

# P&DG Breakfast Seminar

## 15<sup>th</sup> March 2018

### 5 Years - 5 Topics



Midlands: Sherwood Business Park  
Nottingham

London: 5 St John's Lane  
London

[www.panddg.co.uk](http://www.panddg.co.uk)

# Running Order

Richard Hall, P&DG - Five Years of Planning and Design Group

Bob Woollard, P&DG - The National Planning Policy Framework Update

Andrew Grayson, P&DG - Identifying Strategic Land and Development Potential

Chris Jesson, P&DG - Planning Applications and Public Engagement

Sarah Hunt, P&DG - Planning for Changing Retail Provision

# Evolution of P&DG

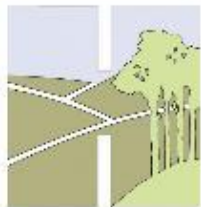
- Founded in December 2012
- Since then the team has slowly grown. According to the RTPI's most recent survey, we currently have the most qualified town planners of any consultancy in the East Midlands
- We opened a London office in 2016 and appointed additional master planners and urban designers into the Practice
- This has meant our experience and services have both grown and strengthened not only do we offer planning, master planning and urban design services, our heritage, public consultation, environmental assessment, retail, education services have all strengthened

# P&DG Projects and Clients

- Our project examples vary from larger housing schemes such as Infinity Park Garden Village to the south of Derby which is a Government backed mixed use proposal for around 2,000 homes, supporting universities in campus expansion, delivering the Alan Turing Institute into the British Library, supporting new school expansion programmes in Peterborough
- Other examples include support for retail and manufacturing delivery (last year we saved Christmas for many by obtaining planning permission for a facility for M&S Christmas dessert production)
- We also continue to deliver permissions for employment provision, estate rationalisation both for well known historic organisations such as Chatsworth and large scale pension funds from both the UK and abroad
- Importantly we continue to provide support and advice on a whole range of projects including small scale housing and employment schemes, planning delivery issues, appeals, conditions, changes of use and ad hoc free advice which saves considerable costs to the client

# P&DG Projects and Clients

- Starting from a team of just one in the early months of the business we have now undertaken over 600 projects and additionally provided almost daily ad hoc advice to consultants and clients
- We currently have around 250 live projects many of which are large scale with project timescales of months and years rather than weeks
- We currently have around 130 live fee paying clients and have undertaken projects for over 300 clients since the beginning – as you can see we get a lot of repeat work
- A large proportion of work is concentrated in the Midlands however, our daily projects now stretch across the UK
- Importantly our overall achievements to date would not have been possible without support from many of you and the support of a team of dedicated professionals in P&DG that I am very proud to work with



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# The National Planning Policy Framework Update

Bob Woollard MRTPI

# Proposed Changes to the NPPF

- Implementing last year's White Paper and reflecting case law
- Housing, Housing, Housing?
- Tightened wording – attempt to keep decision making out of courts?
- Some parts less of a consultation than others
- Policy only, but in parallel with changes to PPG and regulations to reform planning obligations
- New NPPF before the summer



# Plan Making

- Requirement for authorities to review plan policies every five years following the date of adoption (come into force on 6 April)
- Statement of Common Ground to show effective joint working between authorities
- Plans to set levels of affordable housing and viable contributions



# Decision Taking

- Emphasis on viability at plan making stage
- No requirement for viability assessment for policy compliant proposals
- Viability to be open book and public
- Applicant's written agreement to the terms of a pre-commencement condition



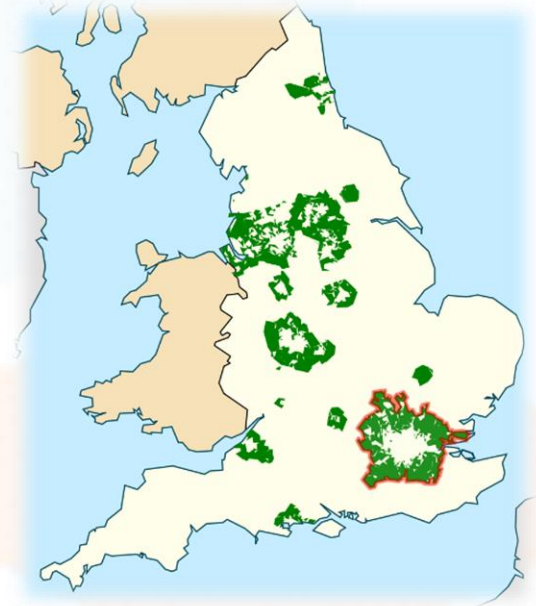
# Delivering Housing

- Standard methodology for calculating OAN
- Acknowledgement of range of tenures to meet a range of needs – not just owner-occupiers
- Affordable housing definition to include discounted market housing.
- 20% of allocations less than 0.5ha
- Entry level exception sites
- Housing Delivery Test
- Shorter planning consents



