



# **Delivery: moving from development control to development management**

Name of authority

date

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# Before we start...





# Introductions





# Planning Advisory Service



- Improvement
- Self-sustaining
- Better planning
- High productivity
- Outcomes that your community want to achieve

**...of ... with ... and for the sector**

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# Starting with the planning system

Plans set out a **long term vision** for places; **balancing** economic, social and environmental needs;

And importantly provide a **strategy** to lead to this.

They provide **legitimacy** through testing out evidence and effective engagement with the people living and working there.

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**But Planning is not just about plans -**

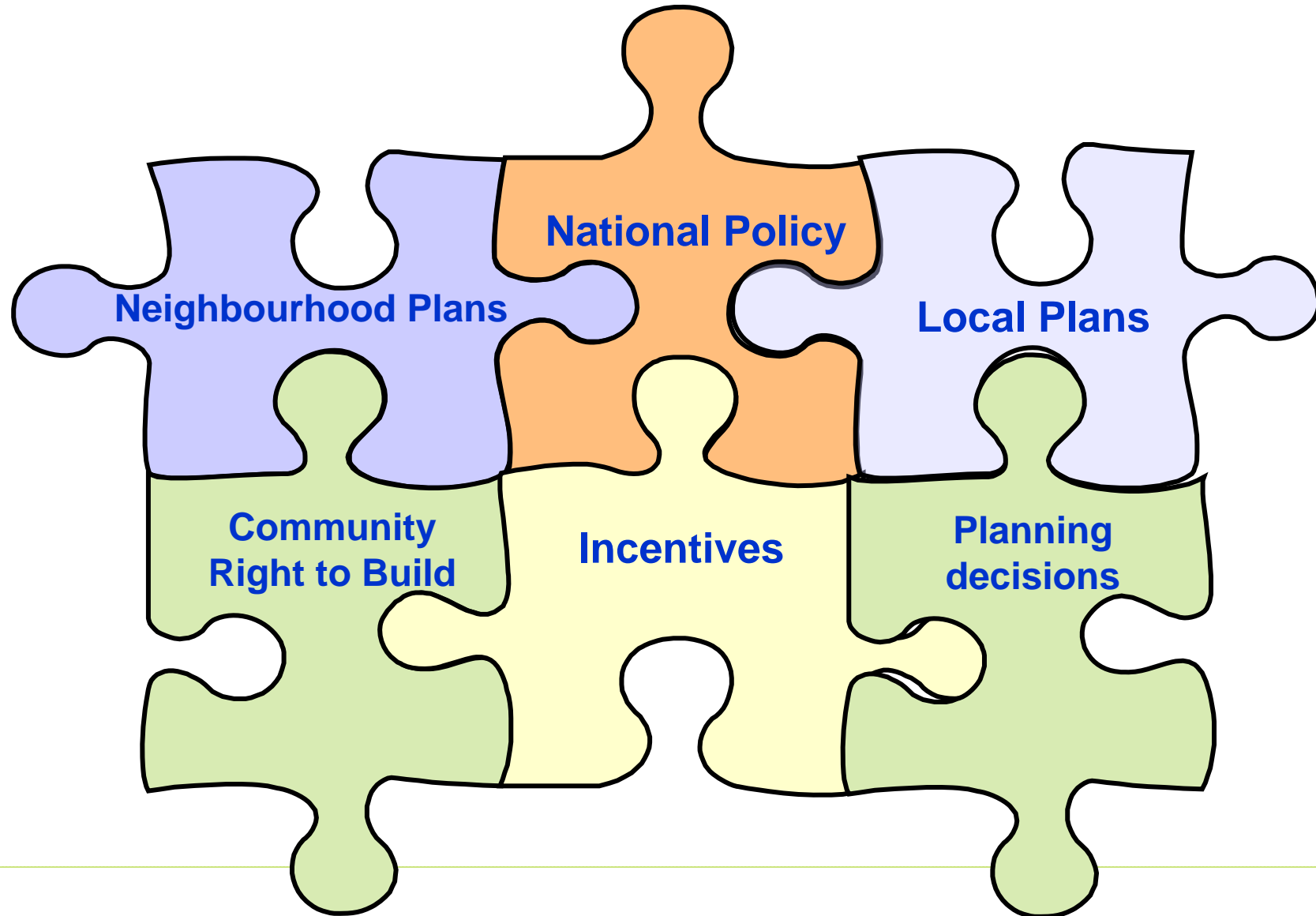
**Its about the actual changes that  
happen to the places in your area.**

Its a **decision making framework** which aims  
to manage competing uses for space by  
having reference to the **development plan**,  
consulting others, and ensuring value for the  
community wherever possible.

