

# Neighbourhood Planning or Modern Day Feudalism

**Michael Griffin**

**Chair South West Planning Forum, HBF**



# Presentation

1. Set the scene – Prevalent issues
2. Why the need for Neighbourhood Planning
3. Lessons from the Dawlish Vanguard experience
4. Re-cap

Covey said “We need to seek to understand before we will be understood

Setting the Scene **Behaviour**

# Feudalism to Neighbourhood Plans

It takes a different level of thinking to solve a problem than that which created it (A Einstein)





**Pre 43AD** - Various tribes ruled but they came together to defend England (Localism in action)



**43 - 410** - Romans ruled (Centralised Power)

**410 - 612** - Local tribes fight for control (localism in action)

**613 - 731** - Ruled by Dominant Kings

**732-1066** - Local areas fight together to defend England (localism in action)



**If a lesson is not learnt life has a habit of replaying it, till it is.**



**1066** The Battle of Hastings and introduction of Feudalism (De-centralised dictatorship)



**1170** Guilds Licensed like the modern day NHS and Unions with private paying members

**1642** Civil war and Crown loses control



**1707** Parliament becomes official (De-centralised Power)



**Hopefully World War 2 was the realisation of a lesson learnt**



# Definition of “Insanity”



“Repeating the same  
behaviour over and over  
and  
expecting a different  
result each time”.



Localism is something different

# Setting the Scene **Mindset**



It is a very different world today

or is it?



**A**  
**Single**  
**Dimension**  
**Cross**  
**Road**

**Present Planning System**  
**One Dimensional**



**A**  
**Multi**  
**Dimension**  
**Cross**  
**Road**

**Future Planning System must  
become Multi Dimensional**

Her

name is pronounced: **El-Ann-Dee**

and is spelt:

