

THE PLANNING SYSTEMS OF THE UK

DON GOBBETT - WHUK

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

PLANNING POLICY

‘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.**

DEVELOPMENT MANAGEMENT

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



Website:
researchbriefings.parliament.uk

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

COUNTRY	TYPE	PREPARATION
England	No comprehensive plans, but: <ul style="list-style-type: none"> - Mayor's London Plan - Duty to Cooperate - Joint Local Plans 	<ul style="list-style-type: none"> - Mayor of London - Local Planning Authorities - Local Planning Authorities
Northern Ireland	Regional Development Strategy 2035	Government
Scotland	Strategic Development Plans for four main cities – current consultation proposes scrapping	Strategic Development Authorities, but Government approves
Wales	<ul style="list-style-type: none"> - Strategic Development Plans – no more than three covering parts of Wales - Joint Local Plans 	Strategic Planning Panels Local Planning Authorities

LOCAL (DEVELOPMENT) PLANS

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

England	can modify, direct submission or preparation
Northern Ireland	oversight and scrutiny
Scotland	can direct plan should not be adopted
Wales	can call-in to determine itself, direct not to adopt, direct alteration or replacement

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”**

DEVELOPMENT MANAGEMENT

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)**