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# The Planning Reform Agenda

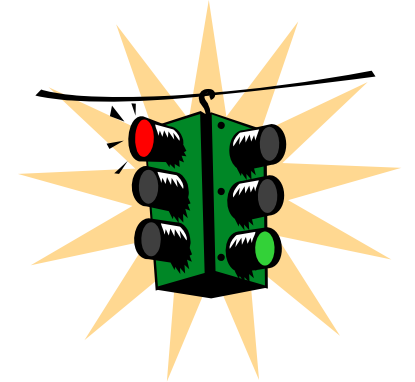




# Purpose of this session

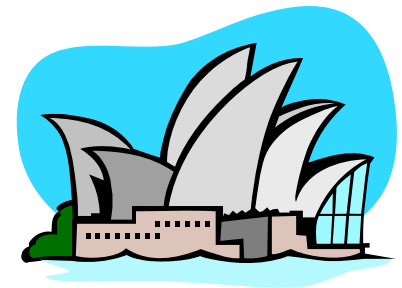
In your authority do you think planning is **mainly** about:

- **stopping the bad stuff from happening?**



*Or*

- **encouraging development that delivers the right stuff for your community ?**







# Where we would like to take you...

- To move from regulatory driven development control to outcomes focussed development management
  - To help committee members be clear about their role and how to engage in a positive and proactive planning system
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# Development management