# Green Belt and Brownfield

- Further tightening on Green Belt release
- Authorities should explore all opportunities for developing brownfield land before Green Belt
- Provision for compensatory enhancement
- Potential for affordable housing on brownfield sites within the Green Belt



# Town Centres

- Plans to take a 10 year view
- Sequential test to account of potential availability over a reasonable period
- Removal of impact test for out of centre office developments



# Other Points to Note

- 'Agents of Change' responsibilities
- Ancient Woodland added as footnote restriction
- Transitional arrangements
- further planning reforms?
  - Consultation on reforms to Planning Contributions
  - A new PD right for upwards extensions?
  - Ways of bringing agricultural land forward for housing?





# Identifying Strategic Land and Development Potential

Andrew Grayson MRTPI

# Introduction

## 1. Why is now a good time to identify strategic land and development potential?

Including reflection on the emerging NPPF and increased emphasis on the delivery of land for development

## 2. How can Planning and Design Group help you achieve this?

### Quick question: What is 'strategic land'?

Scale is dependent on context but sites often underpin Local Plans

# Why is Now a Good Time to Identify Strategic Land and Development Potential?

## Economic Context

- Pre-recession land banks are being utilised
- **Dwellings started in England between 2008/09 and 2016/17 has increased from 88,010 to 163,000 per year**
- An **85% increase in new dwelling construction**, back to pre-recession levels
- Government clear on 200,000 new homes per year target
- **Increasing confidence in housing delivery and subsequent need for land in the future**



# Local Plan Adoption and the 'Next Wave' of Local Plans



- Post-2012 NPPF Local Plans are now in the process of submission and adoption
- Between 2012 and 2017 around 4 in 10 local authorities have adopted a local plan
- More have recently been submitted, and those that have not will now come under intense scrutiny including 'special measures'
- **More land will be needed in the next round of Local Plans under the emerging NPPF**

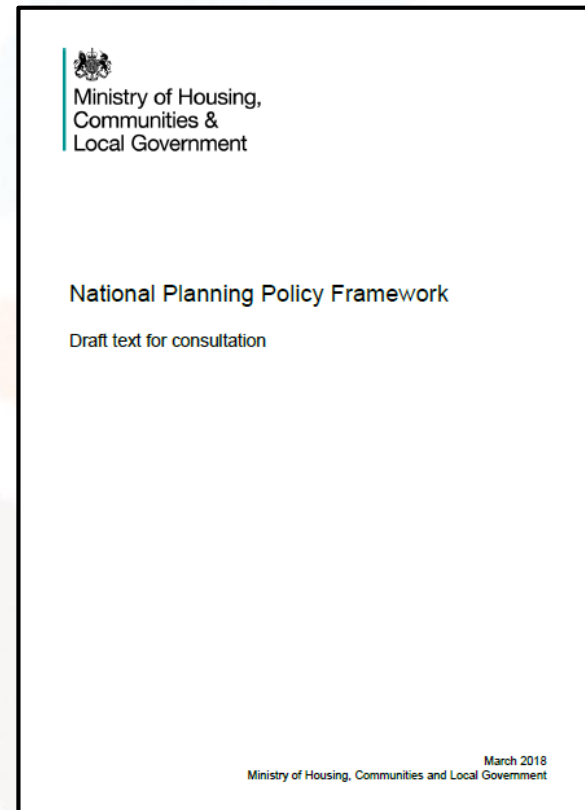
# Long-Term Strategic Planning

- Emergence of sub-regional strategic growth plans, establishing a vision and aspiration for housing delivery and economic growth
- The *Leicester and Leicestershire 2050: Our Vision for Growth* consultation is an important East Midlands's example
- Will work alongside Local Plans assessing long-term demographic change, set key targets, focus infrastructure delivery and attract investment
- **Establishes a clear pro-development context within which more land will be needed and a return to 'strategic planning'?**