**LAND**

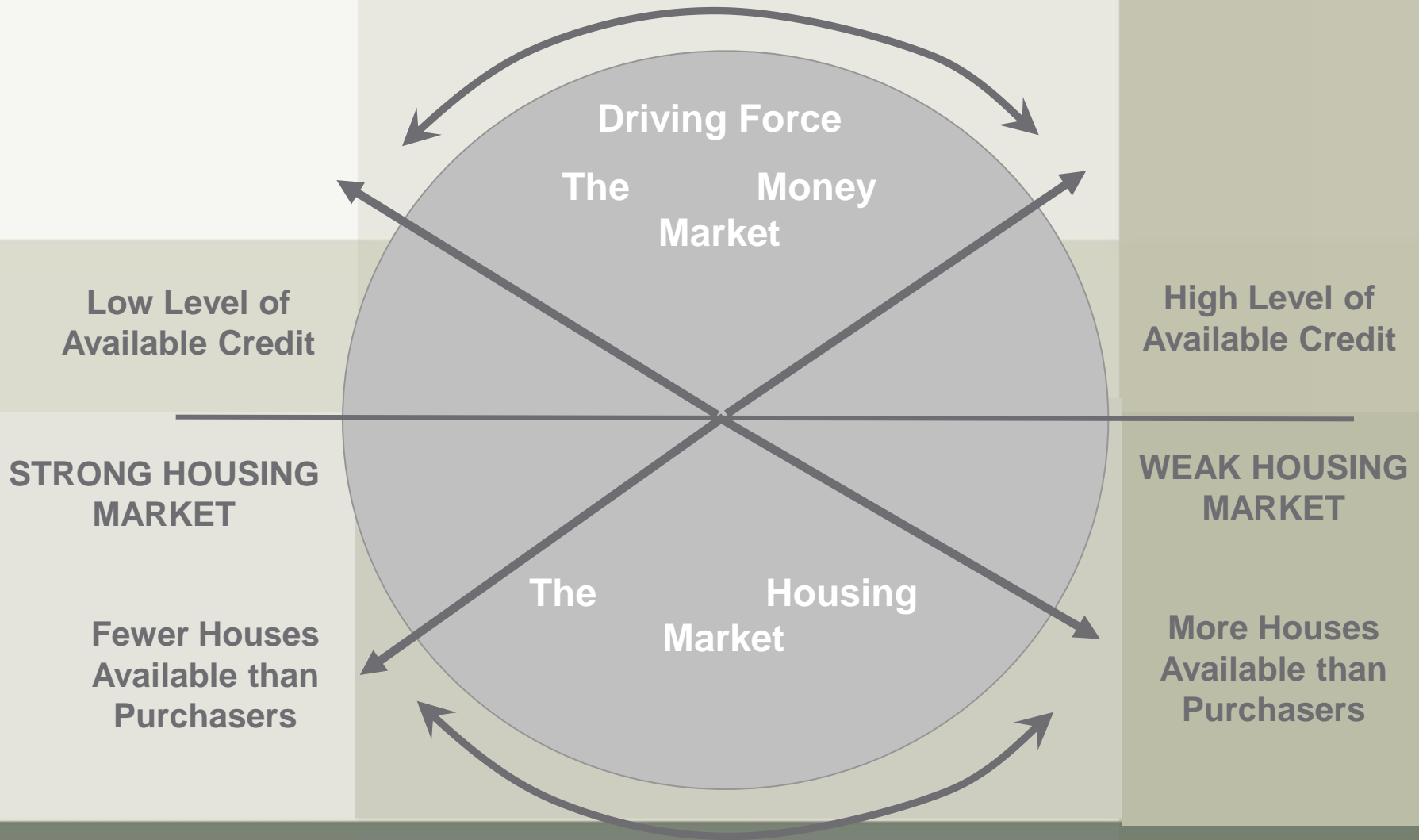
Too much greed results in nothing

**The Goose that laid Golden Egg**  
an Aesop Fable

