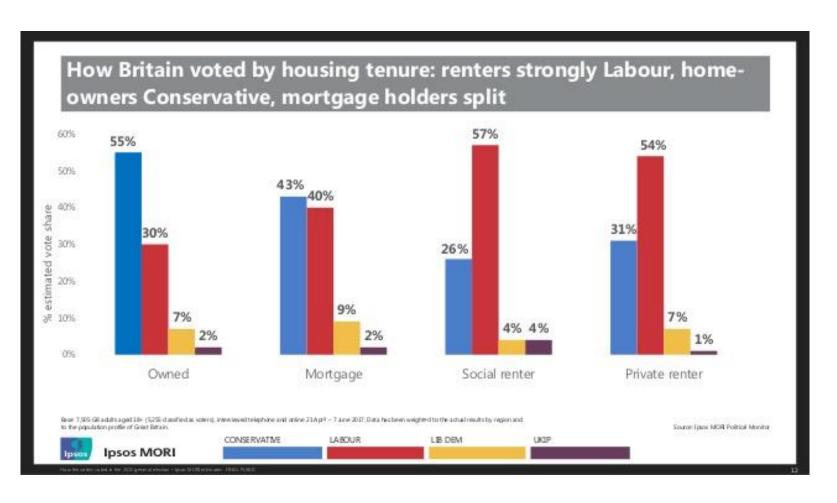




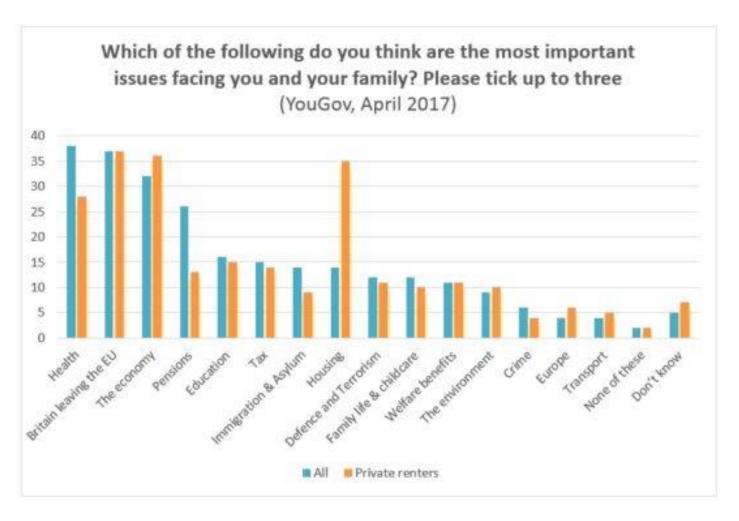
### **Engaging Politicians and Communities – Why?**

- Officers recommend; members <u>decide</u>
  - Confidence at planning committee
- Planning can work <u>with</u> communities; not be something done <u>to</u> them
- Enhances reputation
  - You are welcome back in future
- Speeds up the process
  - No appeals

## Why is it important politically?



### Why is it important politically?



#### The Current Context - Government Gets It

# Housing minister targets 1 million new homes by 2020

7 February 2017 UK Politics

'No One Else To Blame': Government Set To Miss Its Own Housing Target By 12 Years

More affordable housing promised in White Paper nt is slow to sell off its own land



Affordable homes shortage blights the countryside



Councils told to set aside land for new homes as Government launches plan to 'get Britain building'

### Government to tweak planning laws to solve housing crisis

Around 40 per cent of planning authorities do not have measures in place to meet demand for housing



### The context – the government gets it

- Parties competing at election to build the most homes
- Strong rhetoric from DCLG on Local Plans
- Current consultation on planning reforms
  - Intended to increase supply
- Neighbourhood Plans intended to empower people to say "yes" to development
- BUT...decisions still made <u>locally</u>
  - Green Belt, NIMBY, NOTE, BANANA

### **Getting to know you...**

- The relationship between parish, district and county authorities varies vastly across the country
  - Where does the power lie?
- What do you do if you have a Conservative Council, but Labour ward members (or vice versa)?
- What is the member-officer dynamic?
- Where is the power base within the community?

#### So What Can You Do?

- Get to know communities; not just know of them
  - Boots on the ground
- People buy people
  - And respond to people caring about their area
- Remember, it's their sandpit you want to play in
  - How do they see the world?
  - What are their priorities; not what you think should be their priorities
- Read the small "p" politics of the area

### How?

### 1. Find people

- People who want to complain will find you
- But galvanising the silent majority identifies supporters
- 2. Listen from the outset
  - Ask for ideas and views before there is a proposal
    - What do people want locally?





- 3. Show them how those views are shaping the proposals
  - A real discussion which has visible outcomes

4. Above all, maintain the momentum and the relationships

- 5. Make it as easy as possible to support the application
  - Go to people they have busy lives

Committee Date: 11 May 2016

### 3. Irthlingborough

- Recommended for refusal didn't meet out of town policy criteria
- BUT...that didn't reflect local views
- So, we asked the community
  - The people who stood to benefit most
- We broke the barrier of the complex planning system and made it easy to support the scheme
- Gave councillors the confidence to overturn the recommendation at Planning Committee
- RESULT: Unanimous consent granted

#### **Committee Report**

Case Officer Graham Wyatt 15/01191/FUL

Date received Date valid Overall Expiry Ward Parist
22 June 2015 23 July 2015 22 October 2015 Irthlingborough Waterloo

Applicant Davidsons Developments Ltd - Mr G Barber

Agent Stephen George And Partners - Mr P Dodd

Location Nene Business Park Diamond Way Irthlingborough Northamptonshire

Proposal Development of two buildings to provide an Aldi Food retail store (class A1) and day care centre (Class D1b), new car parking, landscaping, associated servicing and means of access

The application has been brought before the Planning Management Committee as it proposes more than 1000m<sup>2</sup> of commercial floor space.

1. Summary of Recommendation

1.1 That planning permission be REFUSED



### Why it Works

- Inclusive process
- Fosters buy-in from key stakeholders
- Which decision-makers recognise
- Local knowledge is respected and incorporated
- Improves outcomes
- Progression through planning is eased
- As concerns have already been raised & addressed
- Maintains and enhances positive reputation
  - Across stakeholders, media, industry & community

