

**HBF PLANNING CONFERENCE 2017**  
**Austin Court, Birmingham**  
**20 September**

# **THE PRESENT POLITICAL PORRIDGE**

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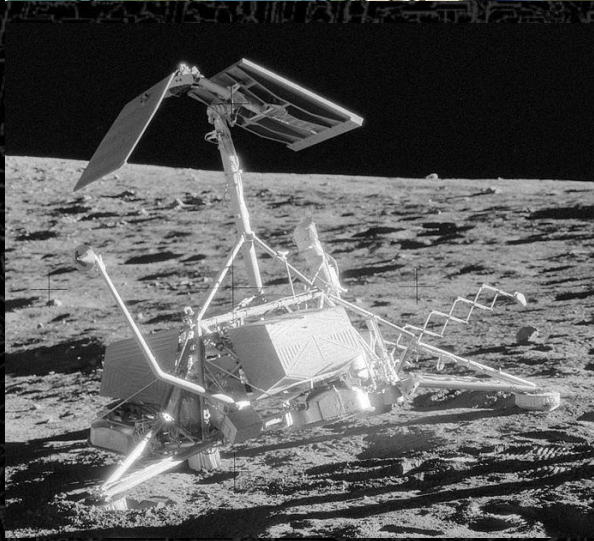
Vice President, Town & Country Planning Association;; Board Member and Chair of Planning Committee, Ebbsfleet Development Corporation