# Why Neighbourhood Planning is needed

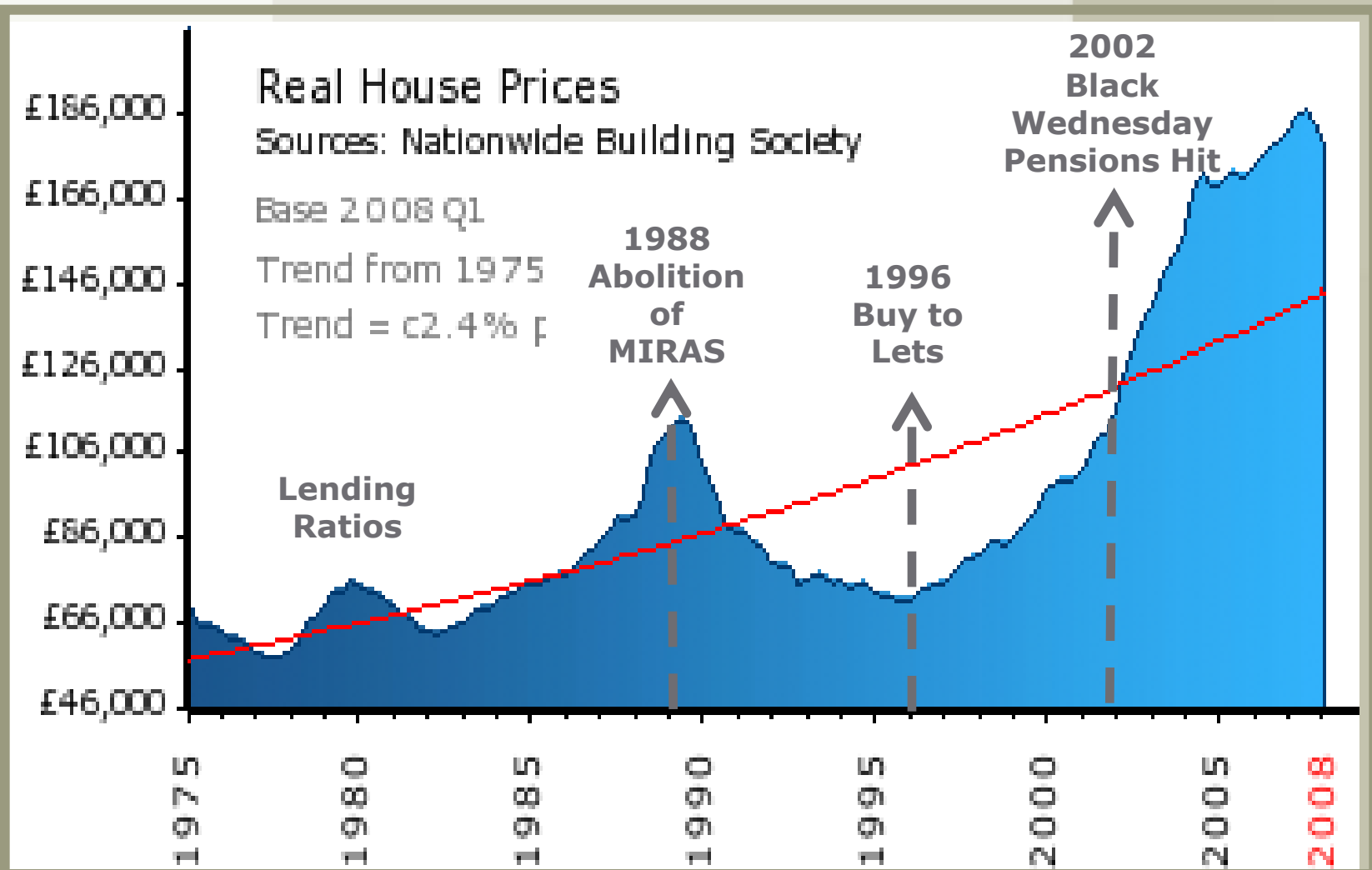
“Only those willing to risk going too far can find out how far they can go” - T.S. Elliot





