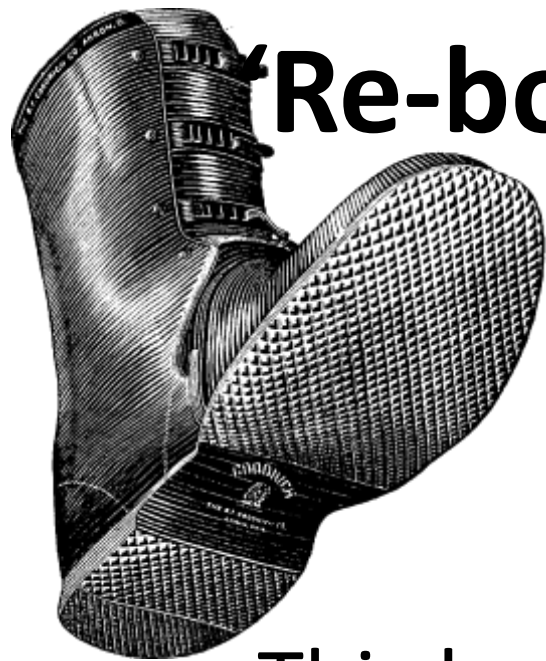


Localism: look what's coming

Paul de Zylva





'Re-boot' the planning system

- Third major shake-up of planning in a decade – all aimed at
- *New Neighbourhood Planning*
- Aims to end top down imposition

The BBC of empowering communities

Rights to *BBC*:

- *Buy* - to buy council buildings and other community assets
- But currently the Bill does *not* offer communities first refusal of any assets



The BBC of empowering communities

Rights to *BBC*:

- ***Build*** - to develop land without consent if 50%+ local people vote for proposal
- ***Challenge*** - to take over council services + hold local referenda e.g. on council tax



Restore faith + empower communities

Restore faith in local government

- *Powers of competence* - for local councils to undertake any lawful activity
- *Duty to cooperate* – across boundaries to liaise with neighbouring areas + bodies + LEPs
- Up to 12 new city mayors and shadows
- Remove ‘predetermination’
- Restore committee structure if wanted

In London



New powers for the Mayor?

- Regeneration and housing:
 - acquire land for these purposes
 - ensure provision of social housing
 - new Mayoral Development Corporations with sweeping powers e.g. to acquire and designate land, alter boundaries, rescind rights of way etc...

In London

New powers for the Mayor?

- Transfer LDA + HCA powers to the GLA
- A single environment strategy



Implications for sectors

- **Public:** More contact with communities?
More of an enabler than a doer? Identifying needs? Checking and contracting?
- **Voluntary:** Fill gaps? Run services?
- **Private:** Take over services? Closer work with communities? Expect to pay to gain? Consult or truly engage? Benign business?
- **Community:** Depends...

Some key questions

- **Stand up for genuine sustainable development** - Is the Bill strong enough to ensure a move to SD?
- **Clear and fair** - Will the Bill create a clear, fair system with communities accessing reliable, impartial and low- or no-cost advice?
- **Local not parochial** - Will the Bill ensure proper local action on local *and* 'larger than local' issues such as flood risk, climate change, restoring biodiversity..?

Our concerns

1. Sustainable development

- Meaningless, being deliberately redefined as a 'presumption in favour of (sustainable) development' = development
- HMG messages (e.g. 2011 Budget) all about 'pro growth' without proper SD framework to ensure growth is low carbon, wildlife rich...

Our concerns

2. Tilted system

HMG pro-business by introducing:

- new rights for businesses to carry out their own Neighbourhood Plans, like communities
- Financial considerations to be a material consideration in planning decisions

BUT HMG resisting:

- 'right to be heard' + 3rd party rights of appeal

Our concerns

3. Cost of being involved

The cost of Neighbourhood Planning: as low as £3k and as high as £100k+

4. Access to help and advice

HMG is funding bodies to dispense advice on the new planning system – unclear that this will really meet need.

**He's laughing.
Let's have the last laugh...**

