancing personal interests, will have the freedom to campaign and represent their constituents without the fear of being accused of bias. This means that councillors will be able to speak and vote on issues that may well be the very essence of the campaign that got them elected.

GRANT SHAPPS MP



Building Better Relationships

- ✓ Share proposed consultation programmes
- ✓ Be creative in approaches
- ✓ Set measurable outcomes and targets
- ✓ Get online



Enhanced Consultation





Breaking the Mould





Demonstrating Support





For information as it unfolds...

www.localism.co.uk

 Winning planning permission under localism

Localism

Localism is set to transform the way in which we secure planning permission.

The days of tick box consultation processes look to be behind us and we are all going to have to flick our switches from send to receive and concentrate on listening to local communities rather than telling them what we want to build.

This site is a toolkit for those wanting to know more about how localism will impact on planning. Take a look at the video wall for comments and advice from senior planning consultants, property lawyers, local councillors, journalists and from some of PPS Group's senior team. These clips will be regularly updated as the Bill works its way into law.

And if this whets your appetite, PPS is currently giving presentations on localism to those who want to learn more. There's no cost, just email us at localism@ppsgroup.co.uk to arrange a presentation for your team.

Hover you mouse over each clip for a description of the content – [Single click](#) on videos to view

Recent posts

- Notes from the coalface of Localism
- In the news: Growth Vs Localism
- PPS Group to address HBF conference on localism
- PPS helps Sainsbury's gain planning approval in Edinburgh
- British Property Federation and PPS host localism event in Manchester
- PPS Bulletin: A Pro-Growth Planning Agenda
- Pickles addresses CBI on planning system

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A plain English guide to the Localism Bill