

The Planning Bill: Where are we now and
where are we going?

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Introduction

- The Bill Process
 - Emerging Legal Framework
 - Policy Approach to delivering housing
 - What to do about it all
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Law & Sausages



The Development Plan

- NPF
 - SDP
 - LDP
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National Planning Framework

- 120 days consultation
 - “Developers” included
 - Housing targets
 - Approved by Parliament
 - Once every 10 years
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Strategic Development Plans with a twist

- “take into account” NPF
 - Evidence report – consultation and scrutiny (no timescales)
 - Once “sufficient” Authority may prepare the Plan
 - 6 weeks consultation
 - Considered by Authority and then
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..... That's it!



Local Development Plans

- Consistent with SDP but incompatible with NPF?
 - Evidence Report preparation and scrutiny
 - 12 weeks of consultation on draft Plan
 - Examination process retained
 - No ministerial approval process
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Housing Numbers in real life



Setting the numbers

- HNDA Toolkit
 - Self fulfilling prophecy?
 - Approaches from England
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Green Belt development

- statement of brownfield land considered and why unsuitable for development
 - May not be granted if (in Council's opinion) "likely to have an adverse effect on any intrinsic natural or cultural heritage value of the proposed green belt land"
 - Why remove discretion?
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Where next?

- Stage 3
 - Support Homes for Scotland
 - Make your voices heard individually as well
 - Engage in NPF
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Conclusions

- Stages 1 and 2 – Recipe Book out the window
 - Stage 3 – what ingredients do you want?
 - Cooking time is nearly up
 - A dish that's hard to swallow
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