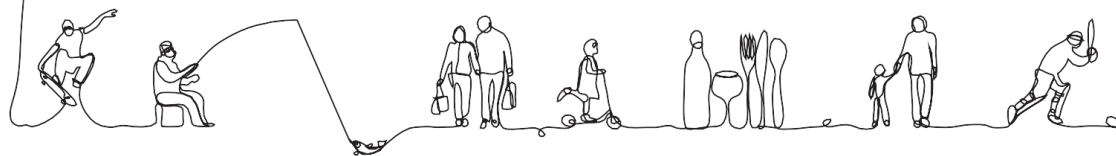
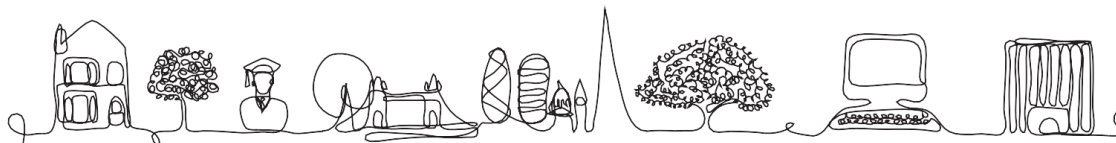


PLANNING 2020

INTERIM REPORT OF THE RAYNSFORD REVIEW
OF PLANNING IN ENGLAND

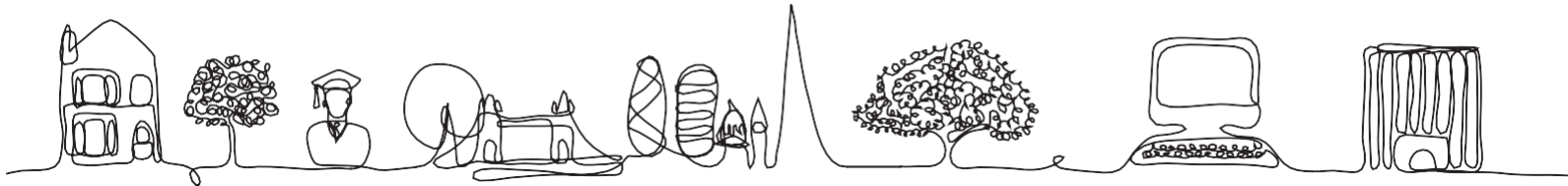
www.tcpa.org.uk/raynsford-review

#RaynsfordReview



Why the **Raynsford Review** was set up?

- Widespread concern that Planning does not deliver the outcomes society needs
- Concern about endless tinkering with a system
- Growing questions about whether we should have planning at all

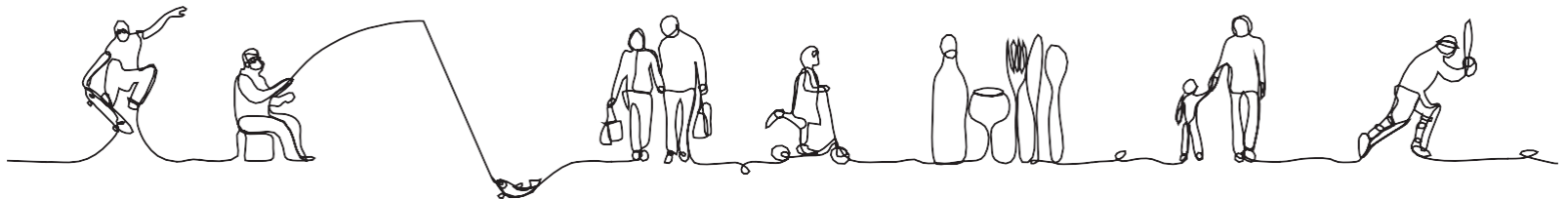


How the **Raynsford Review** was conducted

- 12 month process
- Evidence gathering and written evidence
- Regional events
- Thematic roundtables
- Private sector roundtables