# 2018 NPPF Review and Local Plan Changes

- **All roads in the NPPF review lead to a need for a continuous supply of new land for development**
- Backed by more stringent monitoring and enforcement by the Ministry of Housing, Communities and Local Government ('MHCLG')



# 2018 NPPF Review and Local Plan Changes

- **‘Strategic policies’** are defined in the emerging NPPF and will constitute, or form a part of, the Local Plan process
- Produced by single Local Authorities, or in partnership
- Strategic policies are required to identify development needs, identify a robust trajectory of required land and outline delivery rates
- **Legal requirement** to be tested at examination by the Planning Inspectorate **at least every 5 years**
- **There will be a continual need to identify development land to meet this 5 year review cycle**

# 2018 NPPF Review and Local Plan Changes

Emerging NPPF is introducing some **'big stick'** measures to ensure land is developed through Local Plans

- Local Plans will become **out of date after 5 years if not reviewed**
- The delivery of land will be monitored and enforced through the **Housing Delivery Test**
- An **Annual Position Statement** will be required of each Local Authority to robustly **justify any local five year housing land supply position**



Ministry of Housing,  
Communities &  
Local Government



# 2018 NPPF Review and Local Plan Changes

**Housing Delivery Test** will require an annual submission of housing completion figures by each Local Authority to central government against Local Plan requirements on a three year rolling basis

If housing delivery rates drop below:

- **95% - Action Plan** required to bring forward more land and deliver sites
- **85%** - constitutes '**significant under delivery**' and 20% buffer added to five year housing land supply
- **75%** - constitutes '**substantial under delivery**' and the presumption in favour of development is triggered

# 2018 NPPF Review and Local Plan Changes

- Low tolerance for delivery failure, which will require new land to be brought forward to assure comfort and contingency
- Either through the need for review, or based on a lack of delivery, **Local Plans will always be very 'hungry' for sites under the emerging NPPF**