MK 50



# 1967 ...



Milton Keynes  
CITY DISCOVERY CENTRE

AT BRADWELL ABBEY

Milton Keynes 1967, Llewelyn-Davies Forestier Walker Weeks and Bor

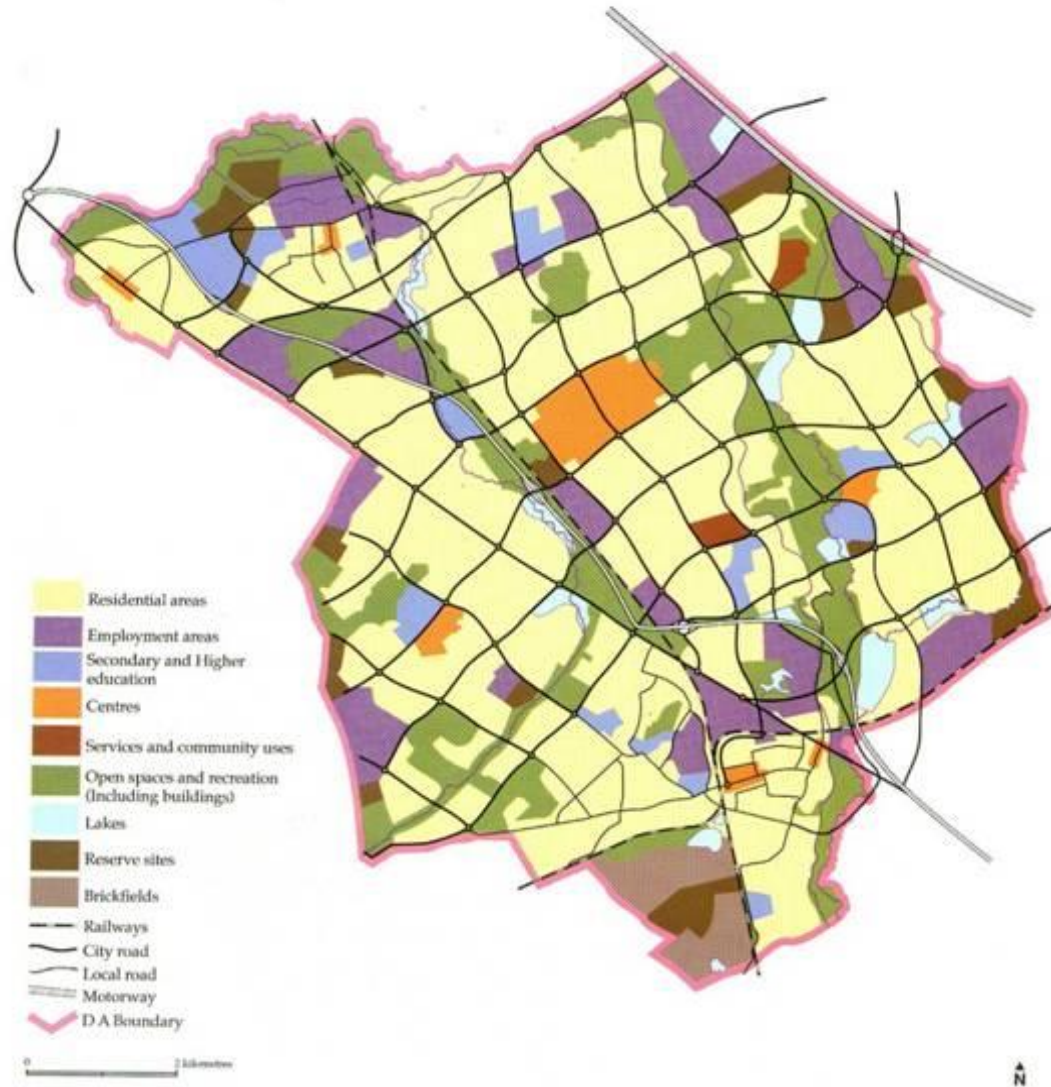
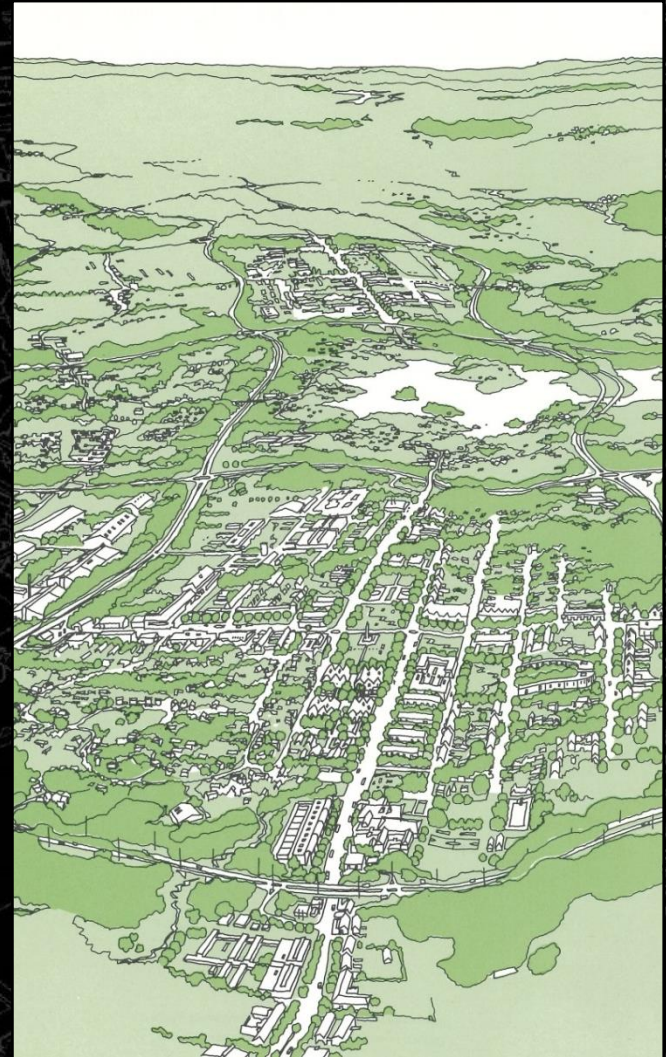