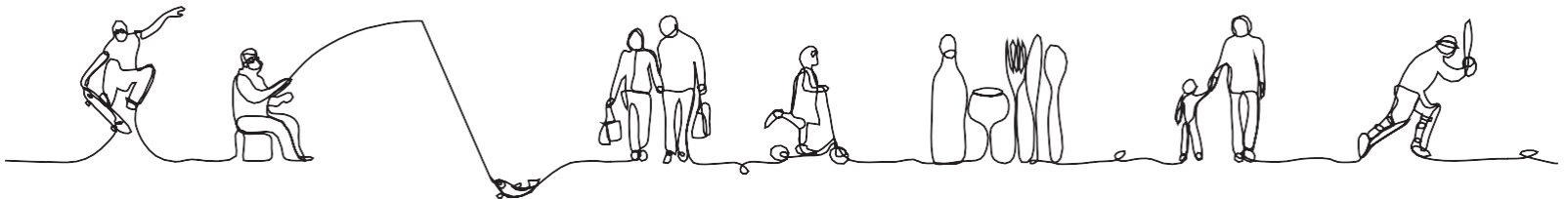
The outcome?

'no one agrees with anyone about anything'



Why have an interim Report?

- To set out the main areas that require change
- To be clear about the big issues such as democracy and Sustainable Development
- To test people's responses
- To build consensus about a lasting settlement.



Proposition

1

Planning in the public interest

Proposition

2

Planning with a purpose

Proposition

3

A powerful, people-centred planning system

Proposition

4

A new covenant for community participation

Proposition

5

A new commitment to meeting people's basic needs

Proposition

6

Simplified planning law

Proposition

7

Alignment between the agencies of English planning

Proposition

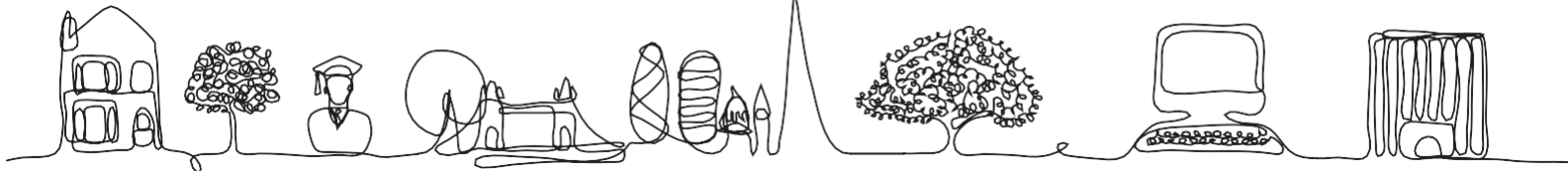
8

A fairer way to share land values

Proposition

9

A new kind of creative and visionary planner

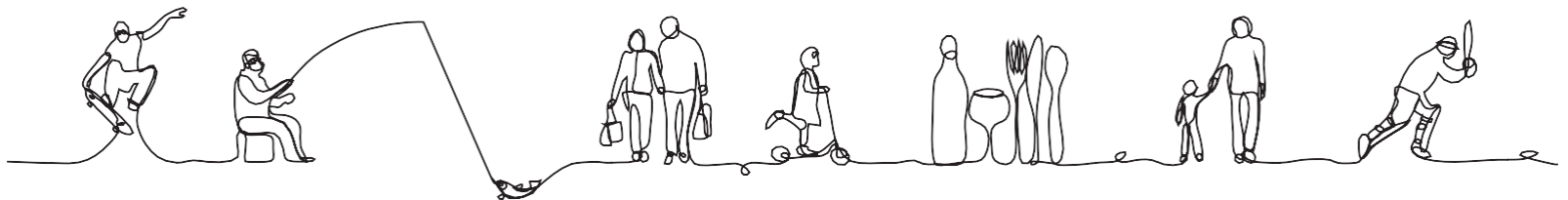


QUESTION 1: WHAT IS THE JUSTIFICATION FOR A SPATIAL PLANNING SYSTEM IN A MARKET ECONOMY?