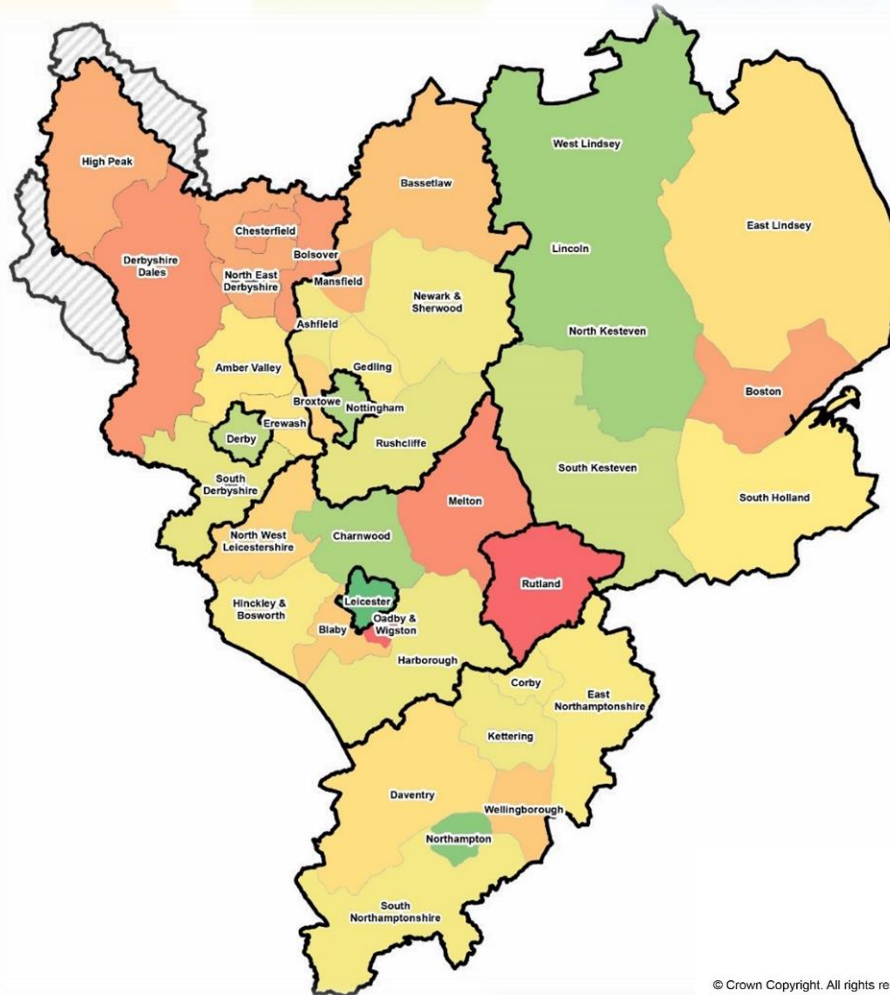


# How Can P&DG Help You Identify Strategic Land and Development Potential?

- Produce bespoke **Strategic Land Reviews** at a sub-regional or Local Authority level in order to identify areas and land with development potential
- **Emphasis on sustainability** and building strategic land into Local Plan processes
- **Marry future housing need with national or sub-regional transport and infrastructure growth**
- Assesses current and emerging planning policy context to identify locally specific opportunities
- Analyse development land trajectories and assess future capacities, needs and promotion timings
- Carry out site level assessments to identify more detailed sustainability measures

# Strategic Land Reviews

# Comparative housing need levels across the East Midlands region 2016 to 2026



# Strategic Land Reviews

## **Previous successes include:**

- Great Notley Garden Village, Braintree (1,800 homes)
- Beaulieu Park, Chelmsford (4,000 homes)
- Airfield Farm, Market Harborough (1,000 homes)
- Hollywell Farm, Ashby de-la Zouch (400 homes)
- Outseats Farm, Alfreton (500 homes)

# Airfield Farm, Market Harborough



# Outseats Farm, Alfreton





# Planning Applications and Public Engagement

Chris Jesson MRTPI

# Purpose

- We will discuss how social media is helping communities become increasingly mobilised, well informed and empowered to steer planning application decisions and future local plans.
- We will also discuss the increasing need to pro-actively work with planning officers in order to address community pressures arising through social media throughout the application process.

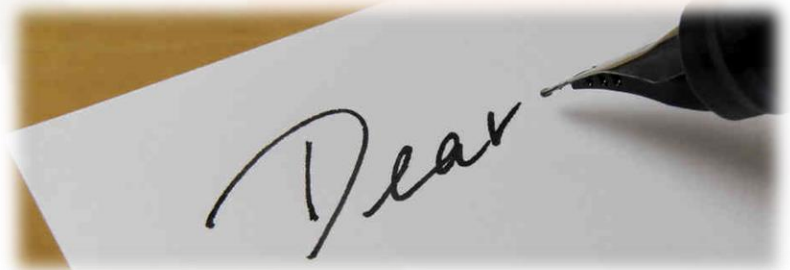
# With a Housing Crisis and a New NPPF, Engagement Remains Vital

## Theresa May: Young are 'right to be angry' about lack of homes



- As planners we are accustomed to seeing the same faces walking through the door. It is great that people are getting involved; not so great that a committed few have a disproportionately loud voice. What about every one else, **the silent majority**?
- Speaking to planning students and young families tells us their voice needs to be better heard in the process.

# Traditional Methods of Planning Participation Have Not Disappeared...

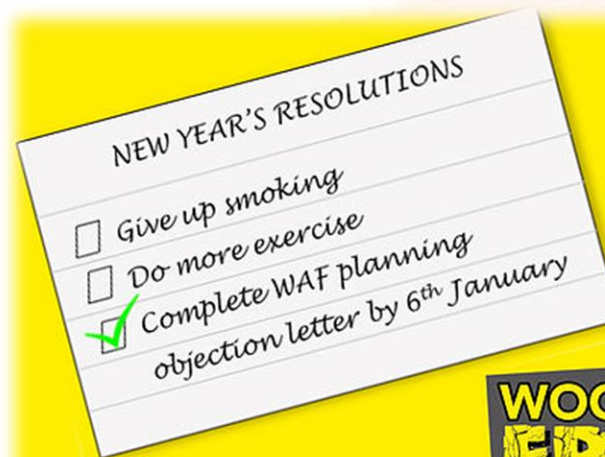


# They Have Simply Been Mobilised Into Different Formats...



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# The Media Age Can Be A Threat...



