



# Doing better deals with developers: Will localism stimulate more local development?

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# Uncertainties, risks & costs

- Abolition of RSS & new national policy framework
- Neighbourhood development plans & orders
- Local referendums
- Community rights to build & buy



*When the Rt. Hon. Eric Pickles said he expects local authorities to do more with less, he was serious!*



# Localism: where will it all end up?

**Here?**





....or here?



# Innovation & promoting development



- General power of competence
- “Sustainable development” presumption
- CIL & section 106 agreements



# Consultation & working together

- Pre-application consultation
- Duty of authorities to cooperate with each other
- Predetermination law amendment



## Other relevant changes

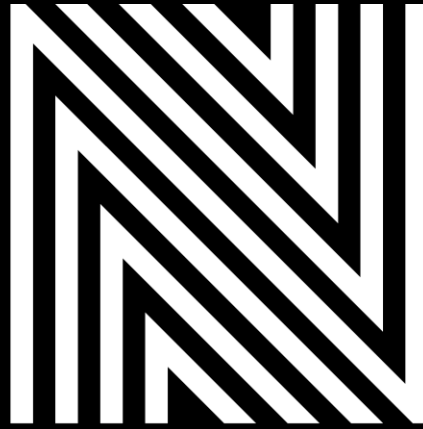
- London changes
- Social housing reform



# Concluding questions

- Who will pay for implementing localism powers?
- Will Councils have adequate resources?
- Will communities & developers buy into the 'Big Society'?
- Localism opportunities for developers & commercial objectors?
- How can Councils use the general power of competence innovatively?
- Will Councils promote housing development?
- How can Councils create certainty for developers?





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