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Appendix I - Table of Evidence

First of all, I want to thank the many MPs, planners, architects and designers who supported the idea (when I first mentioned it) of Labour setting up an independent planning commission to draft new planning policies to enable planning to be more effectively focused on people and placemaking. I will be eternally grateful to them for that early encouragement.

I owe a huge debt of gratitude to Hugh Ellis, Policy Lead at TCPA, for his support and helping me structure the Commission's work, and the issues that it concentrated on. I also wish to pay enormous thanks to all the Commissioners, Tony Mullhall Associate Director at RICS; Nick Gallent, Head of Bartlett School of Planning; Victoria Hill, Chief Executive RTPI; Cllr Lewis Herbert, Leader of Cambridge City Council; Nicky Gavron, Chair of London Assembly Planning Committee; Chris Shepley, former Chief Planning Inspector; Paul Seddon, Director of Planning and Regeneration at Nottingham City Council; Emma Cariaga, Head of Operations at British Land; Kate Henderson, Chief Executive at the National Housing Federation; Johnson Situ, Cabinet Member for Growth, Development and Planning, Southwark Council; Matt Thompson, Head of Planning at CPRE; Brian Berry, Chief Executive of the Federation of Master Builders; Finn Williams, co-founder and CEO of Public Practice; Ghislaine Halpenny, Director of External Affairs at the British Property Federation; Dan Stern, Senior Policy Advisor at the Royal Institute of British Architects; John Lewis, Executive Director, Peabody; Briony Sloan, resident on the Commission; and two members who joined the commission later, Duncan Neish, Policy Officer at the National Housing Federation and Ian Fletcher, Director of Policy at the British Property Federation for their huge commitment to the Planning Commission and for sharing their ideas, expertise and knowledge. I really appreciate their time and input.

I also wish to thank Mayor Joe Anderson and his office staff, and Cllr Tricia O'Brien from Liverpool City Council; Cllr Lewis Dagnall and Rob Murphy from Sheffield City Council; Paul Seddon From Nottingham City Council, Nick Murphy and Malcolm Stabler from Nottingham City Homes; Cllr John Gardner, Tom Pike, Caroline Danby and Gary Woodward from Stevenage Borough Council; Cllr Ian Ward and Richard Cowell from Birmingham City Council; Cllr Tudor Evans, Cllr Mark Coker and Paul Barnard at Plymouth City Council; Cllr Lewis Herbert and Jonathan Brookes from Cambridge City Council; Cllr Ferris Cowper and Clare Chester from East Hampshire District Council; Cllr Michael Hood, Emma Lucas and Christine Curran from Gateshead Council; Cllr Shama Tatler, Amar Dave and Maire Grogan from Brent Council; Cllr Paul Scott and Heather Cheesborough from Croydon Council, for helping arrange the regional visits, and to all the planners, developers and residents who came to give evidence. These meetings brought life and purpose to the Commission, and reinforced our belief that planning needs to change to serve our communities better in the future.

I wish to thank the Leader's Office, and Andrew Gwynne MP, Shadow Secretary of State for Communities and Local Government for being so supportive of the Commission, and seeing the work of

planning as being really important in tackling inequality.

I want to thank Louise Scarce and Claire Robertson for all the work they did organising the Commission events, and recording the information (not to mention doing the transcripts afterwards!), and to Christine Hindmarch for helping with the logistics.

Finally, I wish to thank Nick Rippin from my former Parliamentary team. Nick brought much of the information together in quite difficult circumstances given the calling of the 2019 election and contributed a huge amount of work to make sure the final report came together. This report would not have seen the light of day without him.

This was truly a collaborative exercise between residents, planners, developers and key agencies in the planning, housing and design sectors, and it is very much my wish that this report influences a wider audience.



Roberta Blackman-Woods, Former MP & Shadow Minister for Planning & Local Government

Labour decided to establish a Planning Commission in 2018 to prepare a detailed planning policy review and develop a new, radical planning agenda for the General Election to follow that of 2017. At the time the Commission was established, it was not obvious at all that the next election would be as soon as 2019.

In the event, the Commission had completed its work by the autumn of 2019 and it was possible to incorporate a number of recommendations contained in this report into the 2019 Labour manifesto.

The election result in 2019 ruled out the immediate adoption of the Planning Commission's recommendations, however the Commission decided to continue with the publication of the report to help shape planning policy for the future, regardless of the Party in government.

The decision to proceed with publication was largely influenced by firstly the desperate need for wholesale planning policy reform in the UK, and secondly to honour the contract with the many residents, planning professionals, agencies and developers who gave their time and detailed evidence to the Planning Commission to support a new planning agenda. It was always the intention that the Planning Commission Report would be an easy to read, accessible document. It's main intention was to record views about the current operation of the planning system, suggest ways to improve it and identify areas that needed further exploration.

We hope the final report captures a flavour of the desire for change in planning that almost everyone who contributed to the Commission wanted to see. However, we fully recognise that additional work is needed on building standards, land value capture and the detail of the four tier planning system.

I am of course extremely grateful to the Commissioners for the time, energy and expertise they gave to the Commission, and I hope too that we have done service to their many insightful comments, expertise and knowledge. However they should not be held to account for any failings in the report. In the end, it reflects the conclusions of the Commissioners and we hope that in some way the recommendations of this report can join the mounting evidence and ongoing campaigning for planning policies that are genuinely inclusive and contribute to the development of communities that are genuinely sustainable.

**Dr Hugh Ellis, Interim Chief Executive at Town and Country Planning Association (TCPA)**

Hugh's responsibilities at the TCPA include leading on policy development and briefings and engagement with central governments and politicians. In 2018 he led the secretariat for the Raynsford Review setting out a blue print for a new planning system in England. Since 2015 Hugh has co-authored three books, including 'Rebuilding Britain' and 'Town Planning in Crisis' with Kate Henderson, and 'The Art of Building a Garden City' with Katy Lock and Kate Henderson for RIBA. Hugh was closely involved in the passage of the 2004 and 2008 Planning Acts, including providing evidence to public bill committees and working closely with parliamentarians on both Commons and Lords committee stages of subsequent planning legislation. Hugh has given oral evidence to the House of Commons Select Committees on various planning inquiries. He has led on TCPA campaign work on planning out poverty and planning for people, and he is a strong critic of policies such as Permitted Development. Hugh sits on the UK Government Department for Communities and Local Government (DCLG) Planning Sounding Board.

Prior to joining TCPA in March 2009, Hugh had been the national planning advisor to Friends of the Earth England, Wales and Northern Ireland since 2000. After spending a number of years working for the Coalfield Planning Cooperative on community planning projects. He has a Doctorate in Land Use Planning from the University of Sheffield, and he is an Honorary Professor at Queens University, Belfast.

**Tony Mulhall MA MSc MRICS MRTPI, Associate Director at the Royal Institution of Chartered Surveyors (RICS).**

A Chartered Surveyor and Town Planner Tony has worked in a wide range of areas of planning and property in both the public and private sectors. He is actively involved in promoting an understanding of development economics within the planning system. He has given evidence to the UK House of Commons Select Committee on Town Centre Planning Policy and engages with UK Government departments formulating planning /development policy. He represents RICS in a number of bodies including the International Federation for Housing and Planning (IFHP). He is a member of the International Land Measurement Standards, standard setting committee. He is also engaged in capacity building in the sector through Insight papers on 'Cities and health' and 'Big data, smart cities, intelligent buildings.' He has participated as an expert in capacity building missions with UK Trade and Investment, and the UK Department for International Development/ UN. He has presented at UN/World Bank Conferences and regularly lectures at a number of universities.

**Nick Gallent FRICS FRTPi FAcSS, Head of Bartlett School of Planning UCL**

A professor of housing and planning and head of the Bartlett School of Planning at University College London, UK, Nick is actively engaged in researching and teaching in urban planning. His research is primarily concerned with the politics and processes of planning for housing and with rural communities' engagements with planning and development issues. Recent projects for the RTPI (on the likely impacts of in-plan permission for new housing), RICS (on new investment flows and land-use change in rural areas) and the ESRC (on financialised housing consumption in China) all address these themes and aim to impact on future policy. Nick is the author or editor of numerous books on these and related subjects -including an account of the political economy



Victoria Hills MRTPI FICE, Chief Executive, Royal Town Planning Institute

Victoria joined the RTPI in April 2018 and utilises her 20 years’ experience and expertise in the fields of planning, transport and organisational leadership and development to drive forward the vision and strategic priorities for the 25,000 member strong RTPI. At a time when the profile of town planning and place making has never been higher, Victoria is looking forward to playing her part in making the case for investing in planning and planners, to deliver quality outcomes for future generations to come, and put planning centre stage.

Victoria is passionate about planning great ‘liveable’ places for people, with an unrivalled insight into London’s governance; having worked for all three Mayors of London. Before joining the RTPI, Victoria was CEO of the Old Oak and Park Royal Development Corporation, where she established the UK’s second Mayoral development corporation. Prior to this she was Head of Transport for the Greater London Authority. She has held a variety of roles in Transport Consultancy and Local Government. In 2017 Victoria was made a fellow of the Institution of Civil Engineers and in 2018 joined the Council of the National Infrastructure Planning Association.



Councillor Lewis Herbert, Leader of Cambridge City Council

Council Leader since 2014 and Labour Councillor for Coleridge since 2004, Lewis also chairs the Greater Cambridge Partnership (City Deal) Board, is Chair of the “Fast Growth Cities” Group (Norwich, Cambridge, Milton Keynes, Oxford and Swindon) and represents the Local Government Association on the Planning Commission. His professional expertise and experience is in local government, planning and transport, and waste reduction. He has been Director of Planning Skills at Anglia Ruskin University since 2004 and is Module Tutor for Housing and Planning on their Town Planning MSc. Earlier, Lewis led work on London recycling and environmental protection as a GLC Councillor in the 1980s, followed by leading a team on local government reform in New Zealand, and then recycling and environmental protection in East England between 1990 and 2004.



Brian Berry, Chief Executive of the Federation of Master Builders.

Prior to his current position Brian was Director of External Affairs at the FMB with responsibility for UK and EU policy, public affairs and media relations. Before the FMB, he worked at the Royal Institution of Chartered Surveyors (RICS), where he was Head of UK Public Policy. Brian regularly provides commentary on construction issues for TV, Radio, national and trade press.



Nicky Gavron, Chair of London Assembly Planning Committee

Nicky has been an elected politician since 1986 and has a track record in urban policy development for every level of government. In particular, she has been at the forefront of developing integrated and sustainable land-use, transport and environmental planning policies for London. In 2000, she became the first statutory Deputy Mayor of London, a post she held for seven years.

In this role, she worked closely with Mayor Livingstone to set up the Greater London Authority’s working processes and policy frameworks, with particular responsibility for the London Plan and climate change. She also played a central role in shaping the agenda for women and established



Chris Shepley CBE BA Dip T P MRTPI, former Chief Planning Inspector

Chris began his planning career at Manchester City Council, then moved on (in 1973) to the Greater Manchester Council, where he later became Deputy County Planning Officer. He moved to Plymouth in 1985 as City Planning Officer and later as Director of Development, in charge of planning, transport, economic development, and environmental health. He left in 1994 to become Chief Planning Inspector, and Chief Executive of the Planning Inspectorate, which deals with all planning appeals, public inquiries, and related matters throughout England and Wales. He left at the end of 2002 to become a private planning consultant. He chaired the steering group for the “Tomorrow’s Planners” project, designed to bring people from Black and Minority Ethnic backgrounds into planning, which he initiated. He Chaired the EiP into the Regional Spatial Strategy for the North West in 2006 and the EiP into the Further Alterations to the London Plan in 2007. He Chaired EiPs into the Island Plan for Jersey in 2010/11 and in 2013. He has been Chair of the National Retail Planning Forum.

He was President of the Royal Town Planning Institute in 1989, and was Visiting Professor at the University of Manchester from 1990-1994; he is now Visiting Professor at the University of Westminster, and he has written and spoken widely on planning issues. He writes a regular column in “The Planner”. He has an honorary Doctorate of Science from the University of the West of England. He received a CBE in 2002.

He has been Chairman of the Bath Festivals Trust. He was until recently also a member of the Theatres Trust, and has been a member of the Arts Council’s Architecture Advisory Panel. He was for many years a member of the General Assembly of the RTPI, and was also on the TCPA Policy Council. He was a member of the Raynsford Planning Review Task Force.

Chris is co-author of Grotton Revisited, published in June 2010 – a follow-up to the Grotton Papers, which he wrote with two colleagues in 1979.



Paul Seddon, President of the Planning Officers Society & Director of Planning & Regeneration, Nottingham City Council

Paul is the Planning Officer Society’s current President and its place making and heritage subject specialist.

Paul is also Director of Planning & Regeneration at Nottingham City Council, where he has led the delivery of a successful, well-regarded and award-winning Planning Directorate in the face of increasing financial challenges. The City Council is driving a development and regeneration programme to transform the city and deliver jobs and homes, and the role of planning in providing place leadership is central to this success.

Paul has 25 years’ experience across a number of Councils in the North West and East Midlands, with over half of this at senior officer level.



Emma Cariaga, Head of Operations, British Land Canada Water

Emma joined British Land in June 2014 and as Head of Operations she has responsibility for the development of the Group’s assets at Canada Water. The project, adjacent to the Canada Water & Surrey Quays stations, covering 53 acres will deliver a new urban centre for London with up to 5m sq.ft of development comprising works pace, retail, leisure, culture and residential alongside higher educational and community uses.

Emma joined British Land from Land sec where she delivered a number of Central London developments including Wellington House, Kings Gate and the Zig Zag building in Victoria, as well as overseeing their strategic land portfolio. Prior to this, Emma held development and land management roles at house builders Barratt and Crest Nicholson.



Kate Henderson, Chief Executive of the National Housing Federation.

We are the voice of housing associations in England, and believe that everyone should have the home they need at a price they can afford. That's why we represent the work of housing associations and campaign for better housing.

Our members provide 2.7 million homes for nearly six million people and each year they invest in a diverse range of neighbourhood projects that help create strong, vibrant communities.

Prior to joining the Federation in October 2018 Kate was Chief Executive of the Town and Country Planning Association (TCPA). During her decade at the TCPA Kate raised the Association's profile through a range of campaigns and policy initiatives, most notably around Garden Cities, local authority innovation, affordable housing, health, poverty and climate change.

Kate has been involved in a number of government panels and independent commissions including the Government's Rough Sleeping Advisory Panel, the independent Affordable Housing Commission, the Labour Party Planning Commission and the independent Lyons Housing Review.



Johnson Situ, Cabinet member for Growth, Development and Planning, Southwark Council

Johnson is Southwark Council's cabinet member for Growth, Development and Planning. His responsibilities include developing planning policy and leading on the council's approach to planning. He also leads on Southwark's work to ensure local communities see the benefit of growth in the borough and the delivery of the strategic transport and social infrastructure needed to enable that growth, such as the delivery of the Bakerloo Line extension.