*'We hope to buy the first one  
and then object to the other  
199 being built'*



# But Also An Opportunity...

- Planning sometimes gets a negative reception but it need not be the case. If we can present the rationale behind sites with clarity, across a broader demographic, we can get people on side to deliver this and agree the principle of what is being achieved. Listening, patience and clear visual aids are vital to the process, as is thinking beyond a simple leaflet drop.
- Even though there will be objectors for some sites there will be fewer as a result of coordinating a meaningful consultation programme.
- Officers and politicians are under great pressure to ensure their decision is representative and require engagement to help inform their view.

**P&DG offer bespoke public consultation services in house**

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COLLIERY ROAD, CRESWELL

## Colliery Road, Creswell

### Colliery Road, Creswell

The Welbeck Estates Company Limited are seeking community views on proposed development at land south of Colliery Road, Creswell. The proposal involves a mix of housing, employment and convenience retail provision, which will act to regenerate the former colliery site and allow for the upgrade of Colliery Road.

A public exhibition will be held by Planning and Design Group on the 6th December 2017 for local residents to see the development proposals and express their views. The details of the proposed development are available on the Exhibition Gallery page.

## INTRODUCTION

### CRESWELL

**Why are we here?**


On behalf of The Whitbeck Estate, Planning & Design Group is holding this exhibition to establish your views on the development and regeneration proposals of the former Creswell colliery site.

The use of the vacant colliery site for residential and employment will bring a range of benefits to the community of Creswell. The proposals look to:

- Formally adopt and improve Colliery Road
- Bring about a positive use of currently undeveloped, formerly developed land
- Enhance and formalise access to surrounding green spaces
- Regenerate the site sensitively within Creswell's historical context


Representatives from the project team are at the exhibition today to help explain the proposals in more detail and answer any questions you may have.

We welcome your views in shaping our proposals for the former Creswell colliery site.



Location Plan

Land at Colliery Road



## THE PROPOSAL

### CRESWELL


**What do the proposals involve?**

The Whitbeck Estate intend to submit an outline planning application to Belper District Council for the regeneration of the former Creswell colliery site. The proposed development involves a mix of housing, employment and convenience retail provision. We are intending to submit the planning application in early 2018.


This proposed development consists of:

- Circa 300 quality new homes of a mixed type, tenure and size
- Around 0.5 hectares of employment land for business and convenience retail use
- Integrated, publicly accessible and landscaped green space
- Significantly enhanced access and upgrading of Colliery Road
- Linkages to surrounding green space and community facilities
- Delivery of linked urban and green nodal space throughout the development
- Positive links to the current planning application for the restoration of the lagoons to the south (reference: CWS/1116/17)


*Current views of the site - desolate and prone to anti-social behaviour*



*Proposed site visuals*



Land at Colliery Road




## OPPORTUNITIES

### CRESWELL

**Key opportunities and place making**


Regeneration of the former colliery will bring forward a wide range of opportunities, including:

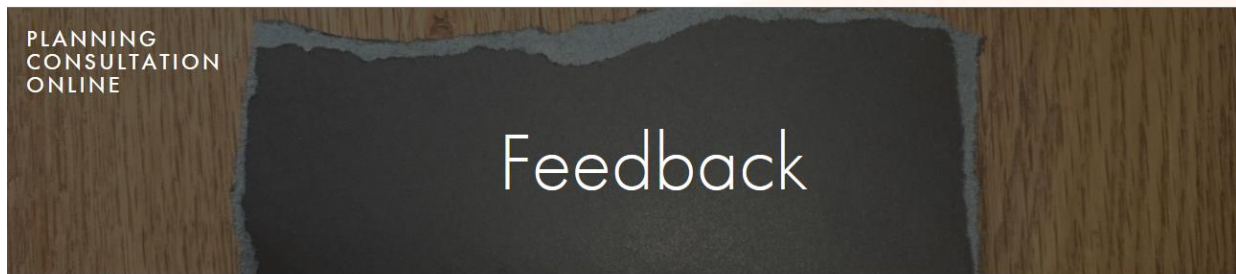
- Significant environmental enhancement of the site
- Support for existing local community services and facilities
- Encouraging walking and cycling access into Creswell and beyond
- Helping address local housing need by providing a wider range of new homes
- Provision of local employment opportunities
- Allowing for improvements to Colliery Road as the main point of access to the site
- Landscape buffers to the south, with provision for drainage, and functional green space throughout
- To design a proposal in keeping with local building materials, scale, height and massing and historical context.