Proposition 1: Planning in the public interest

There is both an evidential and a principled justification for the regulation of land and the built environment.

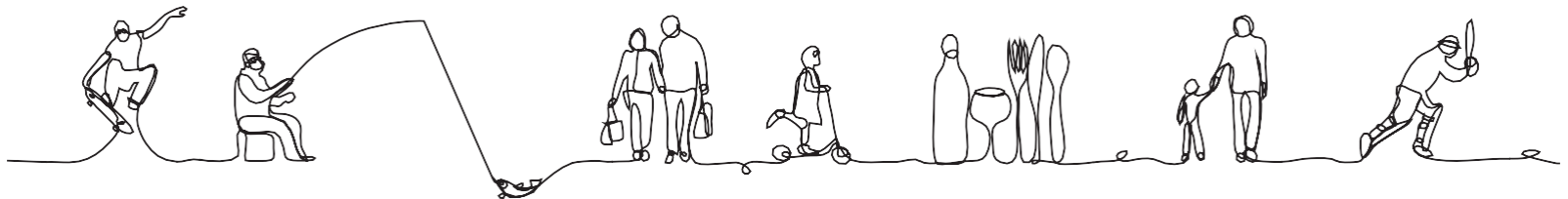
This justification is founded on the inability of market mechanisms alone to deliver a full range of public interest outcomes, and on the principled assumption that decisions with a lasting impact on people and places should be subject to democratic accountability that goes beyond the exercise of individual property rights.



QUESTION 2: WHAT IS THE PURPOSE OF A SPATIAL PLANNING SYSTEM, AND HOW SHOULD THIS BE EXPRESSED?

Proposition 2: Planning with a purpose

The basic purpose of planning is to improve the wellbeing of people by creating places of beauty, convenience and opportunity. The lack of any clear, overarching legal purpose for the planning system has led to confusion about what planning is for. The best way of solving this problem is to create a meaningful objective focused on the delivery of sustainable development. This objective is articulated in the United Nations' Sustainable Development Goals and in the 2005 UK Sustainable Development Strategy. This objective should be set out in a statutory purpose for the system and in supporting policy.

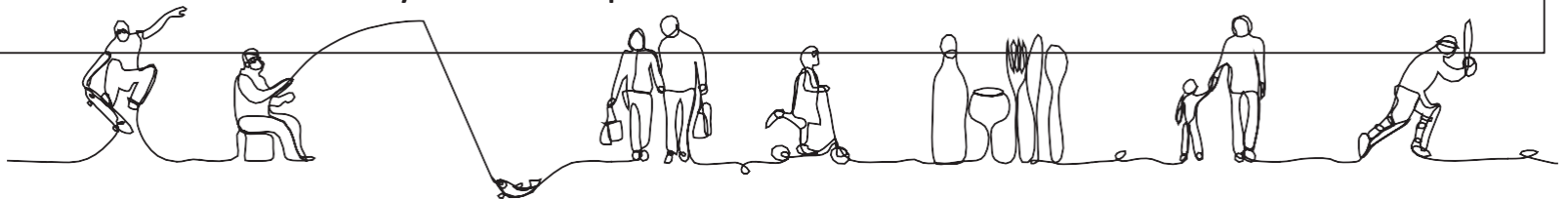


QUESTION 3: WHAT SHOULD THE SCOPE AND POWERS OF THE SPATIAL PLANNING SYSTEM BE?

Proposition 3: A powerful, people-centred planning system

The planning system must be capable of dealing with the complex interrelationship between people and their environments. The scope of planning is therefore concerned not simply with land use, but with broader social, economic and environmental implications for people and places.

