

Historic Towns Forum

BRH
Associates

**National Planning Policy Framework
Consultation Bath, 30th September 2011**

***Planning 'isn't brain
surgery'***

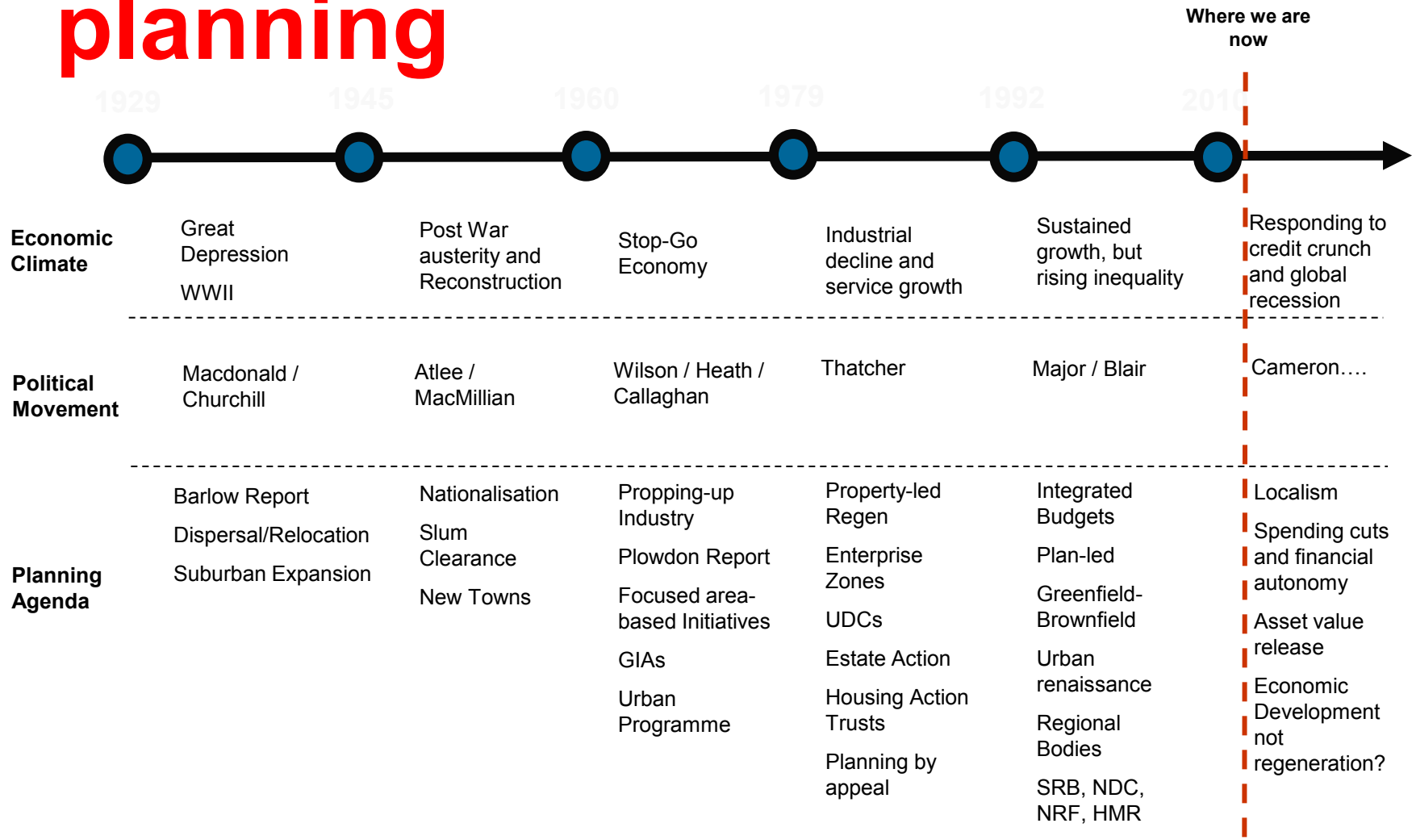
Brian Human

Perspective

- **Not the end of planning**
- **Planning is part of the solution, not the problem**