He has previously served as Southwark's cabinet member for Employment, Business and Culture (2016-2017) and Business, Culture and Social Regeneration. In May 2014 he was elected councillor for Peckham Ward



Matt Thomson, Head of Planning at the Campaign to Protect Rural England

Matt Thomson has been Head of Planning at the Campaign to Protect Rural England (CPRE) since July 2014. He leads CPRE's work on general town and country planning matters and manages a team of five brilliant and dedicated individuals working on strategic planning, devolution, brownfield development, Green Belt, planning for housing, rural affordable housing, land market reform and the protection of built, natural and landscape heritage.

He is a chartered town planner with 15 years' experience shaping planning policies for mainly rural local authorities in the home counties, and was Head of Policy and Practice at the Royal Town Planning Institute (RTPI) from 2009-2011, where he led on developing the Institute's 2010 Manifesto for Planning, along with helping shape the profession's response to the Localism Bill, the original National Planning Policy Framework (NPPF) and policies for national infrastructure.



Finn Williams, Co-founder and CEO of Public Practice

Finn Williams is Co-founder and CEO of Public Practice, a social enterprise that is building the public sector's capacity for proactive planning. He previously worked for the Office of Metropolitan Architecture, General Public Agency, Croydon Council, and the Greater London Authority. Finn is a CABE Built Environment Enabler and sits on the Raynsford Review Task Force, RIBA Planning group, and the 'Working in the Public Interest' Research Advisory Group. He is Visiting Professor at the Institute of Innovation & Public Purpose at UCL, a tutor at the Royal College of Arts, and was co-curator of the British Pavilion at the 2016 Venice Architecture Biennale.



Ghislaine Halpenny, Director of External Affairs at the British Property Federation

Ghislaine has been Director of External Affairs at the British Property Federation, the representative body for the commercial real estate sector, since 2015. She joined the BPF in 2009 as part of the policy team, and led the BPF's work on planning and development, before starting the now well-established industrial committee and the regional programme.

As Director of External Affairs, Ghislaine established the BPF's partnership with the Department of International Trade at MIPIM, and the extensive diversity and inclusion programme, including BPF Futures, a network of 1,100 junior professionals. She also leads the BPF's work on reputation, and manages the strategic relationships with Government.



Dan Stern, Senior Policy Advisor at the Royal Institute of British Architects

Dan Stern is Senior Policy Advisor at the Royal Institute of British Architects where he leads on housing and planning policy. Prior to joining the RIBA he specialised in planning communications where he worked with organisations across the built environment advising on large scale development projects.



John Lewis, Executive Director, Peabody

John is an Executive Director at Peabody leading one of London's largest regeneration programmes which will position Thamesmead as London's New Town creating 20,000 new homes of all tenure types to help meet the Capital's housing needs.

Previously he spent 6 years as CEO of Letchworth Garden City Heritage Foundation, a self-funded charitable organisation providing support services to maintain and enhance the world's first garden city. John joined the Heritage foundation from Milton Keynes Partnership, a subsidiary of the Homes and Communities Agency, where he was CEO responsible for the economic and housing growth of the new city.

John is a professional member of the Royal Institution of Chartered Surveyors and has a Master of Arts in Urban Regeneration. He is Chairman of Wellingborough Homes Housing Association.



Briony Sloan, Resident on the Commission

Briony Sloan is a founder member of Yorkshire Greenspace Alliance (YGA), a collective of community bodies and campaigners who's aims include: raising awareness about the lack of community voice in our planning system; monitoring the development of local plans; fundraising to pay for legal representation for groups involved in government inspections.

Briony is Chair of Rawdon Green Belt Action Group in Leeds and the founder of national collective 'The Green Belt Guard', a network of Green Belt campaigners and planning law activists created to share mutual challenges, knowledge and advice, building much needed momentum to affect positive change. She is a Trustee of the Community Voice On Planning.

A professional graphic design consultant, Briony is also an associate lecturer at Leeds College of Art. She is a strong advocate for design and innovation in sustainable, aesthetically sound planning solutions that work in harmony with our landscape, create future-proof neighbourhoods and settlements that also deliver on social justice. Briony wants to see the planning system and laws reformed and re-centred to put people and the planet at the heart of place making.



Developing a new community, Brent

Our future depends on communities which have people's health and well-being at their core¹. Planning is a vital part of securing this ambition from the detail of our street design to the energy and transport infrastructure vital for an efficient and zero carbon economy. The planning system should make a major contribution to protecting our environment and providing the growth and social value we need. It provides a way of reconciling private interests with a wide public interest through local democracy, and the creative ambition for beautiful and inclusive places remains even more important in an era where climate change, inequality and the technology revolution are reshaping our society.

The problem which this Planning Commission seeks to address is that the current planning system no longer delivers on this ambition. Underfunded and deregulated, modern planning too often delivers substandard homes which lack many of the design features vital to our future. Many new homes are built in the wrong place, to the wrong design and at the wrong price² as they are unaffordable for many prospective buyers. Most important of all trust has broken down in the planning system with many communities feeling locked out of the decisions which affect them most. We can and we must do much better to secure our collective future and planning should ultimately be about the creation of great places that people can be proud of, and want to live, work and spend their leisure time in.

Labour's last Commission looking at housing and planning policy chaired by Sir Michael Lyons, concluded that 'early and positive engagement between developers and local authorities and communities is fundamental to improving delivery and must continue throughout the planning process. Collaborative approaches deliver better results more quickly for local communities and developers alike'³. One key priority of the Planning Commission was to explore how partnership approaches might better deliver the communities and infrastructure we need for the 21st century and beyond. This should entail giving a greater planning role to local communities and introducing a planning system with national, regional, local and neighbourhood planning being part of an overall planning eco-system.

1. TCPA, 2017, *Creating Health - Promoting Environments*

2. Duncan Bowie, 2017, *Radical Solutions to the Housing Supply Crisis*

3. Lyons Commission Report, 2014

We know that active public participation in planning creates better decisions and empowers people to shape their local communities⁴, but there is growing grass roots concern that the voice of people in the planning process is being marginalised. This perception is often reinforced by the



Liverpool residents giving evidence to the Planning Commission

imbalance in skills and resources between communities and private sector applicants. The concern about public participation is also related to an increasing awareness that the outcomes of planning decisions do not reflect people's basic needs. This is manifest in everything from housing space standards, to basic social infrastructure to the degree of control communities have over technologies such as fracking. The desire for greater community control is long standing but the sense that some communities have been ignored and haven't benefitted from new development is a significant part of wider discontent with established political processes.

Re-engaging communities, including those that feel they have been left behind is a central plank of the Commission's vision, as is re-balancing our economy. This approach was reflected in Labour's industrial strategy, launched before the last election, which sought to deliver not only greater prosperity but also a fundamental re-balancing of the UK economy away from an over reliance on financial services and an excess of concentration of growth in London and the South East. In general terms, there now appears to be cross-party consensus on the need to re-balance of the economy. It will not be possible to deliver this without a planning system that encourages economic growth in the regions. This is not simply an issue of helping our big cities to achieve their full potential, important though that is, it is also about giving our towns and villages powers to shape a prosperous future too.

The planning system was designed to be controlled by local authorities with a democratic mandate, and to uphold the wider public interest against any individual or private interests. Recent Government reforms have had major consequences for democratic planning in the public interest. There has been a strong centralising tendency in planning reform which has reduced the power of communities to control what happens in their own area through for example, the deregulation of permitted development. National policy is also now applied to enforce what are regarded as key national priorities in ways which make it impossible to refuse some forms of development, such as fracking, or approve others such as onshore wind. In many cases national policy leaves little or no discretion over some forms of

4. TCPA, 2019, *People, Planning and Power*



Planning Commission meeting on delivering a new planning system

development in local or neighbourhood plans.

Little or no attention has been paid in recent reforms to the wider question of people and planning. The development of neighbourhood plans is widely regarded as a positive step forward but even here there are major questions of democratic accountability, of the participation of excluded groups, and how much real power neighbourhood plans have. There is also important and positive learning from the

Neighbourhood Planning process particularly around the extent that communities when given local control engage with responsibilities over housing and climate change. We should have a strong ambition to deliver homes that people need, and crucially homes that are genuinely affordable. Giving communities powers to deliver the type of housing they need will be extremely important to enable housing commitments to be delivered and make and re-make our communities. Because the reform of planning has ignored the “people” question, the tension around neighbourhood planning and the wider planning process has not been adequately resolved and these tensions are intensifying. New planning policies must address this!

The Commission’s work is even more important given that there has not been a comprehensive Government review of people and planning since the Skeffington report in 1968. Even this report was focused largely on procedural aspects of people and planning. It did not examine the distributional aspects of planning decisions. Therefore the question of who benefits from planning decisions was an important aspect of the Commission’s work.

It is already clear from other research that concepts such as social justice have been downgraded in national planning policy. It is also clear that specific national policy on issues such as viability has led to a reduction of affordable homes and to the reduction of standards such as life time homes and basic space standards. The question of distributional outcomes relates therefore, to the availability of homes to those on moderate and low incomes, to the concentration of polluting activities in poorer areas to the basic provision of play space for children. In particular, the question relates to whether communities and individuals can expect basic



New housing, London

minimum outcomes from planning decisions as well as positive expectations of high-quality place making.

The Planning Commission

The Planning Commission first met in July 2018 and was officially launched in September 2018 at the Labour Party Conference. In total, the Commission has met nine times in London and discussed the following themes: local plan making, tiers of planning, infrastructure, quality, finance, climate change and sustainability, meeting housing need and land supply issues.

As part of the Commission's listening tour of the country, it visited eleven areas. Full-day regional meetings were held in: Liverpool, Sheffield, Stevenage, Nottingham, Birmingham, Plymouth, Cambridge, Gateshead, North London, South London, and Portsmouth. In each of these locations the Commission met separately with planners, developers, and local residents to hear from them about how the planning



Planning Commission launch, Labour Party conference 2018

system could be improved in their local area. Many of these regional meetings have also included a site visit. An additional site visit was held in East Hampshire. Over the course of these regional meetings, the Commission has met with over 600 local people from all walks of life and of all political persuasions. Many more have made written submissions.

Alongside the Commission, an academic panel has met three times to discuss the broad themes of the Commission and consider its recommendations. A Shadow Ministerial Panel also met to ensure that the Commission's recommendations were compatible with Labour's other policy proposals and priorities, especially in the areas of transport, health, education, the environment, and taxation, as well as taking on board issues that were raised in the Raynsford Report⁵, Land for the Many⁶, and the Social Housing Green Paper. As far as possible, the Commission has made recommendations that are compliant with these documents.

Recommendation

1. We need a thorough reform of the current planning system that puts community health and well being at the heart of planning policy at national, regional, local and community levels.

5. TCPA, 2018, *Planning 2020: Raynsford Review of Planning in England*

6. Labour Party, 2019, *Land for the Many*

A key question for the Planning Commission is that given the chronic state of many public services why is this the right time to be concerned with the planning system?

Quite simply because the way we plan our communities is vital to our future. There is now overwhelming evidence proving that the quality of our homes and streets plays a powerful role in our health and wellbeing⁷. Well planned places with a full range of

local services, accessible jobs, sustainable transport and access to green and play space can help reduce a whole series of long-term health problems as well as reducing social isolation whilst catering for people's changing needs throughout their lifetime.



Planning housing and open space, Nottingham.

Creating inclusive communities also means we need to support local action by planning strategically for things like energy, transport and flood resilience. At its simplest joining up our investment in homes and



Planning Commission meeting on land, June 2019

transport can have multiple benefits for our economy and environment. An intelligent and rational thought process about how our nation and regions fit together would benefit everyone. Planning has the capability to make all our lives better and do so in ways which genuinely reflects people's needs.

A range of evidence was presented to the Commission which highlighted the tension between the two viewpoints that planning should be defined as the limited job of just thinking about land uses or more powerful

7. PBA Peter Brett, 2017, *Creating Communities Fit for the Future*.

and creative process of shaping places with people over the long term.

The Commission's view is that planning is an effective and democratic tool for delivering on this wider ambition even if the current system falls far short of this potential. This means planning is at the heart of all effective strategies on everything from mental health to climate resilience and from education provision to the future of the high street.

Planning connects every function of local government, from housing, employment, infrastructure wellbeing and learning, and brings social, economic and environmental benefit to communities. It is the most powerful tool local authorities have to proactively shape the future of a place. Equally, local authorities play a fundamental role in shaping and delivering the planning system⁸.

The Commission was impressed that some local authorities across the country are already starting to show what a better planning system could look like at a local level. Through bold leadership, exemplary plan making, placemaking and housebuilding, and through partnership working some local authorities are delivering good outcomes for communities despite the challenging national context. However in many places the quality of new development is shockingly poor and little or no progress is being made on the key challenges of climate change or genuinely affordable homes.

Plan Making

At the heart of placemaking is the need to have a robust plan for development. The relevance and significance of plan making should be made more apparent to the local community. Indeed, planning should be directing the vision for the local community in conjunction with residents and this could be achieved by placing communities, rather than planning, as the centre of focus when local plans are drawn up.



“If residential development is just dumped... the result will be disfunction and disaster – large numbers of alienated residents with nowhere to have a life” Bob Phillips

This could also be achieved by making local plans more valuable to the local community. Residents are aware that the taxes they pay go in part to fund planning, and planning departments, and planning in particular can have a significant effect on their lives, Despite this, many feel locked out of the

8. The Northern Housing Consortium/ The Smith Institute, 2019, *The hidden costs of poor quality housing in the North*

process, and the evidence that the Commission heard is that people do indeed want input in the design of their own communities.

In fact, much of the feedback received from the communities the Commission visited was that important planning decisions such as site allocations, are often taken behind closed doors before they are made public and with little input from local residents.

For many, this has heavily discredited the planning system, and if communities were allowed to have more say in such decisions at an earlier stage, this could prevent objections and disputes between residents and the council at later stages.

This also has the added benefit of moving the discussion to a more pro-development area, as residents will have more input into the way their communities will be shaped much earlier in the planning process. This should move the issues away from simply objecting against the unsuitability of proposed development, and more into a conversation about design, community benefits and placemaking.

Planning for the longer term

We need to think about how we look after quality spaces when they are finished, if they're not looked after they quickly become failing spaces. Stewardship should be at the start, not retrofitted, but this is the first thing that goes when local authority budgets are stretched. Buildings can come and go but really great context will stay⁹.



Remaking the High Street, Stevenage



New Skills Centre, East Hampshire

The information that the Commission received from residents was that in many cases it is the continued maintenance and upkeep of an area that makes people feel safe and like they belong.