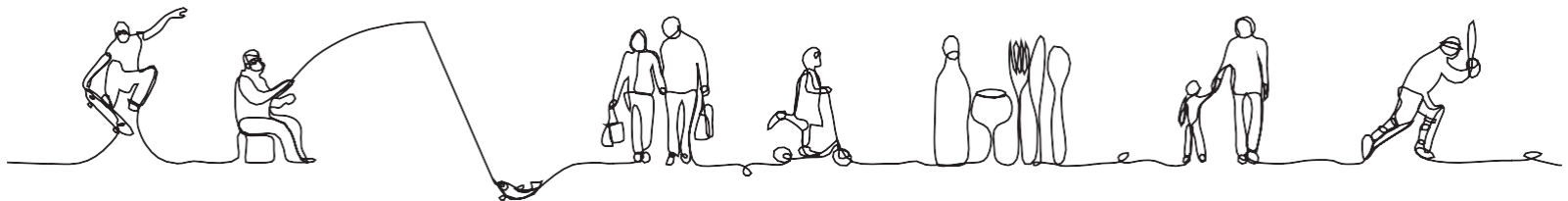
Planning requires sufficient regulatory powers to deal with problems where they are found. This means, for example, the control of changes to both urban and rural areas which may play a crucial role in creating cohesive communities and building resilience to climate change. To be effective, these powers must be comprehensive and should relate, with minor exceptions, to the use and development of all land and property. This requires both the restoration of development management powers over the conversion of buildings to homes under permitted development and the creation, for the first time, of a genuinely plan-led system which can deliver co-ordination and certainty to developers and communities.



QUESTION 4: WHAT SHOULD THE GOVERNANCE ARRANGEMENTS FOR THESE STRUCTURES AND INSTITUTIONS BE, AND WHAT ROLE, AND HOW MUCH POWER, SHOULD THERE BE FOR THE CITIZEN IN DECISION-MAKING?

Proposition 4: A new covenant for community participation

1. democratic renewal, including clarity on the balance between representative, direct and participative democracy;
2. clear citizen rights, based on the provisions of the Aarhus Convention, so that people have a right to information, a right to participation, and a right to challenge – this will include exploring how civil rights in planning can be more evenly distributed;
3. a significant new approach to helping communities to engage in the planning process, with a focus on engaging groups who do not currently have a voice, such as children and young people; and
4. a new professional culture and skills set directed at
5. engaging communities.

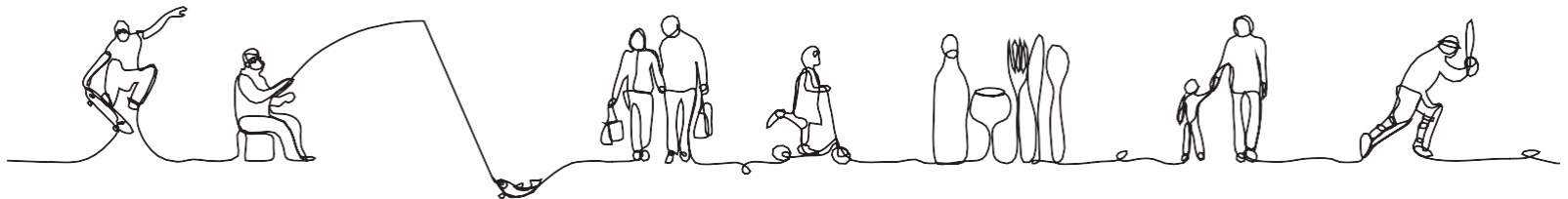


QUESTION 5: WHAT ARE THE BASIC OUTCOMES THAT PEOPLE CAN EXPECT FROM THE PLANNING PROCESS?

Proposition 5: A new commitment to meeting people's basic needs

While measures to increase public participation would improve the process of planning, they need to be accompanied by rights to basic outcomes which reflect the minimum standards that people can expect from planning. These outcome rights are an important balancing measure to ensure that the needs of those who may not have a voice in the planning process, including future generations, are reflected in the outcomes of decisions. These rights might include:

- a right to a home;
- a right to basic living conditions to support people's health and wellbeing, secured through minimum design standards which meet people's needs throughout their lifetime; and
- a legal obligation to plan for the needs of future generations, through, for example, consideration of resource use.

