



Planning Aid

England

Engaging Communities in Planning

Introduction to the Planning System

Martin Harradine, Planning Aid Volunteer

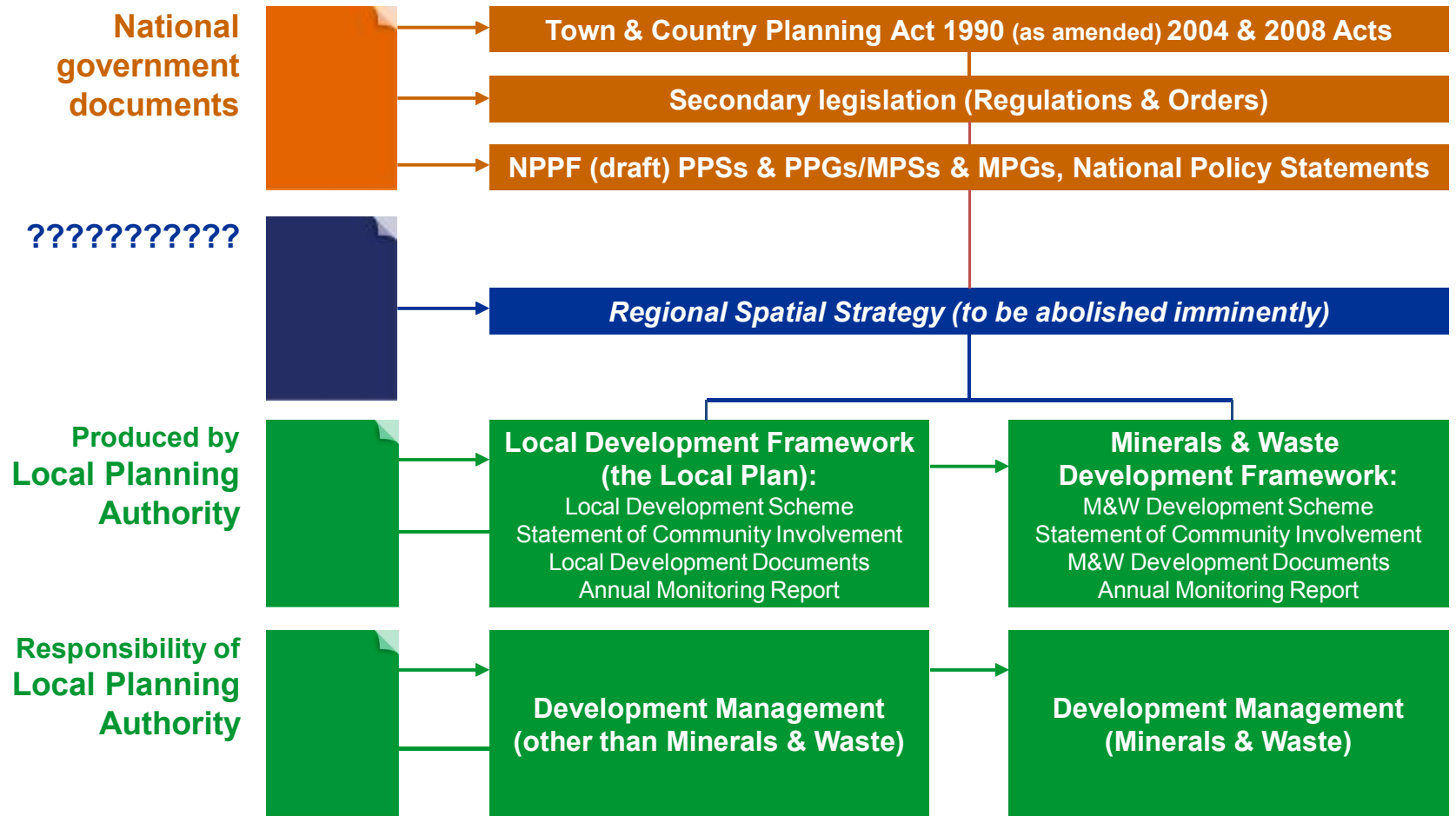


What is the Planning System?

- The system which controls building and the way land is used – in the public interest
- The system which ensures housing, factories, offices, shops, community facilities etc are provided where they are needed
- The system which protects and improves the environment



Overview of the Planning System



Who Operates the System?

A Four, Three or Two Tier System?!

- **Central Government** – Communities & Local Government Department
- **Infrastructure Planning Commission (IPC)**
- to be taken into Planning Inspectorate in 2011
- **Local Enterprise Partnerships (LEPs)?** –
- **Local Planning Authorities**



Central Government

- National planning policy – PPGs/PPSs/NPSs/MPGs/MPSs
- Guidance on planning practice
- Orders & regulations
- Powers of direction – ‘calling in’
- Determination of selected appeals