Despite the concerns that many have over the current planning system, we know from residents that people are genuinely very interested in the quality of development in their communities. They might not have the design language but they absolutely know what a great space means. However, there is a new

issue emerging where councils are developing new public space that is being privately managed and they are nervous about it. We received a great deal of evidence from residents and local authorities that more emphasis needs to be placed on designing the public realm and in ensuring that the creeping privatisation of public space does not become a threat to accessibility. In order to address this issue the government and councils will need to consider whether developments should need to adhere to a Public Realm Charter



Planning and building for the longer term, Birmingham

It was agreed that planning should be about designing places that people want to live and work in, where there are environmental and leisure amenities, where development is built to suitable density for the area, where quality of life is high on the agenda, and the maintenance of these places built into the system from

inception. Essentially, as we look at the future of our built environment, we must understand how placemaking is a relationship between people, places and process. Thankfully the importance of good design in creating outstanding places which change the way people live and add positively to their health and overall well being is being more positively recognised as is the role it could play in our economy too¹⁰. For example, the British Land Design for Life Research in 2018 found that better designed cities could save our society and economy £15.3bn by 2050.

Recommendations

2. A new planning system should be introduced with placemaking at the heart of its agenda.
3. The approach of planning should be to make and remake communities, and ensure that new development creates and recreates places people can enjoy with high standards of built and natural environment, with access to work, community and cultural and leisure facilities.
4. A Public Realm Charter should be introduced to outline the way in which community stewardship can play a role in creating and maintaining local public and open spaces.

10. DCMS & Farrells, 2015, Our Future in Place: The Farrell Review of Architecture and the Built Environment.



There was widespread agreement that local plan making needed to sit within a wider strategic framework of planning at different tiers. This was considered necessary not only to effectively plan for development but also to ensure both a strong national and local dimension in planning that not only captures and delivers on ambition but

brings coherence and a system of prioritisation, inclusion and accountability to planning at every level.

The overwhelming conclusion from the many discussions held during the Commission with local residents was that plan making needed to involve local communities better.

It was felt that plan making, and in particular the public inquiry system, often made plan making unapproachable and sometimes intimidating for residents¹¹, and that a new system should tackle this issue.

A National Tier

There was unanimous agreement across all Commissioners, participants and those giving evidence that we need a national spatial plan¹². It would set out the priorities for national infrastructure and crucially where it is to be located. It would provide for a



DCLG Office, London

11. Friends of the Earth, 2017, *Public Inquiries: A Campaigners Guide*

12. The Planner, 2014, *England needs a national plan like Wales*

wider agenda of rebalancing the economy regionally, and should give an indication of funding sources and timescales for delivery.

A Regional Tier

Much time at the Commission was spent discussing the need for a regional tier of planning. It was seen as particularly important in delivering transport infrastructure and energy, and in delivering on the ambitions of local authorities.

During the work of the Commission an ongoing dialogue was kept open with the UK 2070 Commission on regional inequalities chaired by Bob Kerslake. The UK 2070 Commission set five regions for England and Wales, and the Planning Commission used this as a working model¹³.

But given the very fragmented structures at sub-regional level in the UK, it was agreed by Commissioners that sub-regional planning structures, although very important, were probably best left to local areas to determine. This is especially the case as devolution structures in the UK are still evolving¹⁴, and the local picture can vary widely from area to area. The Commission also welcomed the strategic role on planning given to some directly elected Mayors and thought that any new planning system should find a way of incorporating Mayoral systems into the new structure.

There was also considerable discussion about whether a regional tier of planning should be subjected to democratic oversight. The emphasis the Planning Commission wants to place on regions in delivering both national plan objectives, and local policies set by local authorities, led many to argue that further democratic oversight of this tier would be unnecessary. However, others thought democratic oversight could be satisfactorily provided by directly elected Mayors and/or local council leaders either singly or through joint boards. The Commission received much evidence about where this happens already and leads to very positive outcomes and it was thought local strategic planning boards might work more widely and obviate the need for further democratic structures.^{15, 16}

“The overall requirement is this: that the rights of the people to have democratic influence over the amenities and look of the place where they live must be recognised.” Bob Phillips

Local Planning

Just about everyone was in favour of local planning and it remaining a core function of local authorities. It was agreed that the status of local plans should be enhanced and for it to be compulsory to produce one within a given timeframe. There was also a

13. UK2070 Commission, 2019, *Fairer and Stronger: Rebalancing the UK Economy*

14. IPPR North, 2016, *Closer to Home: The Next Steps in Planning and Devolution*

15. TCPA, 2016, *Strategic Planning in the London Metropolitan Area*

16. TCPA, 2017, Alan Townsend on *Combined Authorities*

strong consensus that the local plan making process needs to be massively simplified.

There was widespread agreement amongst Commission members that greater use of digitisation¹⁷ could hugely reform the plan making process. There was also a very strongly held view that many of the documents that currently go to make up the local plan are highly technical and relevant to only a sub-section of the people who engage in the local plan making process. If people are to become more engaged in plan making it is important that the documentation required is rationalised and made as easy as possible for people to access and engage with.



A planning consultation event in Durham

It was noted and reinforced throughout the regional meetings that too many rounds of consultation in local plans often serve to disengage people from planning rather than enabling them to feel part of the process.

We heard many examples of residents groups who had taken a great deal of time to *engage* with a local plan have their views simply disregarded or overridden. Given the feedback that the Commission received on this, we considered that there must be a better way to do local planning that engages residents from the very beginning of the process in an honest and pro-development conversation, albeit

one framed with the context of reducing inequality and tackling climate change. The Commission thought the recent report 'Land for the Many' suggestion that a Community Participation Agency be created to ensure that under-represented groups have a voice in the planning system, and to secure community involvement in plan making was an interesting one that should be further explored. (P.7)



Local planning event, Durham

17. TCPA, 2019, *Digital Participation in Planning*

Community Planning

The Commission heard a great deal of evidence that whilst neighbourhood planning worked in some areas - mostly affluent ones - it was often a failure in terms of delivering on ambition and being an integral part of the plan making process¹⁸.

After much deliberation and review of the evidence available it was agreed to recommend that instead of pursuing neighbourhood plans, we should adopt community planning as the first tier of a local plan making process. Although this would require resourcing - mostly in terms of providing support for local residents to put a community plan together it was felt overall that this would be a more effective approach at engaging residents in plan making than either current local or neighbourhood plans. Community plans would effectively become the first tier of the local plan making process and would therefore be fully integrated into the planning system.

We envisage community plans being adopted at either a ward or parish council level and see the support of both ward members and the local authority as a whole to a community based approach as being absolutely critical to its success.



Community planning event, Durham

Clearly there will be financial implications for local authorities, but it seems clear that money could be saved from the current endless rounds of consultation on planning that produces few, and then often negative, outcomes for residents and the community.

“We are...conscious of the need to have and maintain a balanced planning process, where we can progress positively in cooperative consultation...ideally at an early stage of the process.” David Treadwell, Acocks Green Neighbourhood Forum

We also anticipate that community planning could be introduced on a gradual basis across the country as local plans come up for their five year reviews. This method has the advantage of allowing the process to roll out smoothly across England, and should allow any central Government

18. TCPA, 2018, *Assessing the Experience of Neighbourhood Planning*

resources to be targeted in an effective way. It is also our intention to have both community and local plans underpinned by digital infrastructure that would make interaction with residents and others much easier.

Residents were sometimes suspicious of our argument for community plans to be drawn up within a given framework and supported by an underlying set of principles but eventually most, if not all, relished the idea of being involved in the design of their neighbourhoods, deciding where new houses would go, what they would look like, who they would be for etc¹⁹. They were also keen that infrastructure to support new development would be properly planned for, as it is often the lack of infrastructure in terms of roads, water, energy and services that puts people off development.

Everyone did agree however that we need to get communities involved much earlier in the process if planning is to stop being something that is done to people, and which more often than not makes them angry and feeling their efforts are totally unappreciated. Residents also clearly wanted to work with their local councils to make sure that the social infrastructure that is needed to service new development is in place too, so there are enough school places, health care, community, cultural and leisure facilities.

A number of people commented on how difficult it can be achieve this under the current system with the fragmented nature of local planning for health, education, business development etc. and it was agreed that local authorities and health boards should be able to plan effectively for services in their area. This of course requires more cooperation between different organisations and authorities, but if we are to ensure that the plan making process truly delivers development that serves the communities in which it will be sited, we must ensure that the practice of working in silos is addressed.

Recommendations

5. As early as possible in the new parliament there should be legislation to bring in a new planning system encompassing a national, regional, local and community tier of planning.
6. Community Plans that are properly resourced and integrated into the plan-making process should replace neighbourhood planning.

19. See, for example, Nick Waites, 2014, *The Community Planning Handbook*, Routledge.



Gateshead social housing development

One of the key themes that the Commission considered was that of the quality of development, and this cuts across many of the issues that were considered when looking at evidence²⁰.

In order to ensure that quality is not considered as a subjective issue, the Commission examined how quality standards can be applied to development. The design and the location of development can be easily benchmarked, and the Commission

discussed how we can achieve a high quality of design that is appropriate for the community in which it will be delivered²¹.

However the issue of quality is not one that simply addresses how future housing will look, but also includes how we address placemaking, how this will link to people's work and social activities, the infrastructure that will support development, and how development will address climate change.

There was consensus amongst the Commissioners that the current National Planning Policy Framework does not sufficiently address the issue of quality, and if we are to see an improvement in housing quality and placemaking then it has to be reformed. Commissioners felt that the developer-led process, whereby the vast majority of new development is instigated by and designed to the specification of the applicant, rather than being led by the vision of the local authority makes achieving high quality



Sheffield High Street

design much more difficult.

This also means that the ability of local authorities to plan the type and location of development is severely curtailed. In many cases, this has the unintended

“The concept of enduring legacy should be built into the planning regime.”

Dennis May, Nottingham Resident

20. TCPS, 2019, *Towards A Healthy Homes Act*

21. RIBA, 2019, *Design Matters: Promoting Good Design Through the Planning System*.

consequence of overriding local plans.

The Commission also identified how involving local communities at an earlier stage of the planning process can have a real effect on the quality of development, by using the knowledge of residents to determine which sites are suitable for development, and seeking opinions on what would be considered appropriate in terms of the design of future buildings and landscape.

Permitted Development

The Commission carefully considered the impact that Permitted Development Rights (PDR), and the recent moves by the Government to extend the use of these rights, is having on the quality of development.



Both images of office to residential permitted development, London

Minimum housing standards are currently very poor²², partly through the Government's use of PDR^{23,24}. Any increase in quality needs to begin by returning to a statutory minimum standards framework for development for the 21st century, and it was widely felt that the existing building regulations framework is severely lacking in measures that support high quality development.

Although the issue relating to the increasing use of permitted development rights does appear to be gaining traction in Parliament, and there does appear to be widening concern about PDR, there is clearly scope for far greater emphasis to be placed on a statutory minimum level of standards for housing, especially as recent changes to PDR mean that office and agricultural buildings can be turned into housing without planning permission. Ultimately, the Commission agreed for the most part that these rights

22. TCPA, 2019, *The Rise and Fall of Housing Standards*

23. House of Commons Library, 2015, *Permitted Development Rights*

24. The Planner Issue 2098, 2019, *Office to Residential: The Facts*

should be removed.

The Government also appears to believe that local planning authorities can opt out of allowing permitted development rights through the use of Article 4 Directions, however experience shows that this method is long winded and cumbersome, and does nothing to deal with the quality issues that exist now, or in forthcoming applications.

Safety

Alongside this, there is a real issue of safety that must be addressed, particularly in a post-Hackitt environment following the Grenfell disaster. The shortcomings of the level of quality we demand in our housing was thrown into stark relief following this tragedy, and any discussion around the quality of development goes beyond the aesthetic, and must include minimum standards of safety²⁵.

A reassessment of building regulations is necessary to build on the work done in the Hackitt Review, not just in houses and high rise buildings, but also in other buildings, such as schools and hospitals.

Recommendations

7. A new system of housing and building standards should be introduced to urgently address quality, climate change, safety issues and wider design principles in new development.

8. The planning system should be reformed to provide proper oversight by local council inspectors of the building regulation system.

9. At all levels, planning should adhere to new principles and guidance as well as standards in achieving high quality design.

10. Permitted development rights should be reviewed, and planning permission reinstated in most instances.

25. Dame Judith Hackitt 2018, *Independent Review of Building Regulations and Fire Safety*

The climate crisis is an existential threat to humans, and to many of the ecosystems upon which we depend. On the recommendations of the Committee on Climate Change²⁶ the Government has made a commitment to reduce the UK's carbon emissions to net zero by 2050 and, along with many local authorities, town and parish councils, has signed the Climate Emergency Declaration.



Solar panels on roof of new development, Nottingham

It is vital therefore, that planning helps to address climate change as well as mitigating its effects, and it should seek to develop homes and communities that are more sustainable and helps to reduce global warming. There can be no greater purpose for planning than helping to address climate change.

Spatial planning clearly has an important role to play in adapting existing and new development to address climate change. The value of this for local authorities is that a properly resourced and plan-led planning system to combat climate change works in partnership with the local community, can look long term at the impacts of development, and can have an impact on other areas of public policy as well, such as public health and the local economy²⁷.

The Commission spent significant time examining this issue and it was unanimously agreed that climate change has to be one of the top priorities for the planning system going forward. The Government has set

a date of 2050 to achieve net zero carbon emissions in the UK, and unless the planning system is placed at the heart of the drive to reduce carbon emissions, it seems clear that this target will be missed.

There is a need therefore, to view development and climate change holistically, and take a

“Planning’s role in tackling climate change is crucial. The increased urgency with which younger generations are attempting to respond to it provides a great opportunity to motivate people to become planners” Nicky Gavron, London Assembly Member

26. Committee on Climate Change, 2019, *Net Zero: The UK’s contribution to stopping global warming*

27. TCPA, RTPI, 2018, *Rising to the Climate Crisis*

‘whole life carbon’ approach to development²⁸. This means measuring not just the impact of a building once constructed, but also moving towards a more circular economy within the construction sector, examining the impact of the construction phase, the in-use stage, and the end of life stage and adopting a model of reuse, recover and recycle for the resources used in development.



Housing in need of retro-fitting to address climate change

It is estimated that in the region of 29 million homes²⁹ are currently not fit for the future in terms of low carbon emissions, low energy usage and climate resilience, and so this approach also means a fundamental shift in policy making towards reassessing and appraising existing housing stock, and ensuring that it is brought up to minimum standards, including retro-fitting energy efficiency measures and flood resiliency. Of course, this also applies to commercial and industrial buildings, and retro-fitting measures should also be considered for these developments as well.

Alongside the minimum standards that could be applied to buildings, there is a wider role that spatial planning can take in ensuring that places are adapted for and addressing climate change. Proper spatial plans should identify where areas can be greened, and should cover all aspects of Green Infrastructure, from metropolitan open land, planting trees in existing open land as well as creating new green spaces in urban areas; the introduction of green walls and roofs, and outlining how new wildlife corridors can be created. Again, as well as having an important role to play in tackling climate change, such measures can also have a positive impact on other areas of public policy,



This image was originally posted to Flickr by Ryan Somma at <https://www.flickr.com/photos/14405058@N08/4202003130>

28. RIBA, 2019, *Targeting Zero: Embodied and Whole Life Carbon Explained*

29. Committee on Climate Change, 2019, *UK Housing: Fit for the Future?*



such as public health.