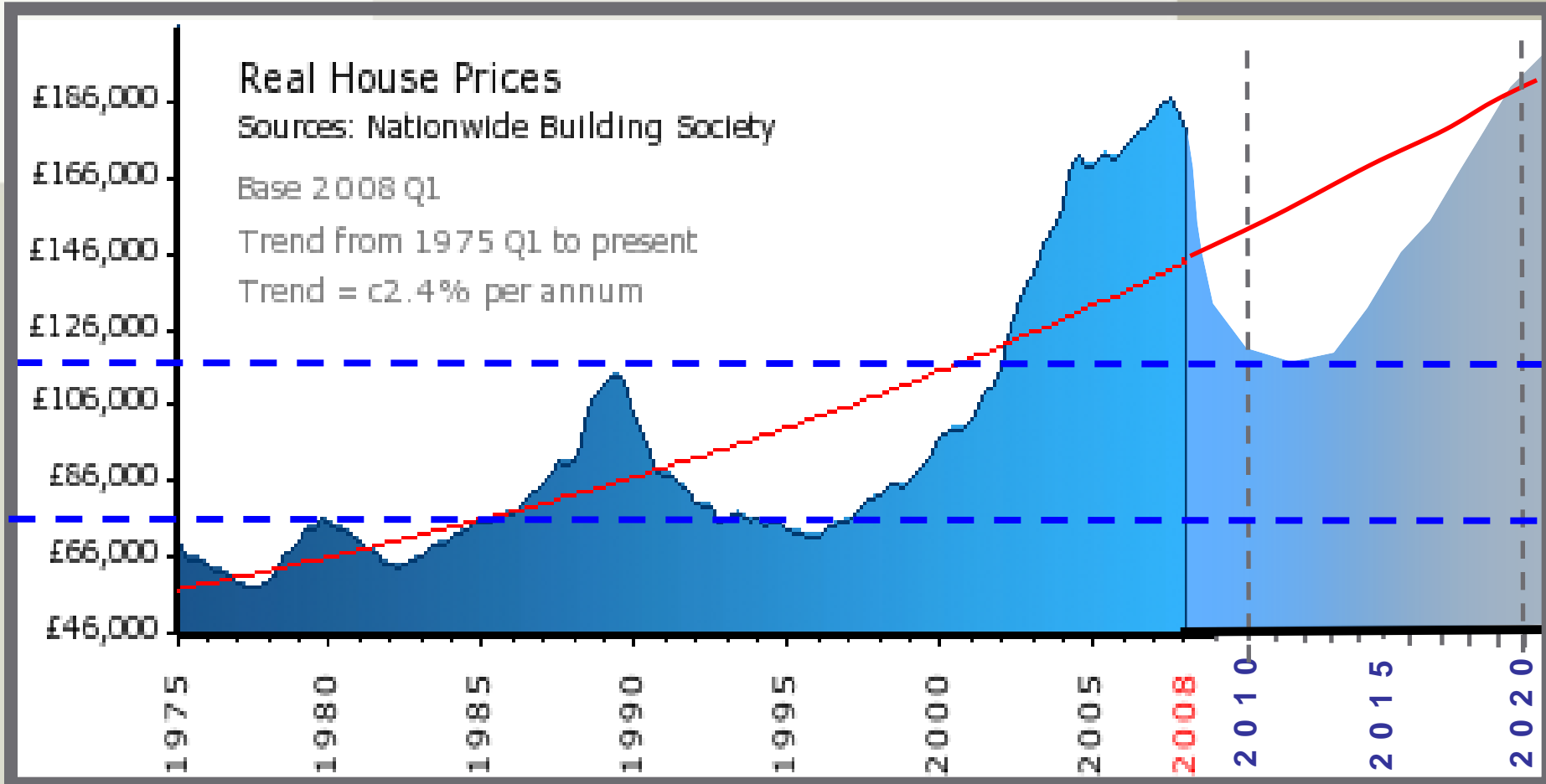
Covey said “We need to seek to understand before we will be understood