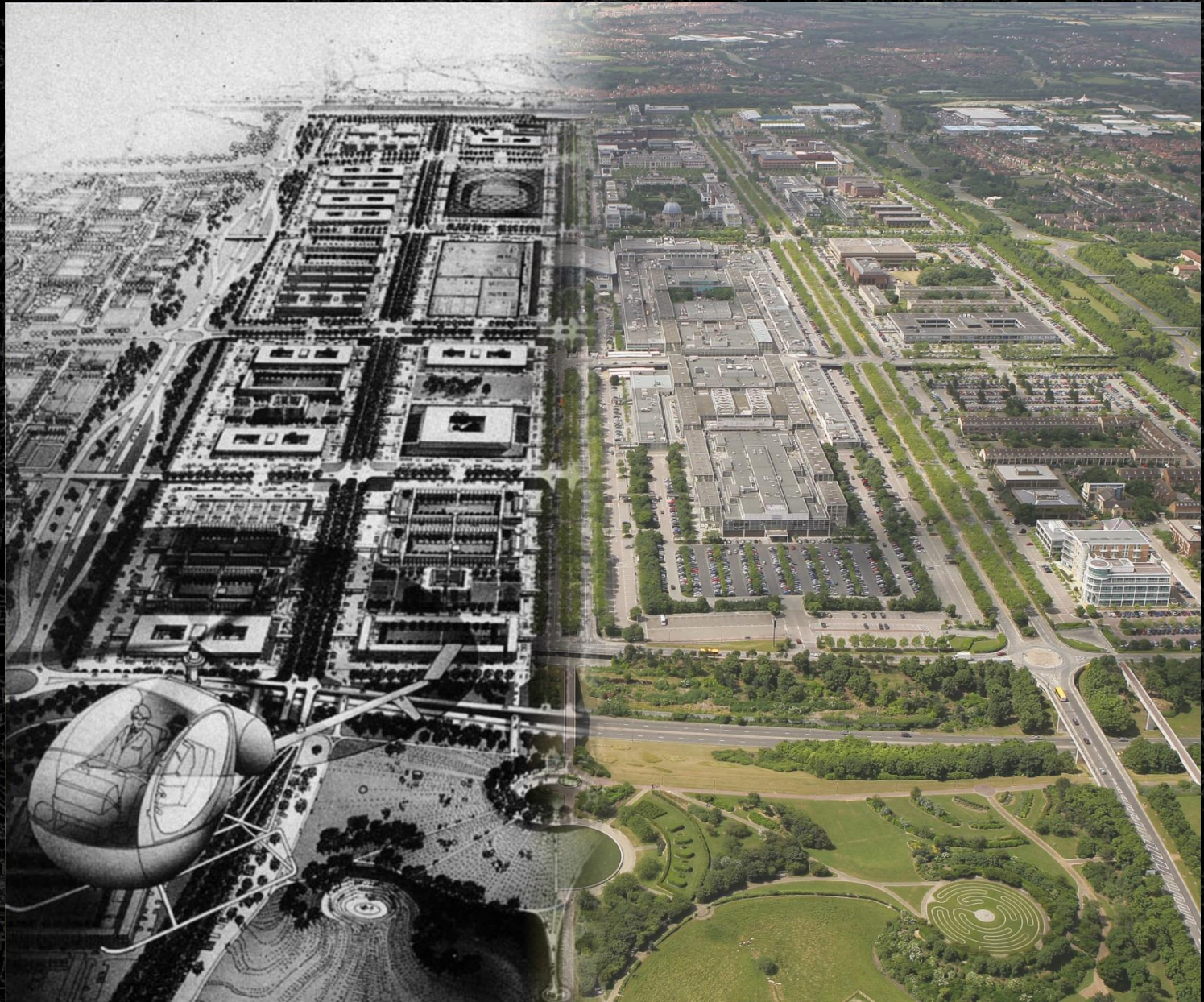
Figure 1.4 The Plan for Milton Keynes 1970 ('Map C') (detail omitted)