Local Planning Authorities

- Unitary authorities
- Town and Parish Councils



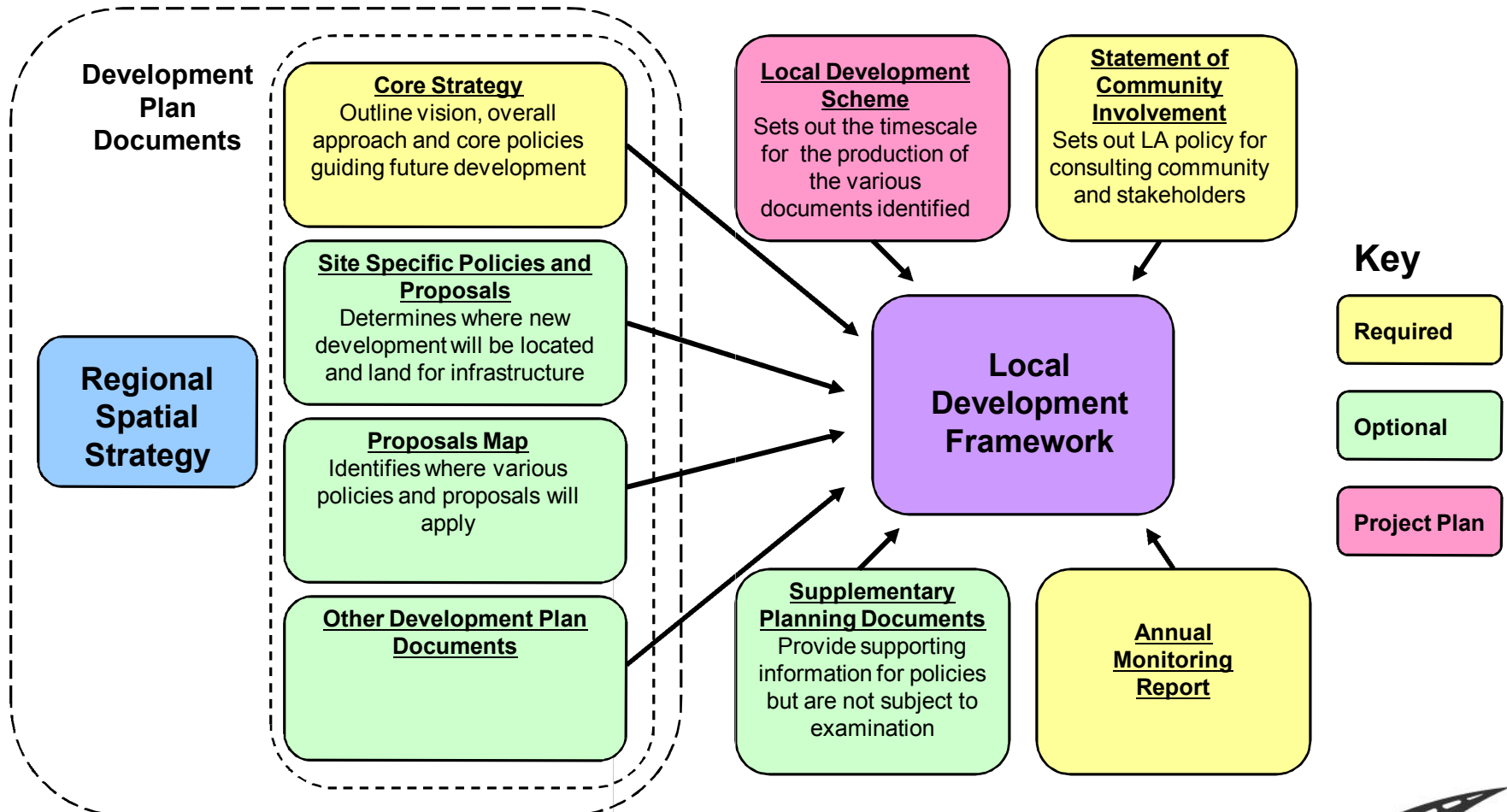
Day to Day Operation of the System

- Development Planning – the Local Development Framework (LDF) / Local Plan
- Development Management (planning applications)
- Roles of officers & councillors



The Development Plan

The Local Development Framework (LDF) 'Folder'



Adapted from the Draft SCI's of Breckland DC & Chelmsford BC



Development Management

A regulatory system which uses national and local planning policies to decide whether **proposals for development**, made through planning applications to the Local Planning Authority, should be granted or refused on a particular site



What is Development?

T & CPA 1990 S55 (1) describes '**development**' as:-

“The carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.”



Permitted Development (PD)

- Is still development but does not require planning permission as long as they are carried out within defined limits

(See PD for Householders – Technical Guidance August 2010)

- “Permitted Development” rights may be removed



Examples of Permitted Development

- Small extensions to dwellings
- Hardstandings – e.g. domestic drives
- Plant and machinery on an industrial site
- Temporary uses of open land
- Some changes of use



Determining Applications – material considerations

- The adopted/existing Development Plan
- Planning Policy Guidance and Statements
- Supplementary Planning Guidance
- Emerging plans
- ‘Material considerations’



Material Considerations

- Planning history of the site
- Siting, design, external appearance, access
- Loss of privacy and overshadowing
- Noise, disturbance and pollution
- Traffic generation
- Need
- Consultation responses
- Third party comments



What is not a Material Consideration?

- Loss of private view
- Competition between private businesses
- Devaluation of property
- Land ownership issues
- Disruption from construction work
- Moral arguments

