

The Challenge for Effective Strategic Planning of Dealing with Wider Southeast Relationships

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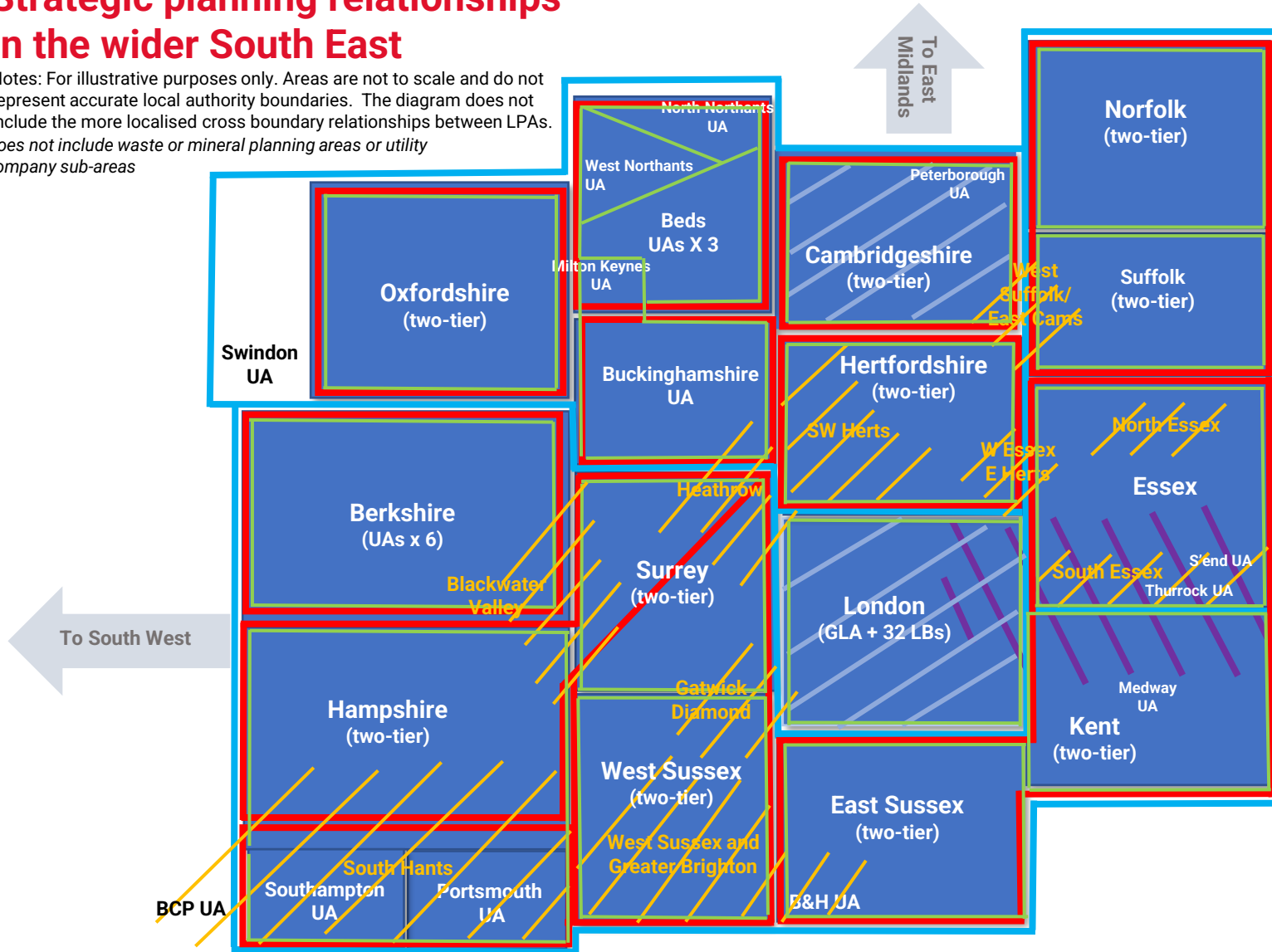
LSE London: Roundtable 1 on

***Strengthening the Strategic Core of London Plans
in the face of New and Old Challenges***

October 20th 2023

Strategic planning relationships in the wider South East

Notes: For illustrative purposes only. Areas are not to scale and do not represent accurate local authority boundaries. The diagram does not include the more localised cross boundary relationships between LPAs. Does not include waste or mineral planning areas or utility company sub-areas



Illustrative strategic planning 'building blocks'



'Functional' Sub-regions

Only those with formal arrangements to manage sub-regional arrangements (albeit to different degrees) are shown

LEP Areas (to be replaced 2024)

Sub-national Transport Body Areas

Thames Estuary Growth Area

Nature Recovery Strategy

(Note: area with statutory responsibility but may be undertaken jointly)



Mayoral MCA Area



The planning challenges in the Wider SE

- The wider south east governance in numbers (excluding Greater London & sub-regional partnerships):
- 11 County Councils
 - 20 Unitary Authority Councils
 - 84 District/Borough Councils
 - 2 National Park Authorities
 - 1 Mayoral Combined Authority
 - 3 Sub-national Transport Bodies
 - 17 Local Nature Recovery Strategy Responsible Authorities
 - 10 Local Enterprise Partnerships (to be replaced in 2024)
 - 1 Growth Board (Thames Estuary)