Opportunities Plan - linkages and facilities

Land at Colliery Road





Interested in leaving feedback on the Colliery Road, Creswell proposals? Please use the feedback form below to submit your comments. Alternatively, please complete the Questionnaire (Deadline 20 December 2017) and return to us, or email or post your comments to: P&DG, Pure Offices, Lake View Drive, Sherwood Park, Nottingham, NG15 0DT.

# Statement of Community Involvement



Land to the south of Colliery Road, Creswell  
Statement of Community Involvement  
January 2018



- Providing a **Statement of Community Involvement (SCIs)** with planning applications is recommended, and in some cases is required by local planning authorities.
- SCIs state the extent of consultation, documents everything raised and states any modifications made to a scheme as a result of feedback. This ensures officers and members can have confidence in a scheme at point of decision.

# Feedback in Planning

Good planning is not only about making changes to feedback, but being transparent in how such feedback has been considered and thinking creatively about who we need to consult. It is valuable to participants to know that what they said was actively reviewed, enforced change, and while not always resolvable, their view mattered.



# Time to Take Stock of Retail Changes

Sarah Hunt MRTPI

# Dramatic Change

- Huge change in shopping habits in last 5-10 years
- £1 in every £6 spent on high street was spent via phones and tablets in 2017
- Business difficulties being experienced by the likes of Maplin, Toys R Us and BHS versus increased success of Amazon, ASOS and Boohoo, which have no physical stores
- Downsizing number of stores including New Look and Homebase
- Huge swaths of physical retail space continue to become redundant
- Retail surplus
- Online is growing faster in UK than anywhere else
- Risks faced by the leisure sector, including Café Rouge and Jamie's
- Effect on out-of-town formats - limited variety, less bulky goods
- Competition on a world stage



# The Planning Response

- Continuation of retail protection, rather than a proactive recognition of change
- Emphasis on the location of 'Main Town Centre Uses' within the Town Centre
- Location and type of uses based on Sequential Assessment and Retail Impact Assessment
- No planning policy response to online growth
- Not addressed in the draft new NPPF consultation
- Planning policy is outdated in regard to retail and our Town centres, designed solely to respond to out-of-town growth
- Notwithstanding, some Local Authorities are prepared to be flexible and engaged

# Where Do We Go From Here?

- There is an opportunity to think again about town centres:
  - Do we still need them?
  - Should they shrink?
  - What are the alternatives to being retail-led?
- Remind ourselves how centres function and what they are fundamentally for:
  - Drivers of the economy – providing employment, exchange of goods and services, business rates for Local Authorities
  - Social interaction



# Regeneration Opportunities

- Understanding of type, function and strength and tailoring development opportunities appropriately
- Classification of Town Centres (Association of Town and City Management)
  - Global Celebrities
  - Sustainable Destination
  - Community Focussed
  - Specialist
- Diversify the mix of uses planned for town centres and retail units (dismissal of 'A1 Uses')
- Target independent retailers rather than big high-street names
- Freeze Business Rates for retailers
- Extended or varied opening hours



# Regeneration Opportunities

- Leisure related outlets, community services and education
- Opportunities to exchange goods, markets, pop-up shops
- Technology enabling a different type of retailer such as car sales and interactive gaming, clicks to bricks
- Greater flexibility of existing units, reducing restrictions (e.g. bulky goods)
- Changed perception of the high street including certain retailers, charity shops, nail bars etc.



# Keeping Up With Retail Changes

- Experiencing a process of inevitable change
- Planning policy needs to be much more proactive in defining what we want Town Centres to be and how this is implemented
- Being commercially realistic about Town Centre classification
- Planning still sees out-of-town retail as the 'enemy'
- Look to opportunities arising from change
- New opportunities for housing; online into high street presence; public service functions; education; leisure; markets; pop-ups
- Help clients weave through constrained planning system and to re-work their portfolios
- Keeping up with retail changes and the impact this has on our centre is critical





**Any Questions?  
(All Topics)**



Planning and Design Group

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