# Green space = $\pm 26\%$



Milton Keynes  
CITY DISCOVERY CENTRE

AT BRADWELL ABBEY



# Draft Plan:MK 2017 Key Diagram

Development Strategy for Homes, Employment, Retail and Leisure

Figure 1 Key Diagram

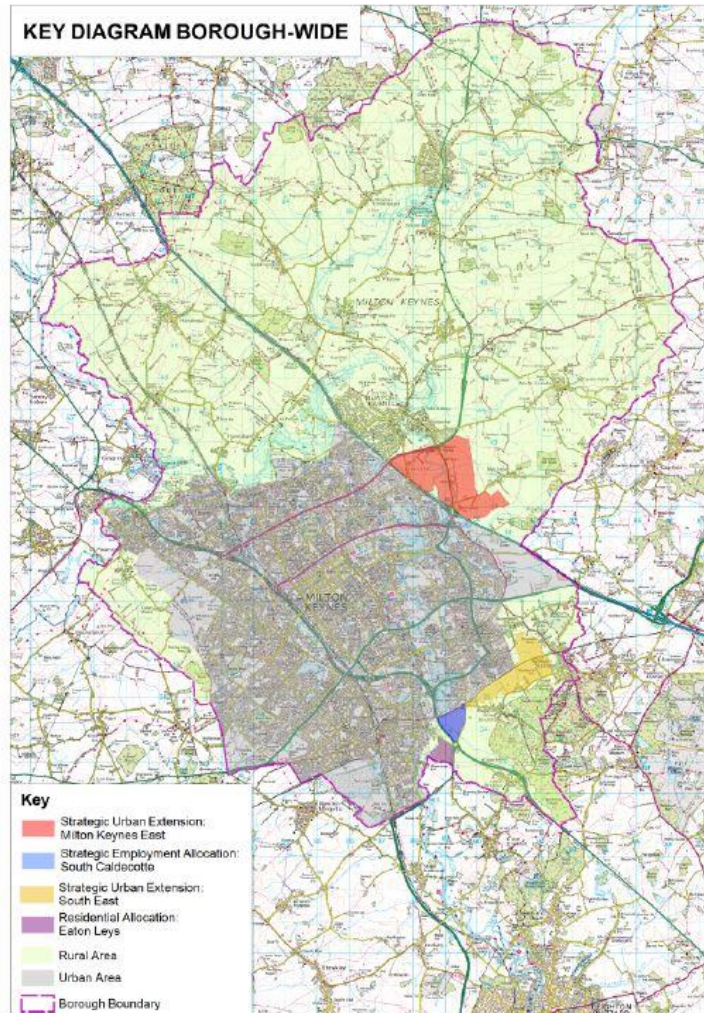


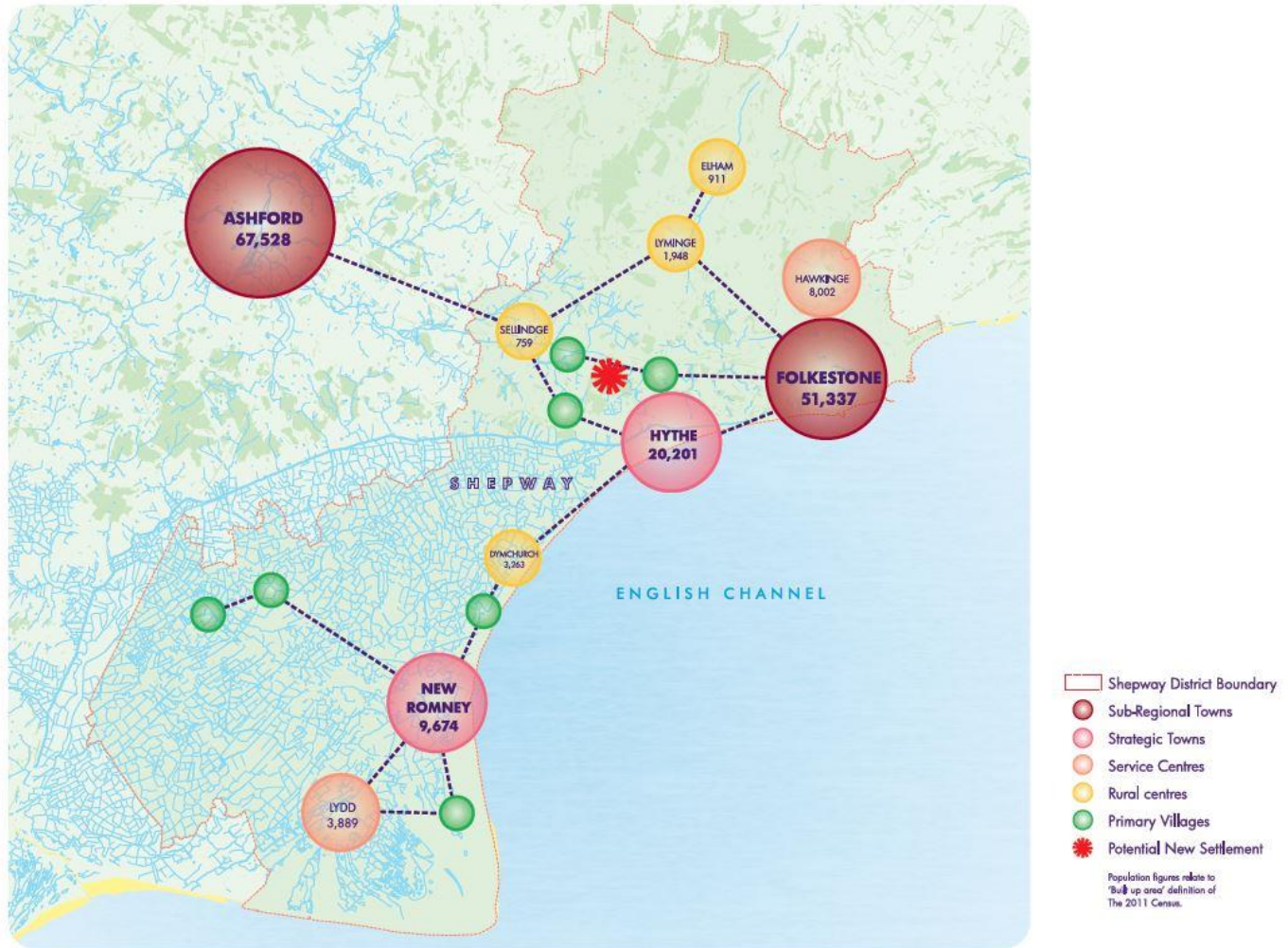








FIGURE 2: Location for Growth





# CURRENT PORRIDGE INGREDIENTS:

1. Developer contributions – the dying CIL.
2. Application and appeal fees – the iniquity of paying for justice
3. Ministerial power to prescribe planning conditions and force agreement (Neighbourhood Planning Act 2017 – powers not yet activated).
4. “duty to consider financial benefits of proposals” not yet activated (S155 of Housing and Planning Act).
5. Power to put Ipas into “special measures” hangs in the air, unused.
6. Permitted development rights to replace office blocks with new homes not yet brought forward (Housing and Planning Act).
7. Action promised on power to convert rural buildings to up to 5 dwellings not yet brought forward (Rural Planning Review 2016).
8. CPO reform (Neighbourhood Planning Act) to remove “no scheme” compensation not yet brought forward.
9. Housing White Paper proposals not moved forward.
10. Revisions to NPPF not bought forward (higher densities at transport hubs, more Green Belt hoops to go through, promotion of build to rent, rule of minimum 10% affordable housing, locally accountable development corporations for garden towns and cities).
11. Shorter expiry of planning permission (to two years) and forcing build-out being discussed.
12. Permission in principle – April 2017 Regulations not yet taken effect.
13. OAN standardised formula. (e.g. for 2016-2026 for Uttlesford leads to 740 dwellings per annum), well above the 606-641 that UDC is currently considering).
14. Green Paper on Social Housing promised on 19 September 2017 by SoS Sajid Javid.

## WHICH BOILS DOWN TO THIS:

1. More houses are wanted quickly, and to a quality that is not embarrassing.
2. More permissions will be given, quicker, but must be delivered.
3. A share of development value will continue to be taken one way or another.
4. Small housebuilders will be encouraged, but can't deliver the numbers.
5. Strategic land promoters will have to be nimble and imaginative to stay in business.
6. Local and central government will become more deeply involved in land assembly.