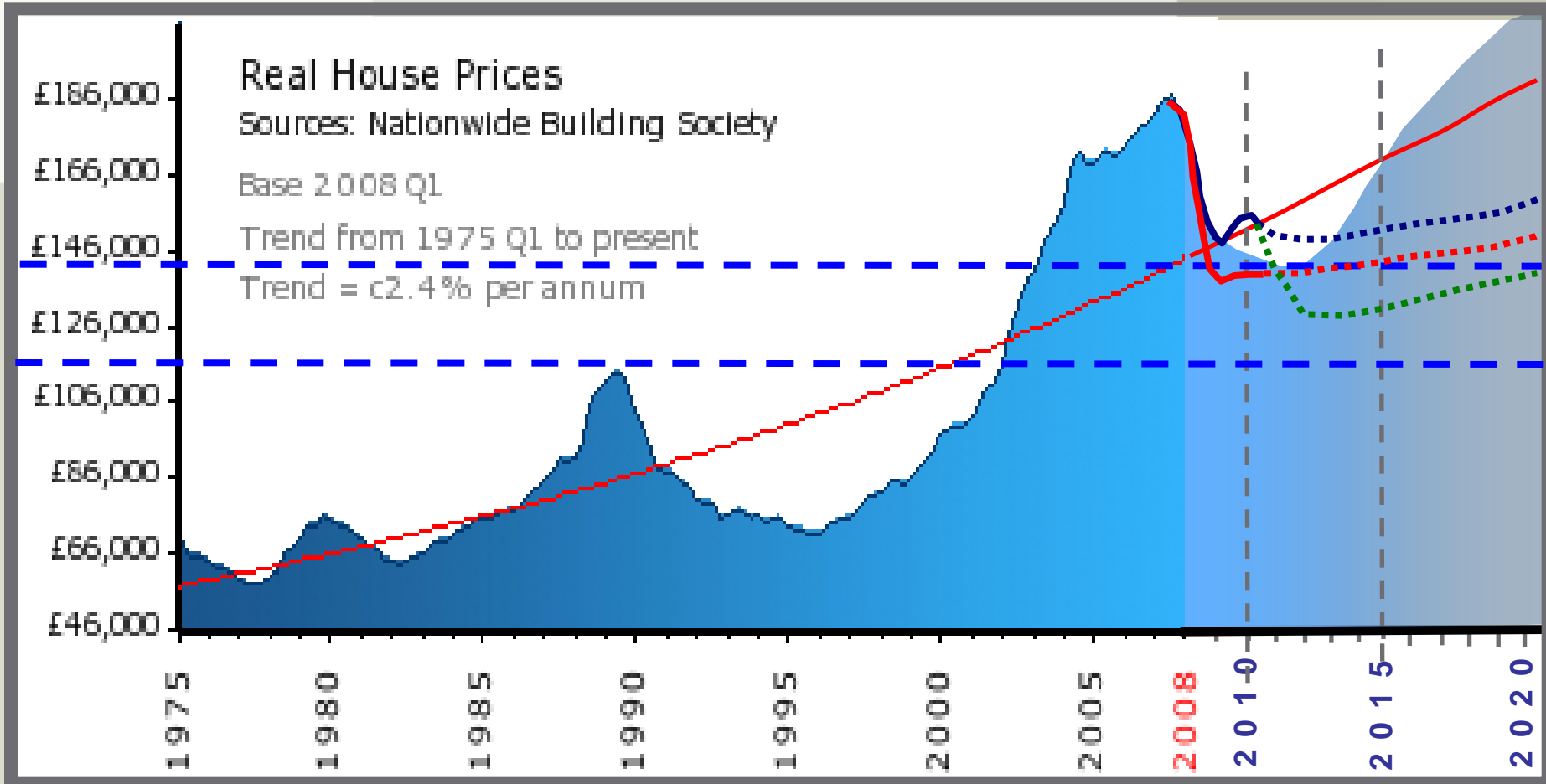
History repeating it's self?