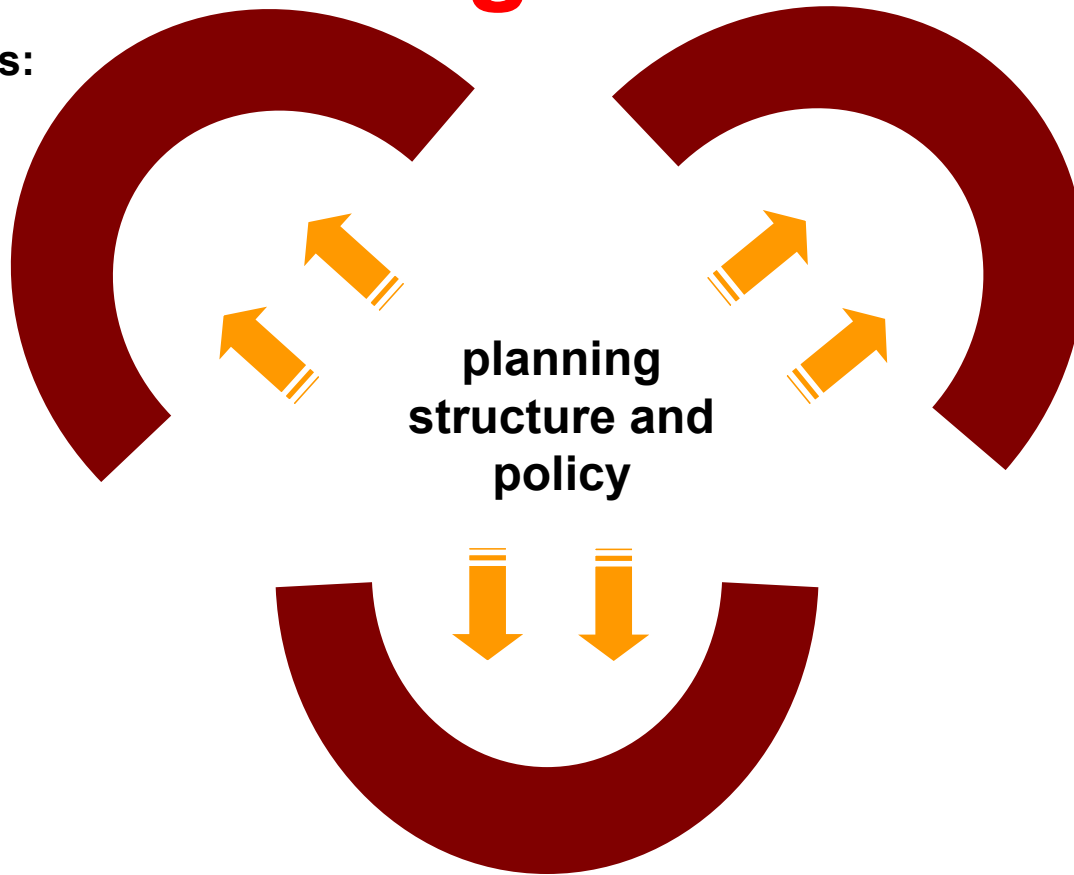
Moving into a new era for planning



Context for economic & planning decision-making

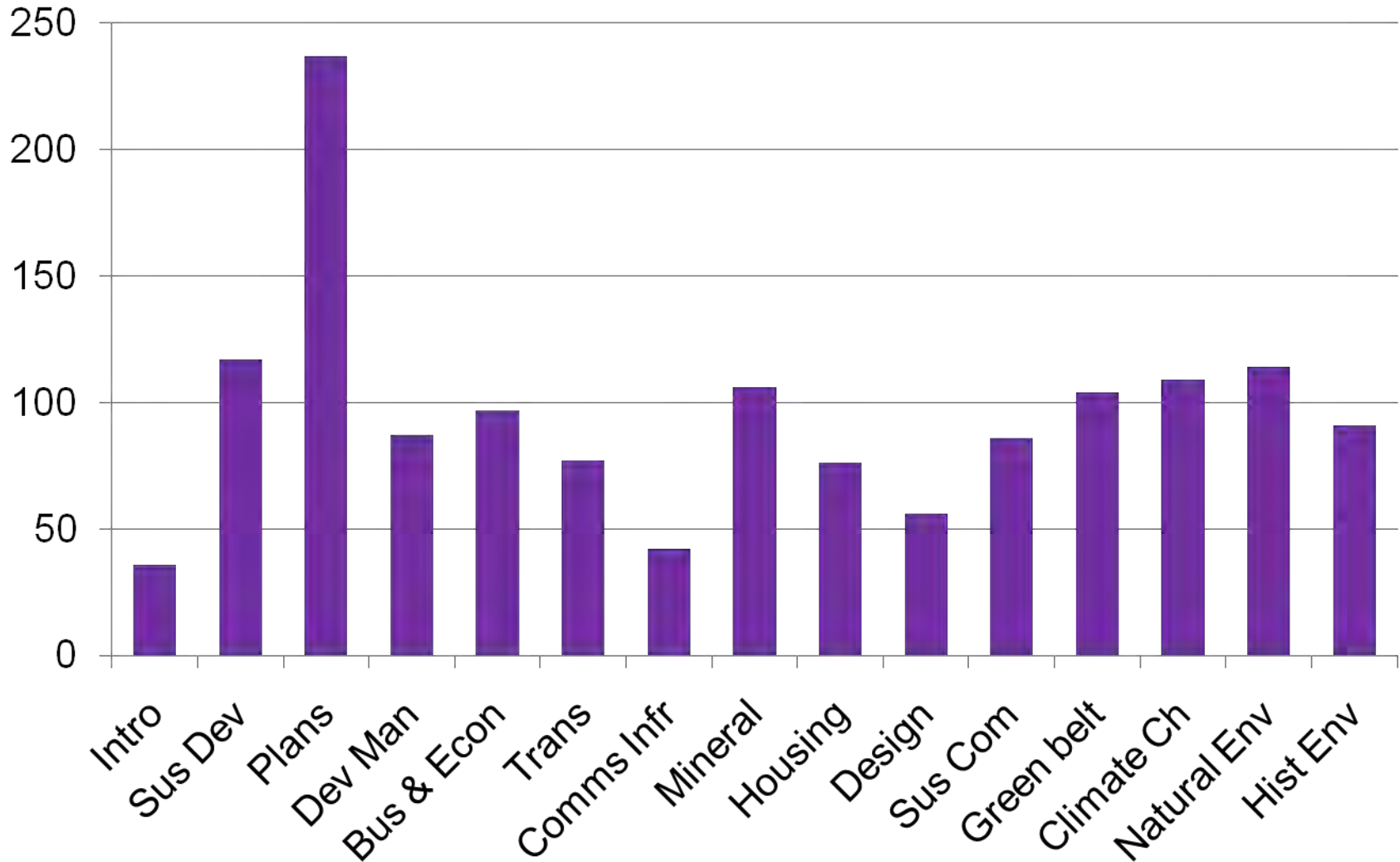
Economic Drivers:
Sluggish growth

Political Drivers:
Growth, localism & decentralisation



Financial Drivers:
Public finances and
austerity

The NPPF - Balance



Presumption in favour of sustainable development

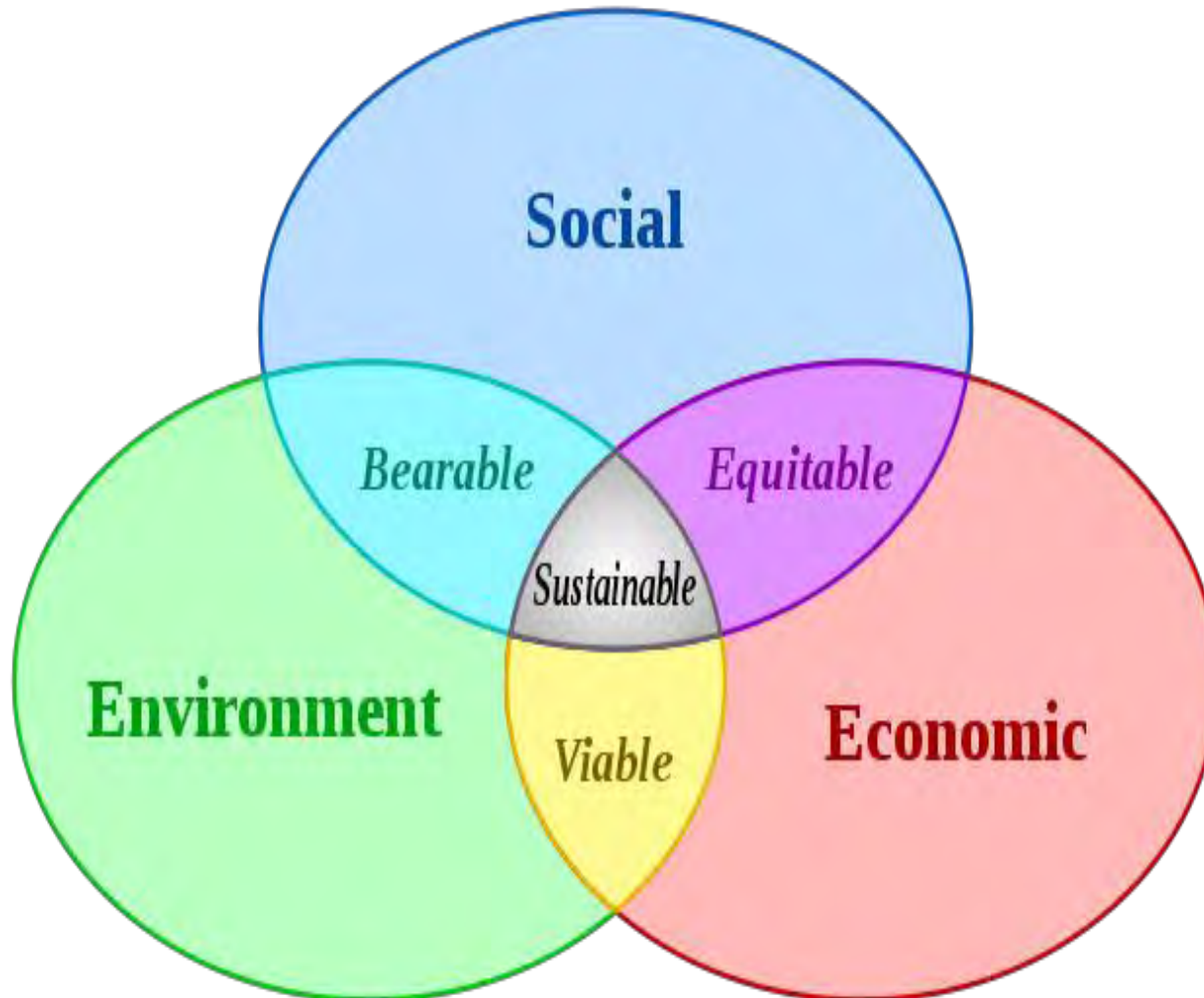
Needs clarity:

- *Stable economic growth and employment*
- *Social progress recognising all needs*
- *Prudent use of resources*
- *Protection of the environment*
- *Precautionary principle – ‘sound science’*

- “Local authorities should plan positively for development, and approve all individual proposals.....unless the adverse impacts of allowing development would *significantly and demonstrably* outweigh the benefits...” para. 14



Getting the Balance Right



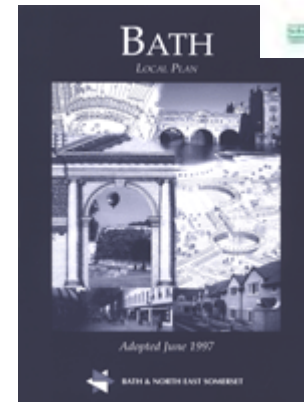
Without it.....

- Inherent conflict between growth/PSFD and neighbourhood planning and a people & place agenda



Planning Policy

- „Local Plans’ welcome
- *Sensible transition arrangements*
- *Support supplementary planning documents*
 - *Devil in the detail*



Town Centre First

- **Weakened policies and no strategic context**
- *A clear statement of town centres first*
- *Town centre first trumps presumption in favour of sustainable development*
- *Apply to all relevant uses, offices, tourism etc*



Sustainable Transport

- **NPPF Weak:** "where reasonable to do so"
- *Sustainable transport should be at the centre of every policy*
- *Integration between development and transport hard and soft infrastructure*



The map shows Bath at the center with several park & ride locations marked with a 'P' in a blue square. Routes are indicated by red text with 'From' and destination names. The routes are: A420 From East Bristol Kingswood; A40 From M4 junction 16; A420 From Chippenham; A431 From Kingswood Longwell Green; A4 From Corsham Melksham; A4 From Keynsham Bristol; A39 From Chew Valley Wells; B3108 From Bradford-upon-Avon Throbridge; A367 From Radstock Midsoner Norton; B3110 From Frome; and A36 From Warminster.

Bath park & ride

Park & Ride to Bath City Centre at least every 15 minutes between 0615 and 2030 Mondays to Saturdays (not Bank Holidays). Journey time approximately 10 minutes.

www.bathnes.gov.uk

Green or Brown?

- *Simple: restore presumption in favour of brownfield land development first*



Heritage

- No presumption in favour of protecting historic environment
- Weak protection for everyday heritage
- *Stronger policies*
- *Importance of heritage to places where it is good to live, work, play and invest*



Guidance...the details

- Huge amount lost
- What's to replace it?
- *Needs to be:*
 - *Timely*
 - *Consistent*
 - *Efficient*
 - *What can be salvaged, e.g. Flood risk*



So.....

- **Avoid debate being hijacked**
- *Make your views known*
- *Say what you want – suggest alternatives*



Fig 136.—“How to shout and blow Horns.”—Fac-simile of a Miniature in the Manuscript of Phcebus (Fifteenth Century).

And definitely don't panic

- Needs and proposals must be assessed objectively
- Still a plan led system
- Many existing plans meet the framework - *but get on with your Local Plan*
- NPPF „only a material consideration
- **LAs must seize the initiative and be robust**