Right development

Right place

Right time



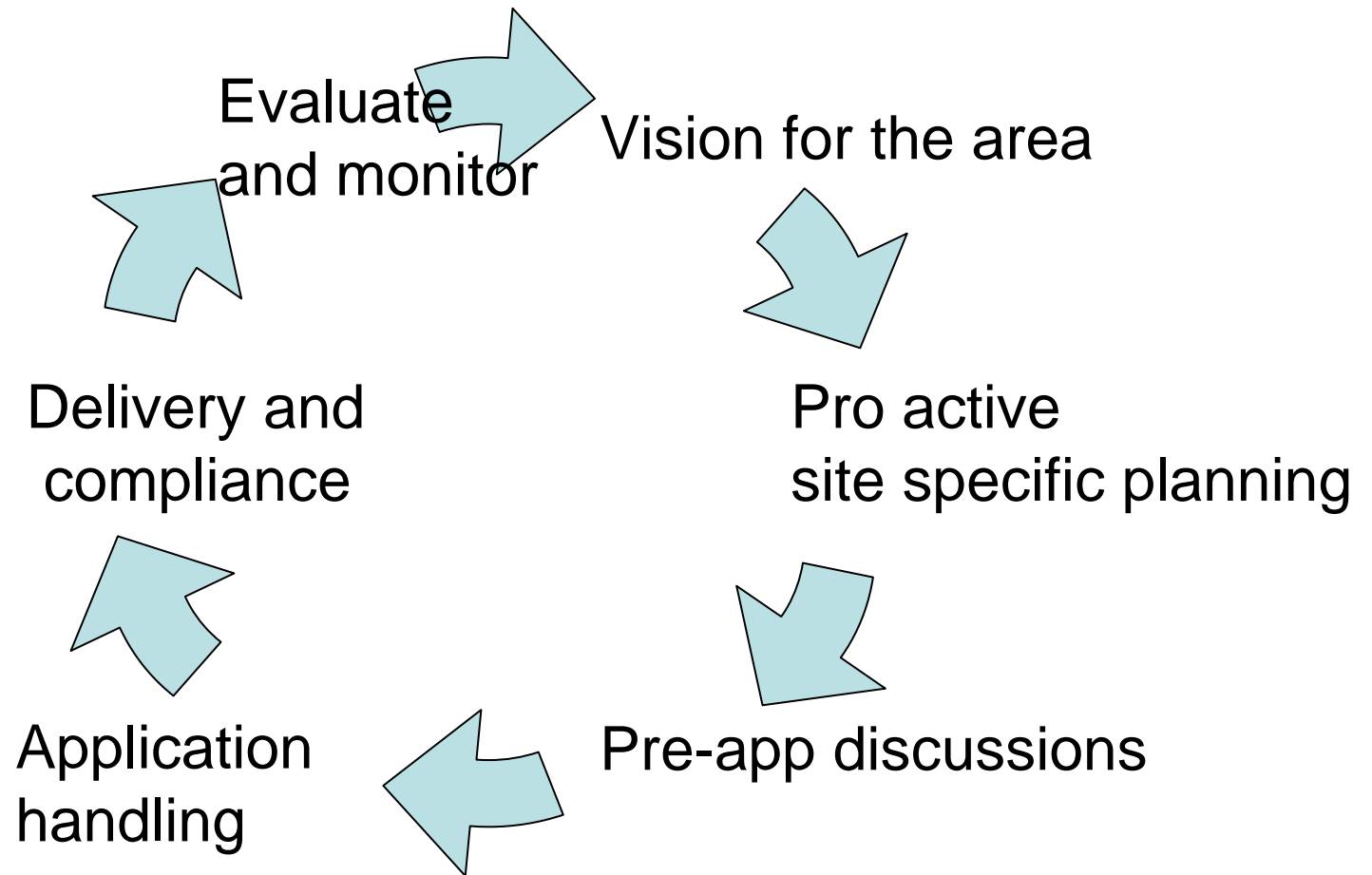


# What do you think your role is?

- As an elected member
  - As a member of the planning committee
  - As a ward member
  - As a member of the Cabinet
  - As a member of a political group
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# Development management delivery chain





# Role of Members

- Role in this new world?
  - Know what the strategic vision is
  - What do communities want?
  - How to use value/gain from development
  
  - Reconciling active engagement with integrity and probity
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# Leadership and Vision

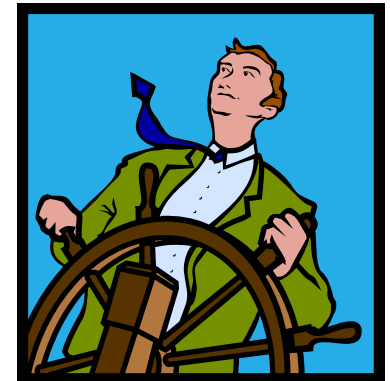
- An active and involved role for members
- Not just a role of decision maker at committee
- Broker of local partnerships
- Sub regional working
- Economic Growth strategies
- Development leadership
- Neighbourhood planning





# The pre-application phase

- The local intelligence you bring into the authority
- The knowledge and contacts in your neighbourhoods
- Being aware of other resources
- Asking the questions
- Capturing the opportunities
- Balancing pro-active and fairness





# Planning Committee

- Determining planning applications
- Thinking about the outcomes
- The development plan
- Other material considerations
- Viability
- S106 and CIL
- Delivery and conditions







# Think about the view from the gallery

- Proportionate processes
- Take all comments into account
- Good discussion at committee
- Good advice provided at committee
- Engagement and public speaking





# Delivery

Determining the application is not the same as getting it built, therefore:

- Conditions
- Unblocking stalled development
- Compliance
- Review
- Delivering the s106 benefits





# Evaluation and Learning

- Regular means of learning from experience
- Check the outcomes
- Check the process
- Be part of the Monitoring review





# What are the things to think about?

- Active planning to deliver spatial objectives
- Making the best of opportunities
- Confidence for investment
- Good customer service
- Caring about getting good development delivered

**From control to management**

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# Summary and conclusions

- Key messages
- Future events?
- Evaluation





## Contact PAS

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