## Previously a 40% Drop in House Prices

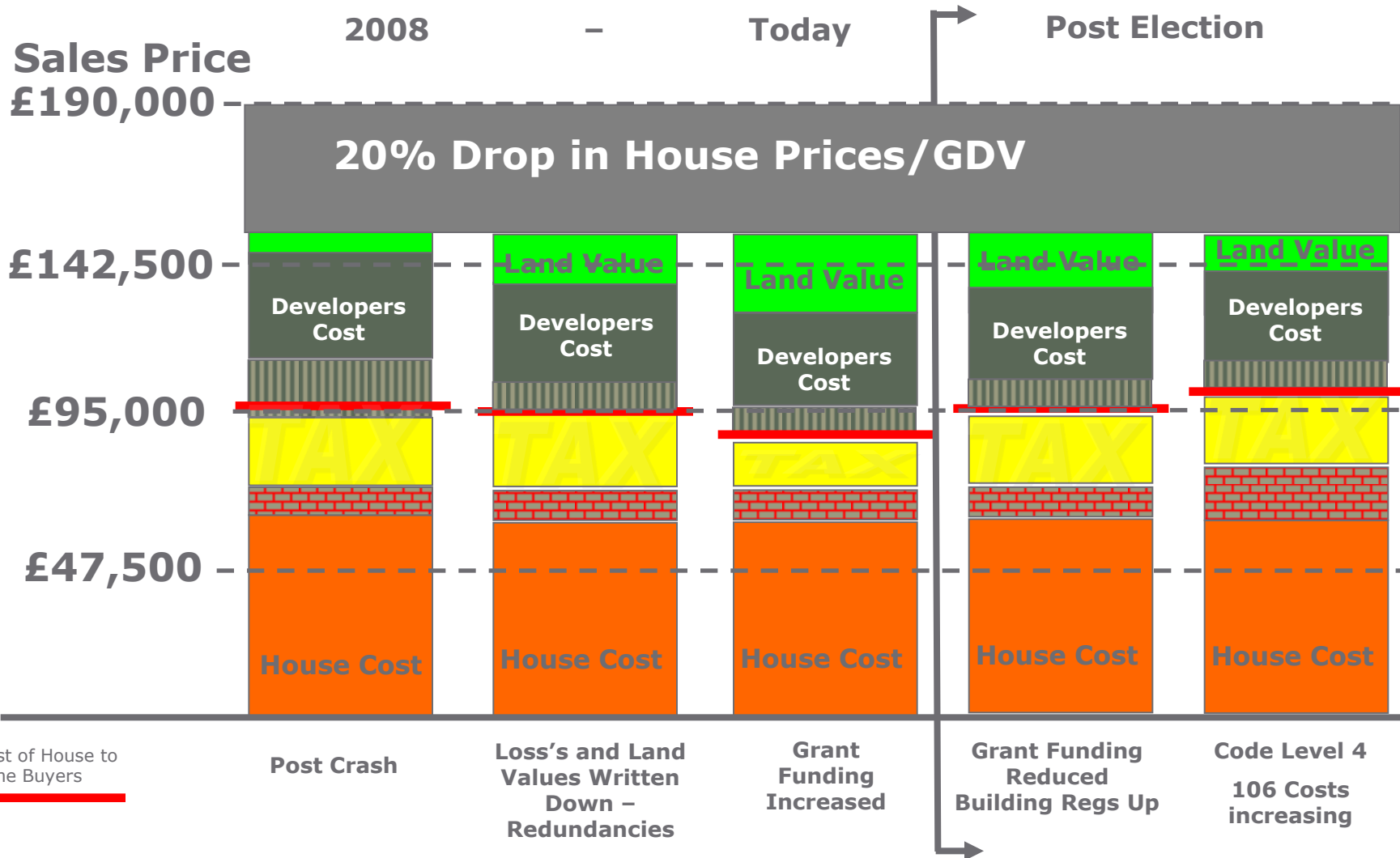


Without intervention and a new approach can we stop history repeating it's self in the 21<sup>st</sup> Century