These plans must also consider how new and existing infrastructure can reduce the reliance on carbon-intensive transport modes, and encourage not only the use of public transport, but also more active modes of travel such as walking or cycling³⁰.

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While it is important to introduce more sustainable modes of transport, one of the key ways to reduce the carbon emissions of public transport is to electrify these services. It is also important to consider whether better public transport facilities will in themselves encourage the move away from carbon-intensive transport modes, such as car use, or if these will simply produce additional travel. It is therefore important to consider other methods to encourage a shift to alternative transport methods, and look to develop car free areas.

The Commission also identified that more needs to be done to ensure that proper spatial planning³¹ is undertaken to address water resources, and to address the challenges of coastal planning in a changing environment. In many places, there is already chronic water scarcity³², with the current average consumption of 140 litres per day³³. While this figure has fallen since 1999, in recent years the reduction in water usage has flatlined, the changing climate will inevitably affect both demand and supply. New development should be required to continue to build in design which encourages a lower and more efficient usage of water. Although current building regulations set a minimum standard of 125 litres per day, and a higher standard of 110 litres usage per day, we are still falling short of this mark, and work will need to be done on not only pushing for the higher standard in new development, but introducing greater water efficiency in older properties.



Equally, as England is likely to experience in the region of 0.5m of sea level rise by 2080³⁴, there is a requirement for a clear plan to develop the capacity of planning

30. Urban Transport Group, 2018, *Policy Futures for Urban Transport*

31. Elizabeth Wilson and Jake Piper, 2010, *Spatial Planning and Climate Change*

32. Water UK, 2016, *Water Resources Long-term Planning Framework (2015-2065)*

33. DEFRA, 2018, *Water Conservation Report*

34. Committee on Climate Change, 2018, *Managing the coast in a changing climate*

“Spatial planning is not merely important in addressing the climate emergency: it is an essential, and a central part of doing so.” Matt Thomson, Head of Planning, CPRE

departments to properly address how the changing climate will affect our coastal communities, not only through rising sea levels, but also coastal erosion and increasing wave heights. The population in coastal communities tend to be

older and poorer, and so regional inequalities will also need to be addressed.

The evidence of climate change suggests that the most high risk strategy for the future is to do nothing, and maintain the status quo, whereas the low risk approach would be to ensure that planning embraces the challenges a changing climate represents, and seek tangible changes to the way we plan development. A significant amount of the action needed to address planning and climate change must come from central Government, with both legislative action and more resourcing needed, however local authorities also have a large role to play through proper spatial planning, and the effective use of local plans.

Not only this, but planning authorities must be empowered to enforce any provisions put in place to mitigate climate change. Some local authorities have already taken the first steps in declaring a climate emergency, and we must learn from the mechanisms put in place by these authorities to address this. We should provide all local authorities with the ability to properly plan for climate change and enforce climate change related regulations, whilst contributing to a wider, national plan to address climate change.

Recommendations

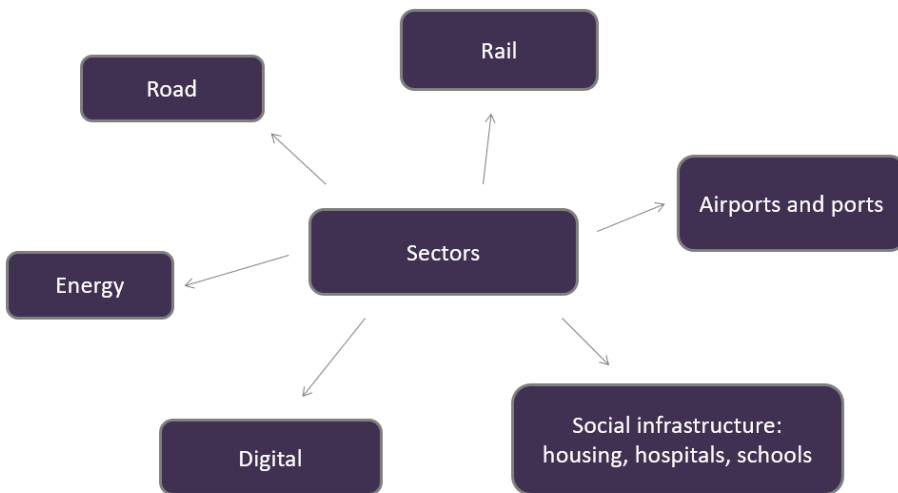
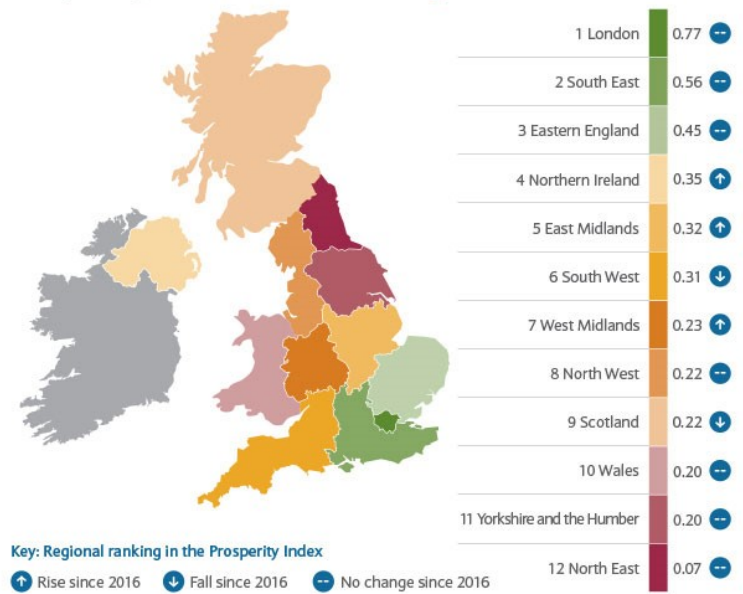
11. All tiers of plan-making will need to have policies at the centre of planning to address, mitigate and tackle climate change and be provided with the powers and resources to achieve it.

For the purposes of the Commission, infrastructure encompassed major infrastructure requirements in terms of energy, water and transport including aviation, as well as social and environmental infrastructure such as schools, hospitals, community centres, leisure and cultural facilities and the natural environment.

The Commission recognised the need to equalise life-chances available throughout the UK by ensuring that social and economic opportunity is more evenly spread to all regions and to rural as well as urban and more built up areas. It is also recognised that this should be achieved in a way that minimises environmental impact.

There was also considerable recognition that as a country we need a better understanding of our infrastructure needs particularly at a regional and local level and how these can be met by projects delivered in an appropriate timeframe^{35, 36}. We identified considerable dismay particularly in the regional meetings with the lack of attention that is given by government to reducing regional inequalities through better investment in infrastructure and using it to provide or support new energy sources, water conservation, digitisation or

Prosperity Index scores – region



public transport to help tackle climate change.

How the provision of infrastructure is to be prioritised geographically and over what period requires the production of a national spatial plan. This needs to be combined with a delivery programme

35. T CPA, 2018, *Building Successful New Communities*

36. T CPA, 2018, *Major infrastructure projects - the case for a Commission for Public Engagement*

showing where and when key infrastructure is to be delivered. The priority locations, priority sectors and the time scale for this delivery need to be transparent and as accountable as possible to local communities.

The Planning System

The Commission was clear that the planning system should have the capability to enable the spatial expression of societal ambitions for growth and development and/or redevelopment. Much of the evidence provided to the Commission talked about the need for a National Plan to spatially realise national infrastructure planning. There was concern too about the need to more closely align the National Infrastructure planning regime with the rest of the Planning system. The evidence we received pointed to the need to conduct planning at the appropriate geographical scale for the different types of infrastructure required, be this at regional or local scale for small to medium developments, or at a national scale for larger infrastructure projects.

By and large the Commission received few complaints about the operation of the NIPS regime but three areas of concern were identified. The first relates to the time taken to produce National Policy Statements and have these taken successfully through the parliamentary process. The second relates to the slowness of delivery in some cases. The third is a concern about an overall democratic deficit under the 2008 regime leading to questions about how the local and national planning systems can better work together to give a greater voice to local people who will be affected by largescale development.

There was much discussion in the Commission sessions about the role the private sector plays in delivering and paying for infrastructure in the UK. To many this led to an inefficient and fragmented system with a great deal of work being placed on developers or local authorities to bring funding packages together often from multiple sources. Much of the evidence we received on this topic talked about the need for government to do more to put funding packages together and oversee partnership delivery of major schemes to rationalise the process, give certainty and speed up the delivery of schemes



There was considerable concern that the current delivery mechanisms mean that infrastructure projects are too dependent on market forces and the private sector for delivery and recognition that the system could be improved by more directed and stronger planning and better coordination between government departments.

Delivery challenge

Delivering infrastructure to service individual site developments has also become a significant challenge with the fragmentation of the utilities industry and differing governance structures at local level. This has resulted in a lack of alignment between the investment plans of the utilities, the construction objectives of the developer and the delivery aspirations of the planning system through the planning application process. We see a major role for national, regional and local tiers of governance to better plan, coordinate and deliver much needed infrastructure.



New infrastructure development, Birmingham

Meeting International Obligations

The Commission recognised that the Government also has international obligations in terms of delivering infrastructure, as the UK is committed to delivering on the Global Sustainable Development Goals (SDGs) which also incorporate actions that need to be taken to address Climate Change. The Sustainable Development Goals, are a call to action by all countries to make sure that ending poverty goes hand-in-hand with strategies that build economic growth and address a range of social needs including education, health, social protection, and job opportunities, while tackling climate change and environmental protection. Almost all of these goals are supported by the delivery of the right kind of infrastructure in the right place or conversely impeded by the delivery of the wrong kind of infrastructure in the wrong place.

At least ten of the SDGs have direct infrastructure implications. The remaining seven are either the outcome of the adequate provision of infrastructure or the supporting institutional frameworks through which infrastructure is delivered.



New infrastructure development, Birmingham

When discussing the delivery rather than the planning of infrastructure, it seemed clear that it is the failure to deliver on plans have taken years to adopt which has undermined confidence in the planning system, just as much as the failure to deliver timely plans.

The Planning System is one the institutional frameworks through which people's aspirations about their community is expressed and through which competing interests are resolved. It is based on concepts of good

governance, equality of access, fairness in the allocation of resources, adequacy of restitution and timeliness of provision.

Support for our institutional frameworks will evaporate if they are found to systematically skew decision making towards particular well serviced interests at the expense of other poorly serviced interests.

The resulting inequalities can be observed not just regionally across the UK but also across different sectors, and the effective delivery of sustainable infrastructure plays a significant role in redressing these imbalances.

Accountability in delivery

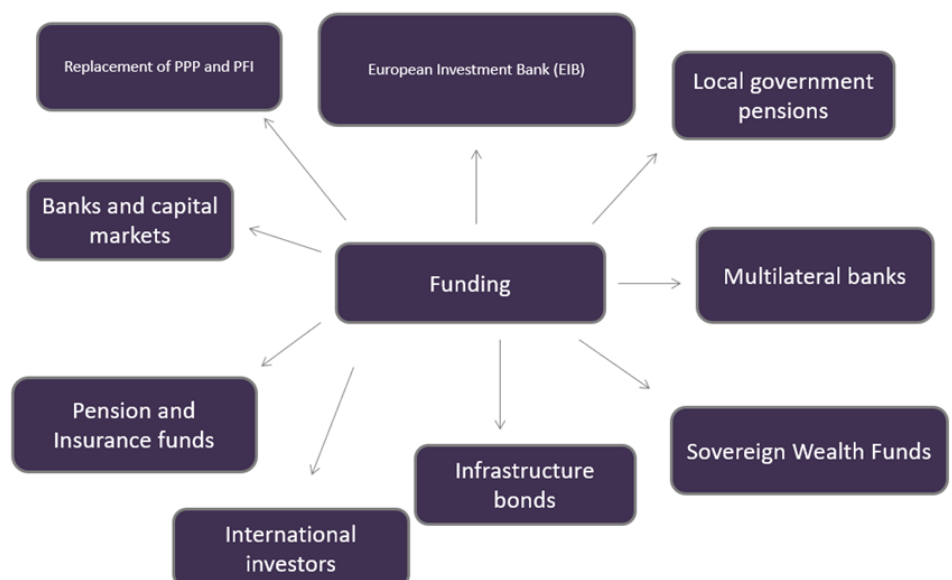
If the Sustainable Development Goals are to be effective they must be underpinned by effective monitoring.

Work is well advanced by the Office for National Statistics in measuring the attainment of these goals through effective indicators, and its recent report in November 2018 states that it has acquired data for 64% of the global SDG indicators. These indicators will of course tell us how well we are reaching our targets and attaining our goals, as a significant number of these goals and objectives will inevitably need to be fulfilled through the planning system.

How we configure our settlement patterns, at what density we choose to live, where we choose to locate our employment opportunities all have a spatial dimension susceptible to being resolved through the planning system. It is important to recognise that how and where we choose to service these projects with infrastructure will have a pre-determining affect on the eventual outcome, and where decisions about the location of infrastructure and the type of infrastructure are made in our governance system is crucial to the eventual evolution of our communities and our regions. It hardly needs to be said that reducing inequality and equalising life chances through the provision of appropriate infrastructure should be a basic requirement of all governments whether the SDGs exist or not.

Funding choices

The Commission recognises that a key consideration is that looking at infrastructure is not just about enabling spatial choices to be made it is also about making funding choices, and there are a number of interdependencies between the public and the private sector in relation to major infrastructure,



community infrastructure and smart technologies. Some time was spent looking at these interdependencies, with a focus on the distinctions between public and private resourcing with regard to the mechanisms for delivery funding for delivery, and land release for delivery.

Of course, none of the infrastructure required to bring about the rebalancing of the UK economy can be achieved without access to land, which will be discussed in the next chapter of the report.

The ease with which this can be carried out, the speed with which this process can be conducted and the costs of compensation are significant factors to be considered in delivering the necessary infrastructure. Reform of the Compulsory Purchase System has been long proposed without much in the way of progress. A key part of an enhanced infrastructure delivery system will be an effectively working compulsory purchase and compensation system providing a speedy and equitable outcome for all participants.

Planning Choice

There is a choice about where we position planning in our decision making process. Planning can adopt a powerful role of aligning all of the interest groups and stakeholders behind a clearly articulated infrastructure delivery vision at all spatial levels through national, regional and local plans. The alternative is it can simply become the administrative clearing house for a random collection of disjointed individual infrastructural projects where the whole is less than the some of the parts.

Recommendations

12. Plans at the national, regional, local and community level need to carry out detailed assessments of the full infrastructure requirements needed to underpin development, and should set out clearly how these are to be met in advance of development taking place.

13. The CPO system needs to be reformed to make it a more effective tool for land assembly.

When Lewis Silkin introduced the then Town and Country Planning Bill to Parliament in 1946, he described the purpose of planning as ‘to secure a proper balance between the competing demands for land, so that all the land of the country is used in the best interests of the whole people’.