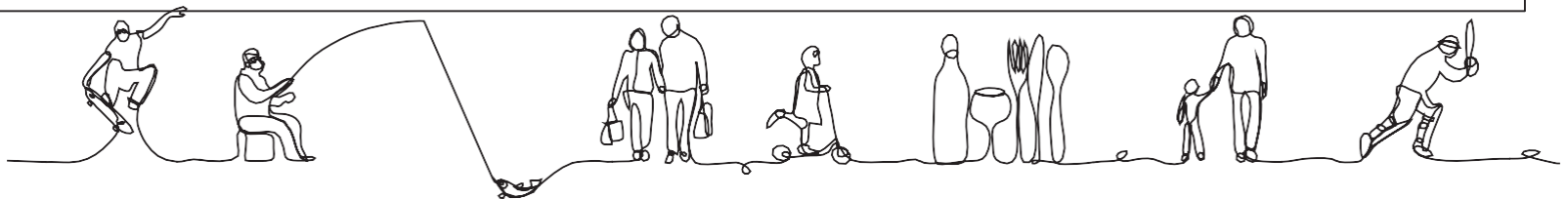


QUESTION 6: CAN WE SIMPLIFY THE LEGAL STRUCTURES OF PLANNING?

Proposition 6: Simplified planning law

There is a powerful case for a simplified, consolidated and integrated Spatial Planning Act for England, to create a logical set of powers and structures. Planning must be capable of intervening at the right spatial scales to meet future challenges, including both local and neighbourhood issues as well as issues at much wider landscape and catchment area scales. To maximise the potential for the co-ordination of investment and other action to deliver effectively, regional and local strategies must be set within a national framework which reflects the nation's development priorities.

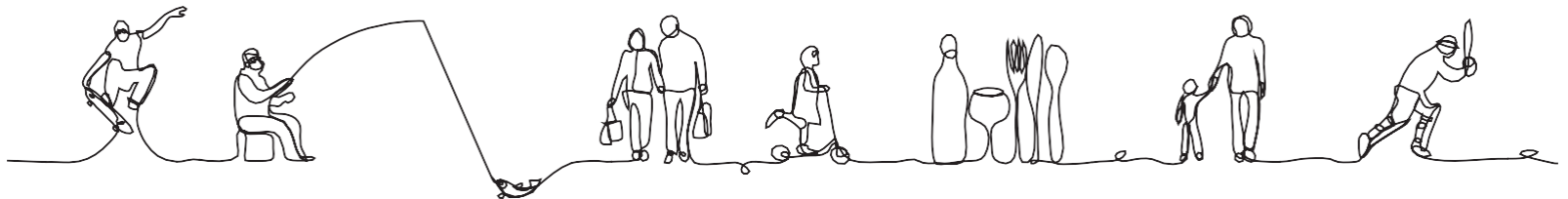
The structure of English planning should be composed of four spatial scales (neighbourhood, local, regional, and national planning), supported by the deployment of modernised Development Corporations to deal with particularly demanding issues such as flood risk, economic renewal, and population change. While the majority of decisions should remain with local planning authorities, regional and sub-regional planning will require renewed clarity on which institutions will be planning at this scale and the remit and governance arrangements that they should have.



QUESTION 7: WHAT INSTITUTIONAL STRUCTURES ARE REQUIRED TO SUPPORT SPATIAL PLANNING?

Proposition 7: Alignment between the agencies of English planning

Investment in infrastructure needs to be co-ordinated with plans for housing as a shared ambition across the planning and development sector. The question is how to achieve such joint working. There is a significant opportunity to ensure better co-ordination between the existing public institutions that have a stake in the planning process – including the eight government departments with a stake in planning and their various agencies, such as the National Infrastructure Commission, the Infrastructure and Projects Authority, and Homes England. Closer alignment of these bodies and clarity over their specific responsibilities would aid delivery.