## 25% Drop in House Prices



Hopefully Lehman Brothers was the  
World War 2 of the Financial World



**Why this presentation matters**



# Dawlish, Devon

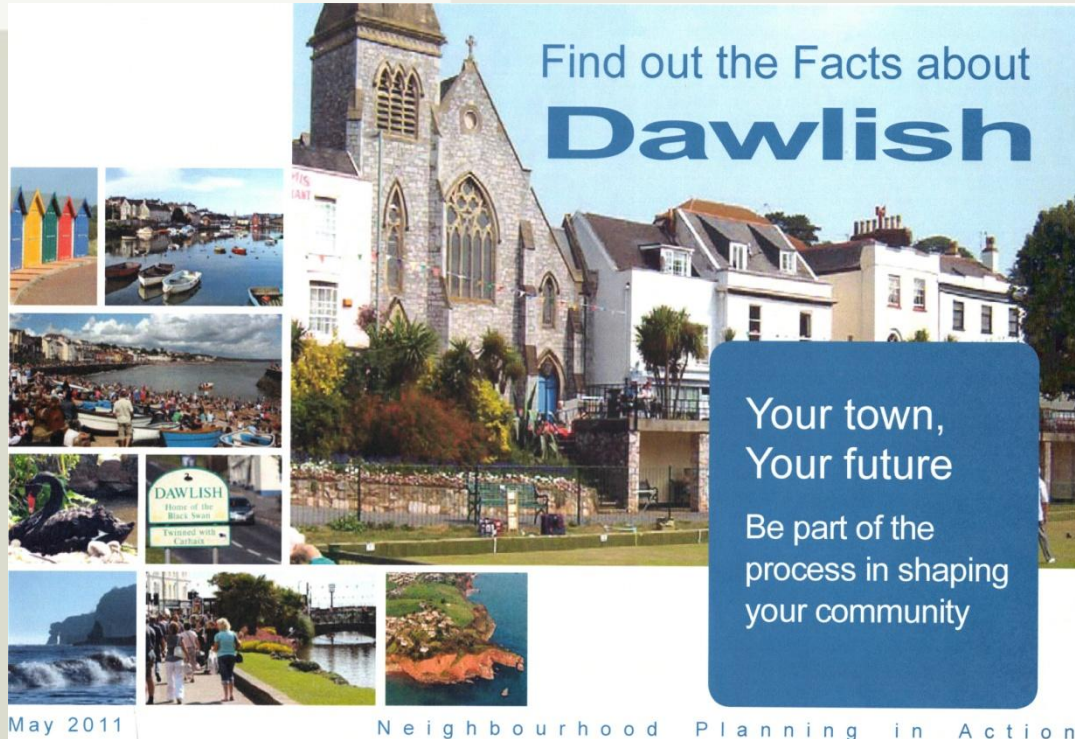
Vanguard for Neighbourhood Planning

Where does a Neighbourhood  
start and finish?



# Dawlish, Devon

## Vanguard for Neighbourhood Planning



Find out the Facts about  
**Dawlish**

Your town,  
Your future

Be part of the  
process in shaping  
your community

May 2011

Neighbourhood Planning in Action

8 Miles south of Exeter

On the Devon Coast

17,800 Residents

Excellent Road and rail  
connections

Four Areas; Dawlish Town  
Dawlish Warren  
Holcombe  
Cockwood

Where does a Neighbourhood  
start and finish?

# Dawlish – NP Programme

**Initial Consultation** – March 2011 to July 2011

**Promotional Video** – May 2011

**Draft Consultation** – Late Summer 2011

**Independent Exam** – Winter 2011/12

**Public Referendum** – Early 2012



# Dawlish – Important Issues



Aging Population

Home Affordability

Coastal Erosion

Town Centre Re-generation



Skills Training

Retaining Tourist Industry



Jobs for younger generation

# Dawlish – Points Learnt

People have forgotten the benefits of a Good Plan

10-13 year Olds are really concerned about jobs

Neighbourhood planning is about informing and educating

Pick your people carefully (Steering Group)

Neighbourhood Planning is not about houses but people.

Need more understanding about what does or does not drive people to change

19-39 year old Group did not support the workshops

45-60 year old group most participative

Attitude is a major factor



We don't remember the days we remember the moments

# Glass Half Empty Can't do Values and Issues



**Lack of belief and commitment equals lack of Motivation**

# Glass Half Full Can Do Attitude makes the difference



**Attitude is self perpetuating**

# Benefits are Win Win

1. Major chance to engage with decision makers and influence
2. Excellent opportunity to inform people so that more informed decisions can be made
3. Actually get Officers Local Plans changed by local people
4. Become aware of new opportunities opening up earlier
5. Reduce planning time through early engagement
6. Increase Positive Profile of Company
7. Increase Partnering Opportunities with Public Sector Land

**An honest answer is a sign of true friendship**



# To Re-Cap

---

1. History has a habit of repeating it's self
2. It is insanity not to do something different/opposite to the past
3. The future will involve more consultation
4. Partnering with different sectors will have to happen
5. We must improve ALL Relationships and take care of the Hen
6. People and people skills will play a major role in enabling progress
7. Attitude will need to be positive
8. Trust and Co-operation will determine our level of success in delivering more Homes for everyone

**“No one can make another change. Each of us guards a gate of change that can only be opened from the inside”**



**Neighbourhood  
Planning  
or  
Modern Day Feudalism  
Your choice**

**Michael Griffin**

**Chair South West Planning Forum, HBF**