Adjudicating land use remains a central plank of planning today deciding whether this is to provide housing or commercial development or provide infrastructure improvements or indeed left as part of a rural, green or amenity landscape. Any discussion of planning would therefore not be complete without looking at the issue of land.

Land value can increase for a number of reasons, but one of the key reasons for an increase is that which arises from the granting of planning permission.

We have seen over many years that attempts by different Governments to capture some of this land value have had mixed results, and there is an important balance to be struck between capturing enough of the uplift that will benefit the local communities without supressing private sector involvement in delivering development.

The Commission therefore spent considerable time considering the way that a future government could fairly and effectively capture land value³⁷.

“Planning is about balancing competing uses for a scarce resource – land.”

Jon Morris, RTPI member



Land for a new town centre, East Hampshire

Currently, when development is planned, local planning authorities utilise mechanisms such as the Community Infrastructure Levy (CIL), and S106 funding but the Commission heard that this is often considered to be cumbersome and too narrowly targeted. The Commission

37. House of Commons HCLG Government Committee, 2018, *Land Value Capture*

received a lot of evidence from residents that they simply do not understand how S106 is applied by local authorities, and also from developers and others that the CIL system is very complicated and is not applied by every local authority across England. Another key issue with CIL is that it doesn't capture the full uplift as this essentially operates on a 'pounds per square metre' basis, rather than a mechanism that reflects the true uplift in land value.

The Commission felt that there was significant scope for both central and local government to access a greater amount of land value uplift, and that doing so - essentially placing the charge on the land asset - would represent a more progressive way of capturing value and could have tangible benefits for the communities in which development is planned.

Housing Delivery and Affordability

This issue of the availability of land at a reasonable cost to support better housing affordability was considered by the Commission, as clearly, the planning system is critical to delivering more affordable housing^{38,39}. There are currently thought to be four million people in housing need, and these homes are needed now. Additionally, we need these homes to be genuinely affordable, but current systems which are supposed to deliver affordable housing locally, such as section 106, are not working, largely because viability assessments, coupled with the assumption of the right to developers profits in the NPPF, mean that developers can over pay for land, in the knowledge that affordable housing commitments can be renegotiated after the fact.

The Commission felt that the recommendation in the 'Land for the Many' report that Public Development Corporations should be created, with the power to buy, develop and sell land in the public interest could have a substantial effect in ensuring that land becomes available, and the housing and places that we need are delivered quickly.

The number of new homes being built in England is simply not enough^{40,41}, and the Commission heard from a significant number of residents that the developments that are coming forward are often not

delivering the types of housing that is needed. Indeed, the increase of land value as a result of planning permission being granted often means that landowners and developers reduce the quality and affordability of the development to maximise profits on the site.

“We need to work out a planning system that can best respond to the chronic undersupply of affordable homes.”

Emma Cariaga, British Land

38. TCPA, 2017, *Special Issue on Tackling the Affordable Housing Crisis*

39. House of Commons Library, 2017, *Tackling the under-supply of housing in England*

40. TCPA, 2016, *Nick Raynsford on why we aren't building enough homes*

41. TCPA, 2013, *New estimates of demand and need for England. 2011 to 2031*

Equally, there is a significant amount of confusion about what the term affordable really means, and this term is often confused with council housing and housing associations. This situation is exacerbated by the fact that there are different definitions and requirements for affordable housing in different regions of England, The Commission agreed that there must be further discussion, and a clear understanding of what is meant by truly affordable housing.



The Commission agreed with the recommendation in the 'Land for the Many' report that the Land Compensation Act should be reformed, meaning developers and local authorities could acquire land close to its current value, rather than its potential value once developed. This should have significant impact on the cost of building affordable homes.

Equally, we are aware of the fact that England has an aging population, and the age at which people are buying their first home is steadily increasing so there must be affordability of housing across a range of housing types, and across generations.

Compulsory Purchase Orders

It was generally felt that the way public bodies use land could be made much more effective and efficient, and the commission heard evidence of how in many countries, public ownership of land is a key plank in placemaking and planning legislation.



In England, one of the tools that local authorities can use to access land is the Compulsory Purchase Regime, however the Commissioners agreed that the current CPO regime despite recent legislative attempts at simplification is complex, made up as it is of many different bits of legislation and it is often expensive for local authorities to use it.

Ultimately, it was recognised that local planning authorities want to be proactive

Nigel Cox / Liverpool: The Grove Public House, Edge Hill, L7 / [CC BY-SA 2.0](#) in bringing forward sites for

development, and the Commission considered what changes need to be made to the CPO regime to streamline this process, with three aims in mind.

- Assisting LPAs to become more proactive in identifying and delivering on sites;
- Capturing more land value from these sites and;
- Simplifying the process

Any part of the reform of the CPO regime has to ensure that there are safeguards against landowners simply refusing to engage with the process, and evidence was presented to the Commission which suggested a number of options that would ensure this couldn't happen and that landowners would be disincentivised from land banking in the future, as well as protecting certain rights of the land owner. The CPO regime is currently viewed as a one size fits all approach, however there were conflicting views about how this regime should be reformed.

Others felt that it would push the land value up to put it out to market and fuel speculation in that way, others held the view that putting it out to market through that mechanism would not drive up values. There were also concerns that CPO powers are already quite powerful and in fact would it be better to create a system where CPO powers were just used more effectively.

Brownfield

Urban areas often have a high land and housing demand, particularly in very dense cities such as London, however there are big discrepancies in the use of brownfield sites for development. Equally, we have seen that the value of sites of former commercial development in such areas can become heavily inflated once it comes to market. Developing on brownfield sites can have a significant impact on improving urban areas, if we have a sense of placemaking and serving the community in which the development will take place. It



also assists in discouraging urban sprawl at the edges of towns and cities, and protects important green spaces. However, the Commission also recognised that brownfield sites can be heavily contaminated and that grants should be available to assist with their reclamation and re-use.

The Commission felt that the prioritisation of brownfield development is a key issue and capturing the value of this land could have real benefits for the local communities the development will serve.

The importance of rural

A strong consideration throughout the work of the Commission was placed on the need to ensure that planning policies reflect the needs of rural communities. In addition to proposing much stronger policies to support small scale developments in rural areas the Commission acknowledged that land has often irreplaceable value. Land is needed for the production of food, fuel and fibre, for the ecosystems it provides (which are critical for addressing climate change) for recreation, and of course for the sheer joy of its beauty. This can provide a free at the point of use antidote to the stresses of modern (urban) living and should be seen as an important entity in its own right, and not a something which is just waiting to be developed.

Green Belt

The Commission heard evidence from a number of sources about the role the Green Belt plays in England, and there was considerable discussion amongst the Commissioners about the possibility of grading land within the Green Belt. It was decided that further work needed to be undertaken to shape a new Green Belt policy and that in the meantime current legislation is sufficient to allow for land to be added into and taken out of the Green Belt as agreed by local priorities.

However, there was recognition that over time, the weight of policy emphasis has been on protection, preservation and prevention. At the same time the lack of strong policies and mechanisms for enhancement and for proactive land management has led to some areas being neglected and allowed to decline.

There is now the potential of our Green Belts to help tackle the climate and biodiversity crises and the public health emergencies which threaten the liveability of our towns and cities. The Committee on Climate Change has recently pointed to the need for transformative changes in how we use and manage our land if the UK is to reach net zero emissions by 2050. Green Belts are crucial opportunity to tackle the climate emergency.

To do this it will be necessary to reframe Green Belts, recognising the role it plays in adapting to and mitigating climate change. This new overarching function addresses many diverse challenges at once and promotes the potential multifunctional uses and benefits of Green Belts. A new approach for greenbelts could be underpinned by a new measurement of the economic and environmental benefits of our vital natural capital and ecosystem services provided by Green Belts. This will help target investment and inform specific projects.

With the UK needing 32,000 additional hectares of woodland each year, our Green Belts can play a huge part in a reinvigorated afforestation programme, creating a variety of accessible woodland, sustainable timber production and agroforestry.

Green Belts root cities within their wider settings. Farming in the Green Belt should be sustainable and rich in public benefits, fostering links between urban and rural areas, whilst promoting a better understanding of how environmentally responsible food growing can support the needs of urban areas.

Because they encircle our cities, Green Belts provide the continuous wildlife corridors essential to many diverse species. The encircling nature and proximity of woodlands, wetlands and grassland habitats in Green Belts provide opportunities for outdoor recreation. These habitats clean and cool our air, protect our communities from floods and storm surges, store excess water and recharge our aquifers. Critically, these habitats absorb and store carbon from the atmosphere and are one of the key tools in mitigating climate change.

Recommendations

14. A new primary purpose for Green Belt land should be added to the NPPF: “to mitigate and adapt to the impacts of climate change, to improve urban and ecological resilience and to reduce health inequalities”

15. Consideration should be given to establishing Public Development Corporations with the power to purchase, sell and develop land to assist in the making and remaking of communities.

16. The Land Compensation Act should be reviewed to make sure that development corporations and local authorities are able to buy land at prices closer to the current value rather than the potential value.

17. Planning policies should reflect the importance of needing sensitive development in rural communities.

18. A new system of land value capture is needed to replace CIL, 106 and other planning gain mechanisms to capture the uplift in land values for the benefit of current and future communities.

Financing development

The Commission received a considerable amount of evidence about failures and complexities in the public finance system to support development and the private finance system too. Failures were seen to focus on three main issues. Firstly, the unaffordability of housing for many people. Secondly, the complexity of funding development through a number of different finance streams and inability to do this at all in areas of the country that most need new development and regeneration. Thirdly, the lack of money for regeneration.

Housing markets

The Commission held a number of detailed discussions about what was wrong with the housing market in the UK and what needed to be changed. A flavour of that discussion is given below.

Nurturing the political preference for home ownership over other forms of tenure, coupled with wider shifts in political economy, have led to two important, and perhaps unintended, developments in the housing and land market. Firstly, the windfall gains that naturally accrue to landowners in a growing economy — generally referred to as ‘land rents’ — have been allowed to grow as taxes on property and the public provision of affordable housing have both withered (a process that has been going on in the UK since the 1960s). Secondly, and most significantly for explaining the rises in house prices in the last two decades, the deregulation of the financial system has created a positive feedback cycle between finance and house prices.

If mortgage lending supports the building of new homes, this new money can be absorbed into the economy. However, in most cases mortgage finance enables people to buy existing property on existing land. As households, supported by banks, compete to purchase, the result is increasing land and house prices. Higher prices lead to more demand for mortgage credit, which further pumps up prices, and so on (Figure 1).

Statistical studies examining a range of supply- and demand-side factors support the housing-finance cycle thesis. In a study of 19 countries between 1980 and 2005, the Organisation for Economic Cooperation and Development (OECD) estimates that financial deregulation enabling an expansion of mortgage credit has increased real house prices by 30%, far more than other variables.

Figure 1: The housing-finance feedback cycle



Source: Ryan-Collins (2018) Why can't you afford a home, Polity Press: London, p59

Evidence therefore seems to suggest that deep systemic reforms may be required to change the housing–finance feedback cycle. The Commission agreed that one element that was needed to break the current housing finance cycle is further financial support from the government for social and council housing. It was also agreed that major changes need to be made to the financing of development. The public sector must also take a much more interventionist role in shaping the land market and ensuring it creates public value, not just short-term capital gains or rentier incomes for speculative domestic and international investors. Retaining public control over land and the usage of land appears key.

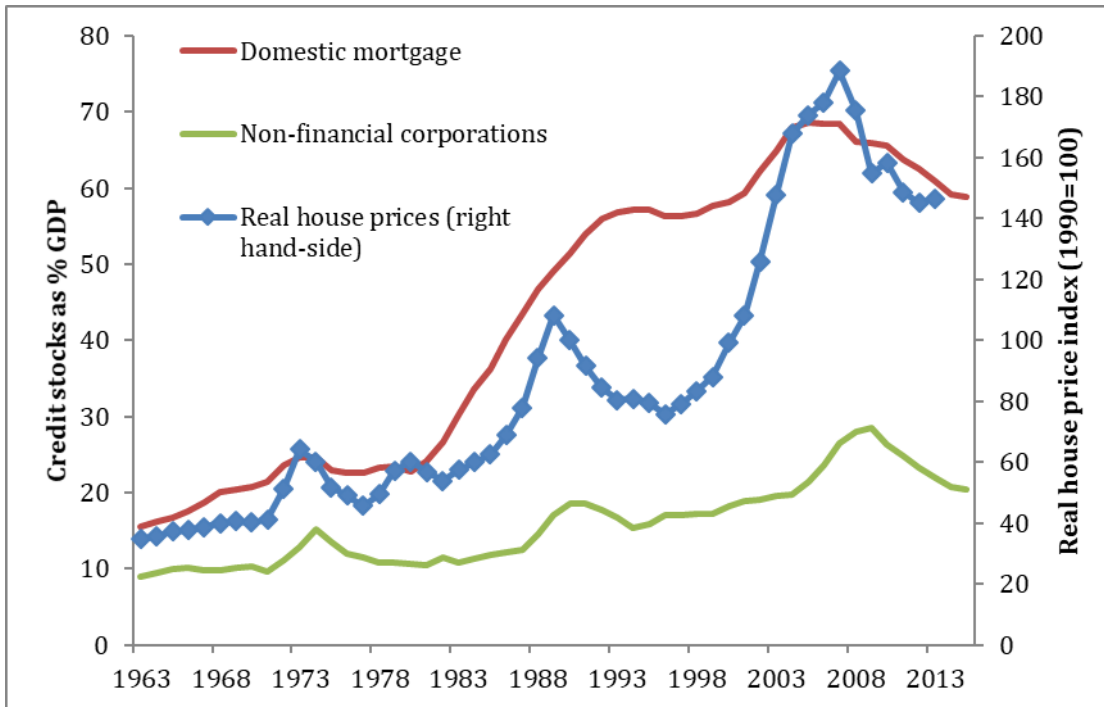
This needs to be coupled with changes in the planning system with a new duty to deliver affordable homes, an English Sovereign Land Trust to make more land available more cheaply and an end to the ‘viability’ loophole that lets developers reduce their contribution to more affordable homes.

It also needs a restoration of the national housing grant investment to at least £4bn with this this funding available to councils and housing associations, as well as other community providers.

A broken finance system

Evidence was provided to the commission to support the creation or expansion of state investment banks

Figure 2: UK credit outstanding for mortgages and non-financial firms and real house prices since 1963



Source: Ryan-Collins (2018: 49)

and stakeholder banks able to provide long-term, high-risk capital to support innovation and provide the next generation of infrastructure needed to support the transition to a low-carbon economy. The Commission were concerned by the argument that the demand subsidies that governments have showered on home ownership would be better employed stimulating capital investment and innovation in more productive sectors of the economy, which have suffered under austerity policies.

To that end the Commission would seek cross party agreement for the creation of a Sustainable Investment Board to bring together the Chancellor, Business Secretary and Bank of England Governor to oversee, co-ordinate and bring forward investment in the economy and infrastructure to support and protect the environment in addition to supporting economic development.