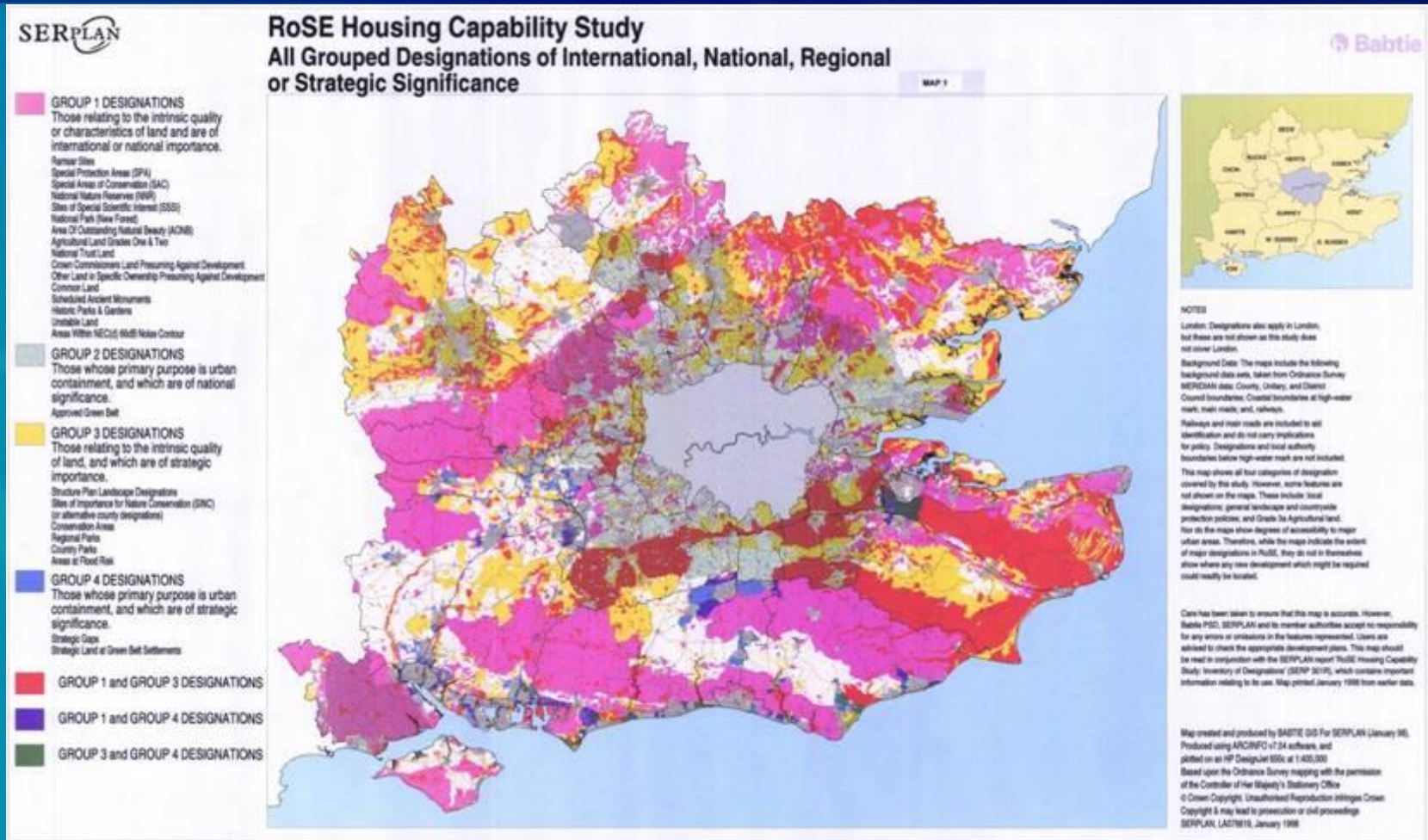
An aerial photograph of a city grid, showing a dense network of streets and buildings. The image is in grayscale and has a high-contrast, almost wireframe-like appearance, with the buildings and streets appearing as light gray lines against a dark background. The text is overlaid on this background.

**BUT BE CAREFUL WHAT YOU WISH FOR:**

**The abolition of regional and sub-regional planning has left a void and made every District choke on its own housing needs.**

**The run down of planning departments helps no-one.**

# REGIONAL PLANNING PRACTICE



Draft revised RPG9, December 2000: Economic Development

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