- 61 Local Plans (formally) stalled, delayed or withdrawn***
- Amber Valley
 - Ashfield
 - Basildon – withdrawn at Examination
 - Basinstoke & Deane
 - Bournemouth, Christchurch & Poole
 - Castle Point – withdrawn post Examination
 - Central Bedfordshire
 - Chelmsford
 - Cherwell
 - Cotswold
 - Croydon
 - Dacorum
 - Dorset
 - Dudley
 - East Devon
 - East Hampshire
 - Epsom & Ewell
 - Gedling
 - Gravesham
 - Havant – withdrawn at Examination
 - Hertsmere
 - Hinckley & Bosworth
 - Horsham
 - Hounslow
 - Isle of Wight
 - Lichfield
 - Medway
 - Mid Sussex
 - Mole Valley – paused at Examination
 - North Somerset
 - Nuneaton & Bedworth
 - Redbridge
 - Runnymede
 - Sandwell
 - Sheffield
 - Slough
 - Solihull – paused at Examination
 - South Kesteven
 - South Norfolk
 - South Staffordshire
 - Spelthorne
 - St Albans
 - Stockport
 - Stroud
 - Surrey Heath
 - Swale
 - Swindon
 - Tandridge
 - Teignbridge
 - Thanet
 - Three Rivers
 - Uttlesford
 - Valley of White Horse/South Oxfordshire
 - Walsall
 - Waltham Forest
 - Wealden
 - Welwyn Hatfield
 - West Berkshire – agreed revised start date to Examination Hearings
 - West Suffolk
 - Winchester
 - Wolverhampton
- Source: Planning Magazine (Haymarket)

Urban area with 35% uplift	National Policy Constraints	Local Plan status
BRIGHTON & HOVE*	South Downs National Park	LP (2016/22) only meets 44% of OAN which is pre uplift so very unlikely to be met within city (or wider area because of national constraints).
LONDON	Green Belt	London Plan – SDS - (2021) does not meeting its (pre uplift) OAN but has policy requirement to work with wider SE authorities. No progress so far.
READING	None	LP (2019) pre uplift with no current plans for review.
SHEFFIELD	Green Belt	Core Strategy (2012) being replaced with new LP. Reg 19 published for consultation Jan 2023 but does not aim to meet its LHN and has no agreement from neighbouring authorities to help.
SOUTHAMPTON*	New Forest NP Nutrient Neutrality Issues	Core Strategy (2015). New plan currently being prepared with Reg 19 version due for publication 2023 but Reg 18 proposed 'capacity-led' approach with only c63% of LHN uplift being met.

- District/Borough Council Responsibilities**
- Local plan preparation
 - Engagement and consultation
 - Legal compliance
 - Neighbourhood plan preparation
 - Local infrastructure (including CIL)
 - Local climate action
 - Joint Strategic Plans – **to be replaced by Joint Spatial Development Strategies (LURB)**



- County Council Responsibilities that impact on spatial planning**
- Minerals and Waste Planning
 - Transport Authority (LTP, Local Cycling & Walking Plans, Street scene/design) – also reps on Strategic Transport Authorities
 - Lead Local Flood Authority
 - Other strategic infrastructure (incl Education and social care)
 - Public health
 - Local Nature Recovery Strategies
 - Strategic climate Action

Place-shaping responsibilities in Two-tier areas

The call for a return to effective strategic planning is getting louder...



Shadow Housing & Planning Minister,
Matthew Pennycook MP
Labour Party Conference, 9 October
2023

*“They are doing it [releasing Green Belt] in a haphazard and unplanned way in many cases and in a way that doesn’t meet housing need. We are going to get back to doing it strategically and will make sure that where it is released, through a variety of mechanisms, it targets local need. **We do not have mechanisms for doing it in a strategic way - we are going to bite the bullet on that.** We need to reintroduce elements of strategic planning.”*

*“There is a very weak duty to cooperate. In many parts of the country where there is not enough land to build, **the only way to get housing built is for councils to come together and work strategically.**”*

“A virtually cost-free policy lever, that can have immediate impact, is to undertake effective strategic planning. Critically, this must occur at the regional and subregional level to help effectively resolve the tensions between supplying homes in the South-East where the demand is primarily located and supporting the Government’s Levelling Up agenda elsewhere. In the latter case, policymakers and planners need to be shrewd about key infrastructure investment, a critical determining factor in the demand for homes. Simply put we need to consider introducing frameworks around ‘the what, the where and the why’, ensuring that these key criteria are applied in coordination with overarching policy objectives, here specifically, Levelling Up. The more localised and devolved these strategies are, the more likely they are to deliver the right homes in the right places.”

APPG Housing Supply and delivery Report, 2023

*“Without a strategic planning tier, abolished in 2011, unmet housing need is not being picked up by neighbouring authorities, as there is no effective mechanism to force this to happen. The way to address these issues is by **reinstating a strategic planning tier to take decisions on key strategic (or larger than local) planning issues such as housing numbers and green belt.** In order to hit the ground running, this tier should be based on existing sub-regional institutions such as metro mayor-led combined authorities, unitary or county authorities, or combinations of them: no attempt should be made to reform the regional spatial strategies.”*

Building the Future Commission Report on Planning, 2023