That a National Transformation Fund of £400 billion be established alongside a rewrite of the Treasury's investment rules to guarantee that every penny spent is compatible with climate and environmental targets – and that the costs of not acting are fully accounted for too. Directly funding the transition through a Green Transformation Fund dedicated to renewable and low-carbon energy and transport, biodiversity and environmental restoration.

The creation of a National Investment Bank, backed up by a network of Regional Development Banks, to provide £250 billion of lending for enterprise, infrastructure and innovation over 10 years.

Levelling Up Across the Country

The Commission received evidence from many people about the way in which years of under-investment had left too many communities feeling powerless and too many areas left behind with low quality jobs, slow growth and a desperate need for regeneration.

To make sure that investment is spread evenly across the whole country the Commission would like to see powers and funding given to every region and nation of the UK. This could bring about a radical decentralisation of power in Britain so that local people and communities are given far greater control over their own lives and prospects. In addition a Local Transformation Fund in each English region could be used exclusively to fund infrastructure projects decided at a local level, as will devolved governments in Wales, Scotland and Northern Ireland. Regional Development Banks should be governed by boards made up of key local stakeholders such as local chambers of commerce, trade unions and councillors – with Scotland, Wales and Northern Ireland empowered to make similar arrangements.

They could set priorities for lending, giving every region and nation a new and powerful lever to rebuild their economy on their own terms. It could shift the political centre of gravity by placing the National Transformation Fund Unit, a key part of the Treasury, in the North of England and build up the regional offices of government to co-ordinate government policies at the regional level, as well as ensuring a regional voice in Whitehall.

There should be an increase to the funding available for cycling and walking. This could bring together transport and land-use planning to create towns and cities in which walking and cycling are the best choice: safe, accessible, healthy, efficient, economical and pollution free. It could also help children's health and well-being by ensuring street designs provide freedom for physically active outdoor play and by introducing measures to ensure the zones around our schools are safer, with cleaner air.

Recommendations

19. That a National Transformation Fund of £400 billion be established alongside a rewrite of the Treasury's investment rules to guarantee that every penny spent is compatible with climate and environmental targets – and that the costs of not acting are fully accounted for too. Directly funding the transition through a Green Transformation Fund dedicated to renewable and low-carbon energy and transport, biodiversity and environmental restoration.

20. A Local Transformation Fund should be established in each English region and could be used exclusively to fund infrastructure projects decided at a local level, as will devolved governments in Wales, Scotland and Northern Ireland. Regional Development Banks should also be established and be governed by boards made up of key local stakeholders such as local chambers of commerce, trade unions and councillors – with Scotland, Wales and Northern Ireland empowered to make similar arrangements.

21. Councils and housing associations should be backed with new funding, powers and flexibilities to build again at scale

22. Changes need to be made to the planning system with a new duty to deliver affordable homes, an English Sovereign Land Trust to make more land available more cheaply and an end to the 'viability' loophole that lets developers reduce their contribution to more affordable homes.

The National Audit Office report Planning for New Homes highlighted that the lack of resourcing was making it very difficult for the planning system to meet the Government's objectives, and the Commission acknowledged that the planning system is in many authorities, critically under resourced³⁹.

This problem is a product of wider funding cuts to local government and the fact that some aspects of planning are not core statutory functions, and have therefore received disproportionately large cuts.

Prior to the coalition Government, in 2009-2010, funding for planning was significantly greater. In real terms, between 2009/10 and 2017/18 total expenditure on planning has fallen by 19%. However, the actual shortfall in funding for planning is masked by a 50% rise in planning income in the same period.

Alongside this, the total expenditure on development management has fallen by 11%, while total expenditure on planning policy has fallen by 32% in the same period. If income is removed from this equation, total net expenditure on planning fell by 42% between 2009/10 and 2017/18.

One of the other key issues that is reinforcing regional imbalance is the fact that Government cuts have not been distributed evenly across the country, and we have seen massive regional variations in the level of funding local authorities have received. The North East and West Midlands for instance, have seen net expenditure reductions of 60%, and more than 55% in Yorkshire and the North West.

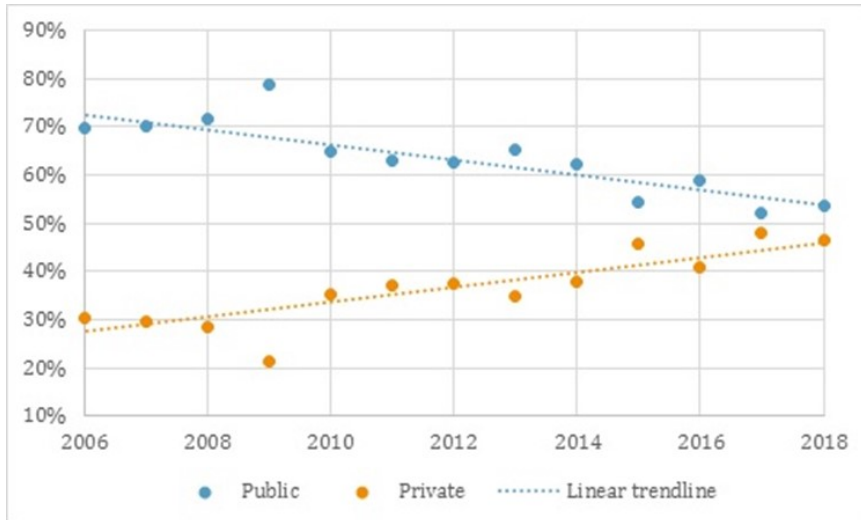
Number of planners

Possibly as a result of the underfunding of planning, we have seen a significant shift in the number of planners working in the public sector to the private sector. In 2006, the public sector employed in the region of 70% of all planners in the UK, however today this figure sits at near 55%.

The majority of cuts to expenditure on planning staff between 2009-10 and 2017-18 (73%) have fallen on planning policy. The RTPI estimates that there are now a thousand less planning policy officers working for



English local authorities that in 2009-10, representing a fall from around 10 to 7 planning policy officers per authority on average.

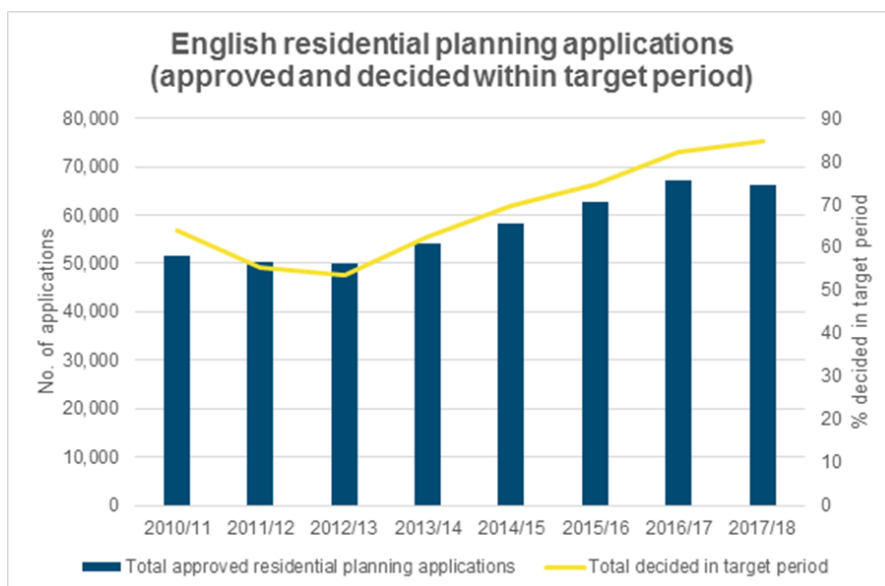


Impact on policy making

The cuts described above have made it extremely difficult for local authorities to deliver strong up-to-date Local Plans. Moreover policy planners also have to produce guidance, and interpret all policy change from central Government. In a 2016 RTPI survey 73% of planners felt constant change to policy hindered their ability to deliver good places.

Impact on the development sector

Applicants are generally open to the idea of further increases in planning fees, but wish to see assurances that in return there will be improvements in efficiency. Despite more applications and less staff, both approvals and decisions in target time are rising (see below). However, this means less resource can be dedicated to each application.



Impact on communities

If a high number of applications are permitted, with less resource committed to each, the main loser may be local communities who live with the developments. Another crucial issue here is that planning officers may as a consequence have less time to truly engage communities.

Impact on local planning authorities

The impact of austerity on planning is felt keenly by local planning officers, who both have to operate with less resources, and to deal with public dissatisfaction that can arise from this. Recent research from the RTPI and Newcastle University found a major shift from place shaping activities to focusing on core statutory functions, mostly processing applications.

One of the key challenges facing the planning system then, is ensuring that local planning authorities have sufficient capacity to deal with planning applications and have access to the skills and resources to fully consider and deal with development proposals, as well as well as the ability to properly engage with the communities they serve.



Liverpool residents

In the short term, local planning authorities simply need to see an immediate increase in funding to support responsive and well considered development management; to develop strong, well evidenced and up-to-date local plans; to allow quality monitoring and enforcement as well as time to consider what the outcomes of decisions will be; and to put genuine community participation in planning at the heart of their work.

Such funding would also allow time for local planning authorities to develop a greater understanding and clearer plans to deal with social and environmental issues, such as how planning can help address climate change, public health concerns, and help to tackle homelessness⁴².

More resources should also be made available for training to ensure that local authority planners are well equipped as possible. Giving local authority officers opportunities to engage in training would not only improve capacity, it would also make local authorities a more attractive workplace for planners, helping local authorities to compete with the private sector for employees.

42. RTPI, 2019, *Resourcing Public Planning*



There is also a lack of design capacity within some local authority planning departments including a lack of in-house qualified architects and urban designers. It is unsurprising that we aren't securing quality in the built environment when the current planning process often excludes architects. There was also a view that local authorities' ability to adequately assess design considerations when assessing planning applications or drawing up new plans would be greatly assisted by having a Chief Architect.

Developing the pipeline of planners

In the longer term then, it is vital that a clear pipeline of well trained planners for the future is developed, and a crucial step in this is ensuring that planning is seen as an attractive and viable career choice for people from a range of backgrounds.

The Commission heard how the RTPI now regulates two apprenticeships, one at level three for those seeking a first technical qualification, and a programme up to level 7 (Masters level) for employers to provide on the job learning alongside a professional degree qualification. Planning schools at Universities already do a good job bringing through new planners but we need to ensure a range of pathways are available for people who have interest in a career in planning.

Another crucial step is to make planning an attractive career choice for a wide and diverse selection of the population. For instance, the Commission heard how the RTPI's Future Planners programme now sends planners into schools to discuss their roles, and the Future Planners bursary supports graduates to study planning.

It is also important that there is a real commitment to equality and diversity within planning, to ensure

that the profession makes the most of underused talent from all backgrounds, and all of these measures would benefit from further Government support.

“There is a lack of resources in local authorities to be able to proactively plan for quality sustainable placemaking.” Ben Derbyshire, President, RIBA



An ambition for maximising the value of planning

To deliver truly great places which will make people's lives better for generations without challenging environmental sustainability we need to think big. Rather than focusing on increasing fees, we need to identify social outcomes which planning can help achieve and establish the level of resourcing needed to achieve them.

We can also look elsewhere for inspiration. The Netherlands is a country widely acknowledged to have excellent urban planning, and this is not surprising since recent RTPI research found they have almost three times the number of planners per person as the UK. Research in the Netherlands provides insight on why this may be, finding that "...we can still think of young practitioners in the Netherlands as being among the lucky few who are able to make a difference to society by using their special skills set and creativity to contribute to the process of societal consensus-building"

Clearly then, there is work to be done in reinforcing the important and valuable role that planning can play in our communities, and work needs to be done to ensure that the resources are available to create a robust planning system that helps create the places and society we need.

Recommendations

23. Funding reforms should be made to local government finance coupled with greater freedom over the setting of planning fees to ensure that local authorities are better resourced to undertake the full range of their planning functions.
24. There should be a Chief Planner and a Chief Architect in all Local Planning Authorities to enhance the status of planning and design in councils.
25. The Government in partnership with the university and planning sectors needs to set out a plan for expanding and adequately resourcing training for planners.

Background of the Commission

The Planning Commission consisted of experienced planners and stakeholders who had the knowledge and expertise to assist with the development of a new plan-making process built on the principles of tackling inequality, promoting social justice and combatting the climate emergency.

In addition to the Commission itself an academic panel and a Shadow Ministerial Panel were set up to act as sounding boards to policy proposals, one was an academic panel, and the other was a Shadow Ministerial Panel.

In addition to holding regular meetings of the Commission in London a series of regional meetings were held across England. These regional meetings consisted of specific meetings with planners and local authority planning leads; meetings with developers and meetings with residents. This enabled the Commission to gather evidence from a wide range of sources including local people, about what is good and bad in the current system, and what needs to be changed and how. The Commission also received a great deal of written evidence.

Terms of Reference

At the outset the Commission set a detailed terms of reference to structure its work and to provide a report to be launched in Autumn 2019, including:

1. A set of proposals for a new system of local plan making underpinned by values and a purpose that sees planning as representing the public interest, and to examine how local authorities can lead and be champions of planning in their area in partnership with others.
2. Establishing how planning policies and strategies developed at the national, regional, local and neighbourhood level can link together to provide better outcomes for our communities.
3. Examining how local communities can better provide the building blocks of our planning system, and take ownership of planning policies that will affect them; establishing the framework to facilitate this.
4. Identifying changes that need to be made to our system of planning gain, to streamline it and made it more efficient and transparent for developers and communities.
5. Considering measures that will improve land supply, including changes that might need to be made to compulsory purchase orders.
6. Considering changes that might need to be made to building regulations: a. to make buildings safer; b. to make buildings more energy efficient; c. to make buildings carbon neutral where possible.
7. Exploring how the planning system could better support infrastructure development and how government at different levels can facilitate this.

8. Considering how best to develop a new generation of garden cities, villages, urban extensions and new towns.
9. How to improve the quality, design and sustainability of new buildings to help address climate change.
10. How to drive forward innovative and modern methods of construction and improve access to digital networks and better computer assisted design.
11. Proposals for the training and support of planners to enable them to be a catalyst for visionary local planning to develop skills and ensure a pipeline of future planners exist.
12. Considering how to better support the housing and construction sector with particular regard to the role that small builders, land trusts and cooperatives can play in the delivery of new housing and infrastructure to ensure greater diversity in the construction sector.