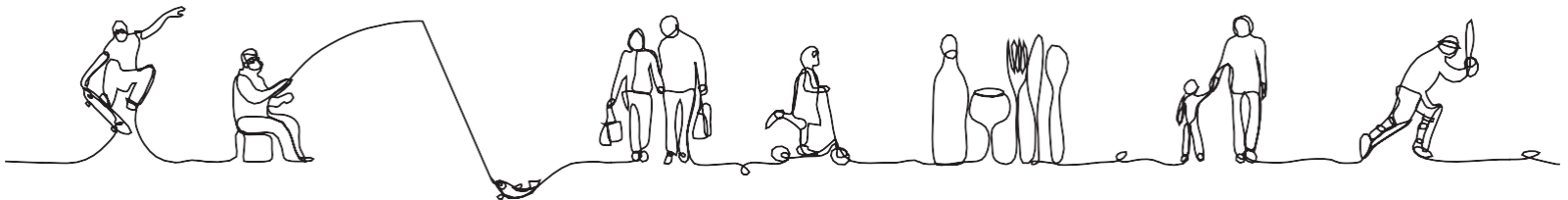


QUESTION 8: WHAT TAXATION OR CHARGING MEASURES ARE NECESSARY TO DEAL WITH THE ECONOMIC IMPACT OF LAND USE REGULATION?

Proposition 8: A fairer way to share land values

The regulation of land generates substantial betterment values, created by the actions of public authorities but largely accruing as windfall gains to landowners. This can distort the planning system by incentivising speculation in land. It also leads to an unfair distribution of values in terms of meeting the costs of infrastructure and social facilities, and reduces the opportunities for the long-term stewardship of community assets. A new planning system should provide a more effective and fairer way of sharing land values, and the Review is exploring three related options:

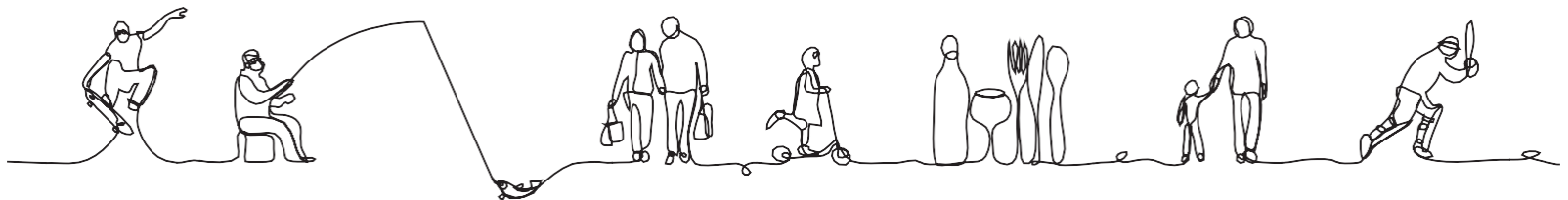
- measures specific to large-scale growth implemented by Development Corporations and local planning authorities;
- a reformed Section 106 and Community Infrastructure Levy process; and
- an element of betterment taxation, as part of capital gains tax, which should be directed towards regeneration in low-demand areas.



QUESTION 9: WHAT SORTS OF SKILLS, PRACTICE AND CULTURE DO PLANNERS NEED TO SUPPORT THE SYSTEM?

Proposition 9: A new kind of creative and visionary planner

While a clear purpose and logical structures could do much to improve the planning system, the culture, skills and morale of planners are just as important. Planning is too often misrepresented as a reactive and negative profession, where the height of a planner's power is saying no. Current planning practice too often irons out the imaginative skills most useful to civil society. Planners and planning need to communicate their creative and visionary ambition, not to impose upon communities, but to inspire action by offering real options for the future of places. This requires reform to the education, ethics and continuing professional development of planners, but above all it requires a system, supported by necessary resources, that values high-quality and inclusive outcomes as much as it values speed of performance.



Next Steps

- Consultation on Interim Report's 9 propositions concluded over the Summer 2018
- Evaluation of further evidence and moving to conclusions and recommendations – early Autumn 2018
- Launching Raynsford Review Final Report on **20 November**.
- TCPA Annual Conference, A blueprint for a better planning system on **22 November**

[W: www.tcpa.org.uk/raynsford-review](http://www.tcpa.org.uk/raynsford-review)

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