Order of Sessions

Date	Meeting	Location	Theme
2018			
July	Commission Meeting	London	Introduction
25 October	Regional Meeting	Liverpool	
30 October	Commission Meeting	London	Local plans
29 November	Regional Meeting	Sheffield	
4 December	Commission Meeting	London – Palace of Westminster	Infrastructure
2019			
24 January	Regional Meeting	Stevenage	
29 January	Commission Meeting	London	Tiers of planning
7 February	Regional Meeting	Nottingham	
28 February	Regional Meeting	Birmingham	
5 March	Commission Meeting	London	Quality
21 March	Regional Meeting	Plymouth	
2 April	Commission Meeting	London	Finance
7 May	Commission Meeting	London	Climate change
16 May	Regional Meeting	Cambridge	
4 June	Commission Meeting	London	Meeting housing need and land supply issues
27 June	Regional Meeting	London (Brent)	
12 July	Regional Meeting	Gateshead	
18 July	Regional Meeting	London (Croydon)	
12 September	Commission Meeting	London	Consideration of draft document

Attendees and evidence

The Planning Commission held a number of meetings with planners and planning leads, developers and residents in eleven areas across England. During this process, the Commission met with over 120 planners, 82 developers and 135 residents. A series of questions were posed to each group and, along with all of the written evidence that was submitted, the answers to these questions were used to structure the findings presented in this document. The questions and the emergent themes of the sessions are detailed below.

Questions for panels

Planners and Planning Leads

Questions for discussion

- Please tell us about the impact changes to the planning system since 2010 have had on planning applications and decisions in your area.
- What is the general balance in planners' jobs between the determination of planning applications and plan making?
- Would you like to see the balance change? In what way?
- What changes would you like to see to the system of plan making locally, regionally and nationally?
- How might land supply be boosted and housing delivery speeded up?
- Are there problems with infrastructure in your area and how might they be addressed?
- Is the current system of planning gain fit for purpose? If not, how might it be improved?
- How might the resourcing of planning departments be improved?

Summary of findings

The main points raised by planners are summarised in a number of headings below.

The Planning Process

- The development process takes too long.
- We are generating vast amounts of data but nobody is using it.
- Very difficult to get people involved in planning through a time of austerity.
- We need a system that enables people outside of affluent areas to have a voice in the system.
- We need more interactive methods of communication, not big documents as people don't read them.
- Process needs to be digitised, and we need urgently to look at ways of doing that and bringing culture change.
- Planning is seen as too technical and difficult to explain. We need to take the people with us.
- The key is technology and making everything cheaper because it is more efficient.
- **PINS** - The whole Inspectorate system needs a radical overhaul. It is used as a stick to beat councils with.

- There are many dedicated and highly skilled planners in PINS. They could be a huge asset to the system.
- The system has been deregulated but it doesn't feel like that, it feels like the system is much more complicated.
- The prescription in favour of sustainable development, particularly the five year housing supply brings the whole system into disrepute.

Planning Across Boundaries

- Local authorities are part of growth plans, and they want to deliver. That's great, but they don't. How do you make that happen? You need something to enable that.
- The Duty to Co-operate and Statement of Common Ground are weak tools.
- Leadership is there, but process needs to be clearer. We could avoid the adversarial nature of the process if it is clearer.

Placemaking

- Planning is fundamentally about placemaking and place shaping. When you get into the detail you lose that vision sometimes.
- Planning has a real role to play in terms of placemaking and well-being but at the moment the system just drives housing delivery.
- We need to build on what we did in the 1990s and 2000s - community planning where we have got the communities involved in active planning, drilled down into detail with action plans.
- The communities that most need planning are the ones that are least engaged.
- Central government is undervaluing placemaking.

Tiers of Planning

National Planning

- No uniformity around structure of local government makes it hard for people to understand how the system works.
- There is a real problem with implementing a national strategy because of the complexity of structures across the country.
- A National Plan is a key element that is missing.
- A National Plan needs to have a spatial dimension.

Regional Planning

- The changes since 2010, especially the abolition of regional plans, have been a real headache.
- Having larger unitaries reporting to a regional structure would make sense.
- Lack of regional plans makes it challenging to resource infrastructure projects.
- Regional planning would save so much time as local authorities.

Neighbourhood Planning

- The current neighbourhood planning system is resource heavy and results light.
- We've got 20 neighbourhood plans. The plans are very prescriptive and poorly written. We make decisions that are seen to run counter to them, which causes a lot of issues.

- Not many deprived areas have neighbourhood plans.
- Neighbourhood plans have not been positive. They lead to more inequality.

Community Planning

- Community planning will only work if it is resourced and supported with...and design knowledge.
- It is less cumbersome to keep the local plan as it is, than have another layer in the community.
- Community planning is a great idea - it could help us get to a place where communities are signed up to planning.
- I'm concerned that there's an assumption that 'the community' will agree to stuff, but the community is a disparate group, and some will agree and some not.

Quality

- Some local authorities have design panels or different mechanisms for guiding the design process, but nothing that really stops things going ahead.

Permitted Development

- Permitted development is criminal.
- Permitted development has massively muddied the waters. It isn't a user-friendly system.
- There is a huge impact on high streets and local economies due to permitted development residential conversions.
- Some of the flat conversions we see under permitted development are ones that we would raise concerns about the quality of development.
- Another concern is that we are missing out on 106 contributions under permitted development.
- I can't think of many cases where we wouldn't have granted planning permission for permitted development. They should go through the planning process.
- The permitted development regime has really hindered us in delivering high quality development. Councils are unable to deliver the necessary infrastructure and affordable housing.

Climate Change

- We need to be building zero carbon homes. The existing stock cannot become zero carbon.

Infrastructure

- Regeneration is difficult. Lots of different partners need to be brought together and we do things on a smaller scale.
- There are huge demands on infrastructure from new housing.
- Sites to replace industry/ employment is a big issues.
- Big cash flows are not there to support upfront, and strategic infrastructure is a necessity.
- Residents do not see infrastructure as just physical. They are interested in services too.

Land

- Landowners can hold local authorities to ransom.

- No new players are coming into the house building industry.
- Affordable housing is not actually affordable.
- Green Belt ought to be dealt with locally.
- Green Belt has become a proxy for environmental protection. We need to reboot the debate about sustainable development.
- Green Belt has to be released as there is a problem meeting housing demand.
- Brownfield sites have viability problems. A greenfield tax could be used to pay for regeneration of brownfield land.
- Brownfield is a huge problem as there is no support from the government to develop this.
- To get more land into the system we need to review the Green Belt.
- A Proper Land value capture system is essential.
- There should be a national land agency properly resourced for CPO.
- We need to restrict developers from sitting on land for too long.
- It is becoming increasingly difficult to demonstrate a five year land supply.
- Public land needs to be released.
- Garden villages are a solution to needing more land.

Finance

- Budget cuts make visionary planning very difficult.
- Margins are very slim here for house building. We have to take what we can get.
- Budgets for local plans need to be devolved to local areas.
- All our developers come in and say they can't give 106 money; we get financial appraisals independently assessed, and they significantly increase the amount of money we get.
- CIL is always going to generate a higher amount in higher value areas, but the infrastructure needs are greater in lower value ones, so we need some sort of redistribution of the pot of money to the lower value areas.
- CIL risks making the disparity between wealthy and deprived area even greater.
- We spend a lot of time with developers finding a solution to a problem, but that takes time and resources too.
- There is a massive gap with CIL/106 in terms of delivering infrastructure.
- Developers overpaying for land should not be compensated or rewarded.
- We need a mechanism to pool CIL - a national infrastructure fund that can be redistributed.

Resources

- Training is an important aspect of this. We not only need to train more planners, but we need those with the right skills for the digital age.
- Volume of work is impossible with the allocated resources. We don't have the time to be visionary.
- We don't have many officers in local government with twenty years experience any more.

- You can pull people into planning if you emphasise that planning is about making places better for people. That will attract more people into the profession.
- Local authorities around here have one or one and a half people in the planning team - a complete change from being adequately resourced to a complete lack of resources to do the job.
- It is not just about numbers of places, it is about experience and quality. People don't want to go to stretched districts when they can work in better resourced large local authorities or the private sector.
- We have to get resources of planning departments to level where we are focused on place-making.
- We don't have the resources and the time to meet time scales and red tape requirements.
- Very difficult to get staff, especially in local authorities. Too many going to agencies.

Developers and Architects

Questions for discussion

- Tell us about your experience of the planning system.
- Have changes to the planning system since 2010 helped or hindered the effective planning and delivery of:
 - Housing.
 - Infrastructure?
 - Quality environment?
- How would you like to see the planning system improved?
- How would you describe your experience of community engagement?
- How might local plan making be improved?
- Do you have concerns about the availability of trained labour in the construction/ built environment sectors? If so, how might the situation be improved?

Summary of findings

The main points raised by developers and architects are summarised in a number of headings below.

Planning Process

- Believe in plan-led system to provide certainty. Plans give us the certainty we need and if communities have been part of that it helps the process.
- PINS overturning local authority rejections is not actually what developers want because of the expense.
- NPPF is generally a good thing.
- Need a planning system with teeth.
- No way to enforce duty to cooperate and need more integration with Mayors.

- One of the major problems with community engagement is a lack of trust.
- Need to simplify planning process.
- Communities will buy into development if they see the development as fitting into where they live and addressing need.
- We need a better pre-application process. Often having spent time and money we get a tick box answer. We need more dialogue.
- There are problems with councillors and the way decisions are made. Sometimes the quality of decision making is poor.
- We need visionary leadership locally and nationally in planning. It can be inspirational for planning officers.
- Have to jump through the same hoops as small developers. This is unfair.
- Any binary system encourages people to get involved when they have an axe to grind. We need one that encourages approval. Successful places are not development and planning free zones.
- There should be better education of planning committees so they understand the system and design.
- The planning system is very aggressive. We feel like we are fighting all the time.
- The planning system is currently focussed on large developers.
- Planning has reflected the need for a more integrated approach.

Placemaking

- Needs more than an input from planners, needs education, health etc. NHS planning is currently very difficult.
- Places around the world that work are the ones that are very mixed, with a connection to green space and good services.

Tiers of Planning

National Planning

- It's crucial to have a national policy that's positive. Need more integration at the macro level for the strategic plans.
- We need a national plan with a spatial element and it needs to set priorities. It is quite unusual for western countries not to do that.

Regional Planning

- Generally we have found the planning system has improved over the years. It could be because of the City Mayor.
- I would make a plea for more regional funding. Infrastructure needs to be planned at a regional level.

Community Planning

- Need to ensure that the whole community is represented, not just those with strong interests.

Quality

- Architects and developers both happy with national space standards as long as developers are clear what standards they are building to. If you are going to have them, make them mandatory for everyone.
- No problem with local standards as long as they are clear.
- System is loaded against smaller developers.
- More certainty in the system.
- Better communication on what developers are doing well.

Infrastructure

- Too much of infrastructure delivery burden is placed on the development system. Other countries, particularly in Western Europe, the local authorities do more.
- There is no policy justification for infrastructure . It is just random.
- Lives don't end at local authority boundaries and plans have to recognise that.

Land

- Can't get away from the fact that land is an investment/speculation vehicle.
- Green Belt is not a local issue because it's a huge sustainability issue. Cities not being able to expand naturally means people are living far away from where they work.
- We need something radical to get more land in the system. Local authorities need a five year land supply and we should be unlocking land currently in the system.
- Landowners hold all the cards. So little land comes to the market that builders who need land bid competitively for it. If local authorities are not strong enough, something inappropriate can be built.
- We need a Royal Commission on the Green Belt.

Finance

- Viability appraisal is uncertain.
- Validation requirements are ludicrous. More and more is being requested on things that are totally irrelevant to the scheme.
- The system would be better if government did the infrastructure and then recovered the cost from the developer or elsewhere as appropriate. Currently, if you are the developer, you are the first and only port of call.
- We need more partnership on costs with developers, local authorities etc.
- Local authorities are being forced to be developers because of market failure.
- Big problem with CIL not being spent in the local area.
- Government should replace CIL with house levy.

Resources

- Planning departments have been decimated; good people are trying to improve people's lives through plan making but it's nearly impossible for them.

- It's not just a capacity or resourcing issue, it's also about expertise.
- Huge frustration about the lack of resources in local authorities, and lack of anyone with architectural knowledge.
- Decline of CABE.
- Quality people leaving to go to private practice is a huge issue. Clearly the pay differential is huge and you've got to be very dedicated to the public sector to not be swayed by that.
- Need a big training plan for planners for a minimum of 20 years with cross-party agreement.

Residents

Questions for discussion

- Tell us about your experience of engaging with the planning system.
- How do you think the determination of planning applications could be improved?
- How could local plan making be improved?
- Could the delivery of infrastructure in your area be improved? If so, how?
- What do you understand by the term place making? Do you think planning effectively delivers this?

Summary of findings

The main points raised by residents are summarised in a number of headings below.

The Planning Process

- It is difficult to get online to have input into planning decisions. Too complicated for the public to engage with.
- Huge problems with consultations but problem goes wider. Process is done to the communities rather than involving the communities.
- Planning system itself should be more accessible and easier to follow.
- There should be penalties for retrospective applications.
- People need more information about planning applications. Can even be hard for councillors to get the information.
- Planning application system is not very human centred, it's very technical.
- People are willing to engage, but it's not clear how they can. No information is provided to local residents.
- As a local councillor, I feel unable to influence the change that we need in the local area.
- Planning is complicated but there should be a way of communicating information to communities.
- We need to have a city architect. Someone with local knowledge and empathy.
- Planning regulation should be level playing field, and should not set a level that excludes local

developers or a community enterprise.

- We need visions of new towns and living streets like The Netherlands. Local authorities have vision but it needs to be driven by central government.

Placemaking

- There's a lack of creative planning for the future.
- Permitted development is the biggest example of where the state has divested its responsibility for placemaking.

Tiers of Planning

Regional Planning

- Problem of housing in the south is not going to be solved until the north is invested in.

Neighbourhood Planning

- To write a neighbourhood plan you need an A Level in Town Planning.
- Local plans can't be better than the NPPF or the developers appeal.
- The worst thing is to promise power to communities and not deliver.

Community Planning

- We need more democratic stepping stones - more ways to get involved at a lower level, so you feel there is a route through.
- The key thing is to get money back into community development - get community development officers back.
- The community needs to be involved from an early stage. Design is not considered early enough.
- It is difficult for people to get their head around forward planning. It needs support.
- Rebuilding trust with communities takes 30 years.
- People have to be realistic with community planning.

Placemaking

- Developers provide stuff (housing etc) that currently doesn't work in terms of housing design, type and mix, and in terms of infrastructure. Need to consider housing need holistically with housing for population and access to other things such as services and shops.
- Current system makes it difficult for communities to work. People have to travel to work but there are no buses so they use cars. They choose schools where they have to travel; housing isn't affordable in the area they work in etc...Needs to change.

Climate Change

- Climate change and sustainability need to move further up the planning agenda.

- Greening the environment requires integration of different tiers of planning.
- Developers just design things around the car all the time.
- People who can afford to reduce energy pay less on bills because they have better quality houses. People on lower incomes have poorer quality housing in terms of need for heating etc. We need to change this.

Quality

- Current building regulations are not fit for purpose especially with regard to climate change and quality of build.
- Amazing poor quality of new builds. We're not building stuff for the future. And look at the size of the rooms.
- I tried to raise the issue of quality in the local plan consultation but the response was that it was down to the developer.
- There is too much emphasis on rushing through applications and not enough focus on quality.

Permitted Development

- We hate permitted development.
- Three bedroom houses have been extended and doubled in size without planning permission. It impacts hugely on infrastructure in the area and puts pressure on local services.
- Permitted development is wrong. It violates the idea that communities have a say.

Heritage

- We need to better protect our heritage
- We weren't listened to; Historic England weren't listened to. We didn't have any access to have our voices heard. We were shocked at how little consideration was given to the NPPF for a conservation area. We were ridden roughshod over.

Infrastructure

- The infrastructure for development follows development, which is crazy.
- Maintenance of public space is an issue. There should be contract with developers to maintain it.
- People need a public transport that is dependable.
- People in villages are potentially isolated because of a lack of public transport.

Land

- Green Belt has got to be determined locally.
- Developers sit on land. We have to get some way to force them to do something with the land.
- Landowners need to have realistic expectations of land value. It should reflect the true cost of

development. Expectations of profit should be tempered because it excludes the cost of infrastructure.

Resources

- What comes out of the planning system does not exist in isolation from the economics of local authorities. If the council is desperate for money, the whole cycle of development is weighted against the end product being something decent.
- Clearly planners are understaffed, everyone knows that, but the knock-on effects are massive. Planners have to follow the least resistance - rarely a satisfactory outcome. It is even worse if it goes to appeal as the inspectors don't know the local area.

Finance

- There should be a clearer link between planning gain and the area that has generated it.

The Academic Panel

Dr Tim Marshall	Emeritus Professor, Oxford Brookes University
Dr Steve Melia	Senior Lecturer (Planning and Transport), University of the West of England
Professor Yvonne Rydin	Professor of Planning, Environment and Public Policy, University College London
Professor Matthew Carmona	Professor of Planning and Urban Design, University College London
Dr Lee Crookes	University Teacher, Urban Studies and Planning, Sheffield University
Dr Yasminah Beebeejaun	Associate Professor, Bartlett School of Planning, University College London
Dr John Sturzaker	Senior Lecturer in Civic Design/Planning, Liverpool University
Dr Marion Roberts	Emeritus Professor of Urban Design, University of Westminster
Professor Simin Davoudi	FRSA Director, Global Urban Research Unit (GURU) School of Architecture, Planning & Landscape, Newcastle University
Professor Malcolm Tait	Head of Department, Urban Studies and Planning, Sheffield University
Duncan Bowie	Research Associate, Bartlett School of Planning, University College London

Shadow Ministerial Panel by Department

- Department for Transport
- Department for Education
- Department for Culture, Media and Sport
- Department for Health and Social Care
- Department for Business, Innovation and Skills
- Department for Environment, Food and Rural Affairs
- The Treasury

Speakers at Commission Meetings

Speakers at the Commission meetings were drawn from the list of Commissioners and from the invited speakers list for specific sessions as outlined below.

Invited Speakers

Speaker	Organisation	Meeting
Robbie Owen	Pinsent Masons and NIPA	Infrastructure
Philip Graham	National Infrastructure Commission	Infrastructure
Vincent Goodstadt	UK2070 Commission	Tiers of Planning
Paul Dennett	Salford Council	Tiers of Planning
Ben Derbyshire	RIBA	Quality
Max Farrell	Farrells Architects	Quality
Petra Marko	Marko and Placemakers	Quality
Mike Kiely	Planning Officers Association	Finance
Josh Ryan-Collins	UCL Institute for Innovation and Public Purpose	Finance
Elizabeth Wilson	School of the Built Environment, Oxford Brookes	Climate change and sustainability
Simon Sturgis	Targeting Zero LLP	Climate change and sustainability
Andrew Carter	Centre for Cities	Meeting Housing Need and Land Supply issues

Total number of items: 91				
Folder 1	Folder 1	Folder 1	Folder 1	Folder 1
Item Number	Title	Author	Type	Publisher
1	NA	Liverpool Resident	Photos	NA
2	The hidden costs of poor quality housing in the North	Northern Housing Consortium/ The Smith Institute	Report	The Smith Institute
3	Radical Solutions to the Housing Supply Crisis	Duncan Bowie	Report	Policy Press
4	Delivering A Northern Infrastructure Strategy	ICE- Institute of Civil Engineers	Report	ICE
5	Empowering English Cities	Michael Heseltine; Editor: Mai Nichols; Editorial Research: Alad Jones	Report	Haymarket Media Group
6	Wembley Calling, A 10 Year Vision for Regeneration in Wembley	Brent Council & Regeneration and Investment, LB Brent	Report	NA
7	Land for the Many	George Monbiot; Robin Grey; Tom Kenry; Laurie Macfarlane; Anna Powell-Smith; Guy Shrubsole; Beth Stratford	Report	NA
8	Whose Housing Crisis? Assets and Homes in A Changing Economy	Nick Gallant	Book	Policy Press
9	House of Commons Library response to 'query concerning building regulations' (Anneliese Dodds MP)	Edward Potton	Email	NA
10	When We Own It, A model for public ownership in the 21st century	We Own It	Report	We Own It
11	Neighbourhoods of the Future (2019) - Creating a Brighter Future for Our Older Selves	Editorial Manager: Tom Broome	Report	Raffle Ageing Alliance
12	UK 2070 Commission, Call for Evidence	UK 2070 Commission	Call for Evidence	NA
13	UK 2070 Commission, Prospectus (Summary)	UK 2070 Commission	Summary document	NA
14	Joining the dots: a new approach to tackling the UK's infrastructure challenges	RIBA	Report	RIBA
15	Councils & Connectivity, How local government can help to build mobile Britain	Mobile UK	Report	
16	Place Value & the Ladder of Place Quality	Place Alliance	Report	Place Alliance & Design Network
17	What is the City but the People?	ICE Thinks	Discussion Paper	ICE Thinks
18	Evidence, Public and Decision making for Major Renewable Energy Infrastructure	UCL Bartlett School of Planning	Booklet	UCL Bartlett School of Planning
19	Street and Block Champion Handbook	Nottingham City Homes	Handbook	Nottingham City Homes
20	RIBA Award Winning Homes (Design Matters)	RIBA	Report	RIBA Architecture
21	RIBA Promoting Good Design Through the Planning System	RIBA	Poster	RIBA Architecture
22	This is Sheffield: Our City Centre Plan	Sheffield City Council	Poster	Sheffield City Council
23	Government Response to the Housing, Communities and Local Government Select Committee inquiry on land value capture	MHCLG	Government document	MHCLG
24	Transport for New Homes, Project Summary and Recommendations	Transport for New Homes Association	Report	Transport for New Homes
25	Green, Healthy, Connected	Whitehill + Bordon	Booklet	White+Bordon
26	The Farrell Review of Architecture & the Built Environment	Farrells	Independent Review	Farrells
27	Planning 2020, Raynsford Review of Planning in England	TCPA	Report	TCPA
Folder 2	Folder 2	Folder 2	Folder 2	Folder 2
Item number	Title	Author/s	Type	Publisher
1	Transport and Urban Housing Growth, Unfinished Business for Labour	Dr Steve Mehta	Report	NA
2	We must scrap PDR if we are to save our high streets, urges Roberta Blackman-Woods	Roberta Blackman-Woods	Article (Fabians online)	Fabians
3	Westminster Hall Debate on Greater Manchester Spatial Framework	Roberta Blackman-Woods	Speech (Westminster Hall debate)	Hansard
4	Planning 2020, Raynsford Review of Planning in England	Chair: Rt Hon. Nick Raynsford (Secretary: T CPA)	Report	TCPA
5	The Housing Health and Safety Rating System (HHSRS)	Wendy Wilson, Alexander Ballis	House of Commons Library Briefing paper	House of Commons Library
6	The Oxford to Cambridge connection: Ideas Competition, A Submission to the National Infrastructure Commission	Sarah Froststone; Kay Hughes; Petra Markz; Annaliese Riches; Jennifer Ross; Judith Sykes	Written submission	NA
7	The Domestic Private Rented Property Minimum Standard	Department for Business, Energy & Industrial Strategy	Report	BEIS
8	The Oxford-Cambridge Arc; Government ambition and joint declaration between Government and local partners	Ministry of Housing, Communities & Local Government	Report	MHCLG
9	The Land Trust Annual Review	The Land Trust	Report	The Land Trust
10	Shale Gas Debate- briefing	CPRE, Friends of the Earth, Frack Free United, 350, 38 Degrees, Sum of Us	Briefing document	See list of authors
11	Will these be the worst new 'rabbit hutch' flats in Britain?	Rupert Jones	Printed Article, The Guardian, 2nd March 2019	The Guardian
12	Building in Arcadia: The Case for well-designed rural development	Ruth Reed	Report, RIBA Publishing	RIBA Publishing
13	People's Landscapes	Shelter Beer and Rachel Lennon	Article, National Trust Magazine, Spring 2019	National Trust
14	A Vision for Social Housing	Shelter	Report	Shelter
15	Green, Healthy, Connected	Whitehill + Bordon	Report	Whitehill + Bordon
16	Planning for Affordable Housing	Henry Smith; Kate Henderson; Hugh Ellis; Jessie Fieth	Report	TCPA
17	Net Zero Carbon Buildings: A Framework Definition	Richard Twinn; Karl Desai; Philip Box	Report	UK Green Building Council
18	Fire Safety of Construction Products	The Parliamentary Office of Science and Technology	Briefing document	POST
19	The Place to Be: How Transit Orientated Development Can Support Good Growth in the City Regions	Claire Linton; Jonathan Bray	Report	Urban Transport Group
Folder 3	Folder 3	Folder 3	Folder 3	Folder 3
Item number	Title	Author/s	Type	Publisher
1	Making the most from investment in new housing	The Transport Knowledge Hub	Booklet	The Transport Knowledge Hub
2	Westminster Hall Debate on Housing and Homeownership	Barry Hartness	Briefing document	National Housing Federation
3	The Vital Ingredients of Development	Ghislaine Halpherry, BPF	Diagram	NA
4	Cities Outlook 2019	Centre for Cities	Report	Centre for Cities
5	Homes for the North Charter. Rebalancing the Economy; Building the Northern Homes We Need	Homes for the North	Report	Homes for the North
6	The Value of Design in Infrastructure Delivery	Judith Sykes, Expedition Engineering; Petra Marko, Marko&Placemakers	Report	National Infrastructure Commission
7	A Different Approach	South Hams District Council; West Devon Borough Council; Pillar Land Securities LTD; Tamar Housing; Ashford	Booklet	See list of authors
8	Councillor's Companion for Design in Planning	Sue Vincent, Urban Design London	Booklet	NA
9	Government answer to PQ: To ask the Secretary of State for MHCLG, what assessment the Government has made of the number of local authorities that do not have a five year land supply in place	Kit Malthouse, Housing Minister at that time	Written answer to Parliamentary Question	Kit Malthouse
10	Property Leaders Warn of Brexit Impact on UK Economy and Real Estate in 2019	Rachel Garstang and Drew McNeill, BPF	Briefing document	NA
11	BPF- Grosvenor Property Leader Sentiment Survey 2018: Findings	BPF	PowerPoint presentation	BPF
12	BP Position Paper of Land Value Capture	BPF	Paper	BPF
13	The Invisible Land: The hidden force driving the UK's unequal economy and broken housing market	Luke Murphy	Discussion Paper	JIPPR Commission on Economic Justice
14	The National Planning Policy Framework- a missed opportunity for cities	Anthony Breach	Blog Post	Centre for Cities
15	Four reforms needed to ensure the planning system supports economic growth in cities	Anthony Breach	Blog Post	Centre for Cities
16	Independent Review of Build Out: Final Report	Rt Hon Sir Oliver Letwin MP	Report	MHCLG
17	Industrial Strategy, Building a Britain Fit for the Future	BEIS	Industrial Strategy White paper	HM Government
18	Delivering Better Development: The role of the urban and rural planner	Marion Frederiksen	Report	Global Planners Network; RTPi
19	New Estimate of Housing Requirements in England, 2012 to 2037	Neil McDonald and Christine Whitehead	Report (part of series)	TCPA
20	The Future of Planning and Place-making	TCPA	Report	TCPA and the SPECIAL Project
21	Trends and Perspectives: Smart Cities, sharing, digital learning, new faces	DE Magazin Deutschland	Magazine	Forum on Politics, Culture and Business
22	People and Places: Design of the Built Environment and Behaviour	Jack Tindale; Naomi Turner	Report	Design Commission
Folder 4	Folder 4	Folder 4	Folder 4	Folder 4
Item number	Title	Author/s	Type	Publisher
1	Letter from Steve Rotherham, Metro Mayor, Liverpool City Region	Steve Rotherham	Letter	NA
2	Strategic Housing Allocation and Sustainable Travel: What's wrong and how should it be done?	Simon Temple, Ian Taylor	Discussion Paper	NA
3	How Labour will plan housing so residents have affordable, healthy and green travel option	CLG Team	Discussion Paper	NA
4	Tiers of Planning	Matt Thomson	Note	NA
5	Planning Commission Andy McDonnell Briefing Notes	Ian Taylor	Briefing document	NA
6	How Labour will plan housing so residents have affordable, healthy and green travel option	Ian Taylor	Draft paper	NA
7	Ambitions for the North: A Spatial Framework for People and Places in the North of England	PBA and the Global Urban Research Unit at Newcastle University	Report	RTPi
8	Creating Communities Fit for the Future	PBA Peter Brett, now part of Stantec	Report	PBA Peter Brett, now part of Stantec
9	Wembley Park: Past and Future	Brent Council	Series of images	Brent Council
10	This is Sheffield: Our City Centre Plan 2018-28	Sheffield City Council	Poster	Sheffield City Council
11	Community Engagement Tools and Techniques: Local Planning Authority Research	Troy Planning + Design; Convene	Discussion Paper	Troy Planning + Design; Convene
12	Urban Design Journal	Urban Design Group	Journal	Urban Design Group
13	Building in Arcadia: The case for well-designed rural development	Ruth Reed	Report	RIBA Publishing
14	Council must show a lot more openness	Barry Husband	Letter in Newspaper	Birmingham Post
15	Our city planners need to wise up	Barry Husband	Letter in Newspaper	Birmingham Post
16	Grounds for Change: The case for land reform in modern England	Shelter	Report	Shelter
17	Land financialisation and rays of light amid the gloom	Josh Ryan-Collins	Online Article	UCL IIPP
18	Why can't you afford a home?	Josh Ryan-Collins	Online Article	UCL IIPP
19	Tackling the under-supply of housing in England	Wendy Wilson; Cassie Barton	Briefing paper	House of Commons Library
20	LGIU Homelessness Commission 2019: Final report	LGIU	Report	LGIU
21	Croydon Health and Wellbeing Strategy	Croydon Health & Wellbeing Board	Strategy Document	Croydon Health & Wellbeing Board
22	European Charter of Participatory Democracy in Spatial Planning Processes	ECTP-CEU	Report	ECTP-CEU
23	New Cities: Cities in Action	TCPA	Report	New Cities
24	LP Planning Commission notes	Duncan Bowie	Notes	NA