

The independent review of planning



Background

- Review announced in September 2015 by Cabinet Secretary for Social Justice, Communities & Pensioners' Rights
- Independent panel appointed
- Review focused on 6 key themes



- Comprehensive evidence gathering process
- Recommendations based on body of evidence
- Other published evidence also considered

Report

- Contains a package of 48 recommendations
- Available to view at www.gov.scot/planningreview



Strong and flexible development plans

- Simpler and more delivery focused plans
- Stronger role for NPF & SPP
Move to single tier - SDPs to focus on delivery rather than plan making
- LDPs with a 2 year preparation process, covering a 10 year period. Scope for updating.
- Statutory link with community planning
- Replace examination with early independent gatecheck process to scrutinise key elements



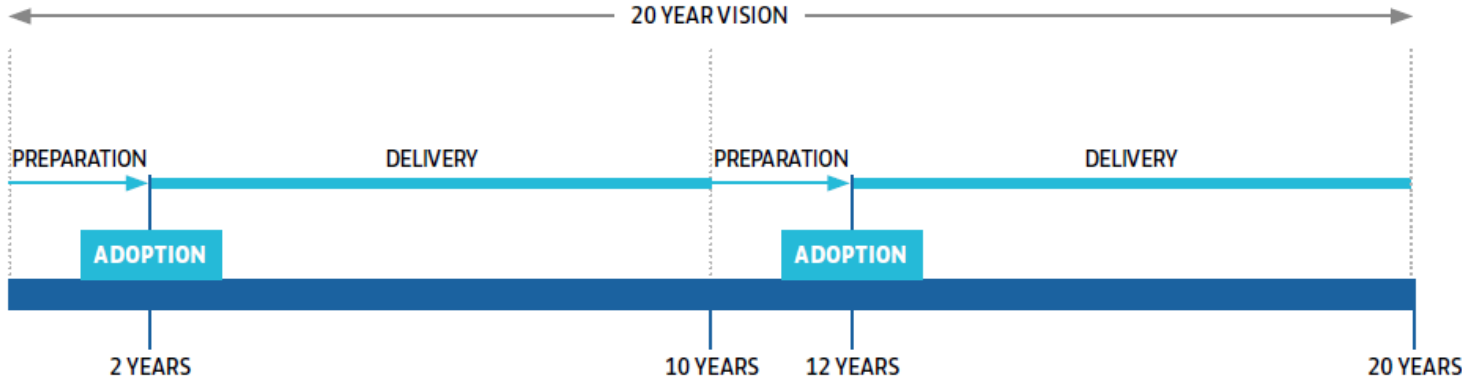
The delivery of more high quality homes

- NPF to set regional housing targets
- Definition of effective housing land
- Independent adjudication of effective housing land at LDP stage
- Zoned approach rolled out - rebranding of Simplified Planning Zones to make districts 'investment ready'
- Links with land reform – land assembly / CPOs / CSOs / land value tax
- Programme of innovative housing delivery



DIAGRAM 1.1. COMPARISON OF PROPOSED AND CURRENT LDP SYSTEMS AND TIMESCALES

PROPOSED SYSTEM



CURRENT SYSTEM

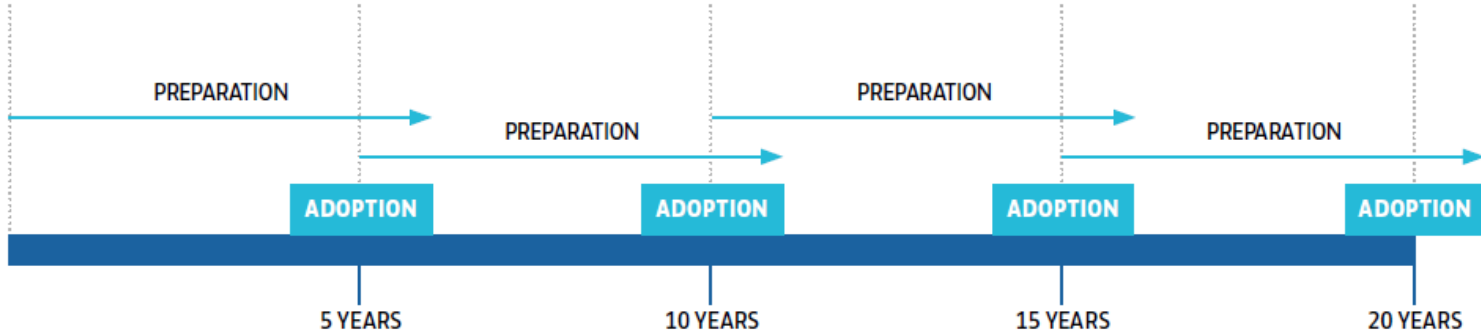
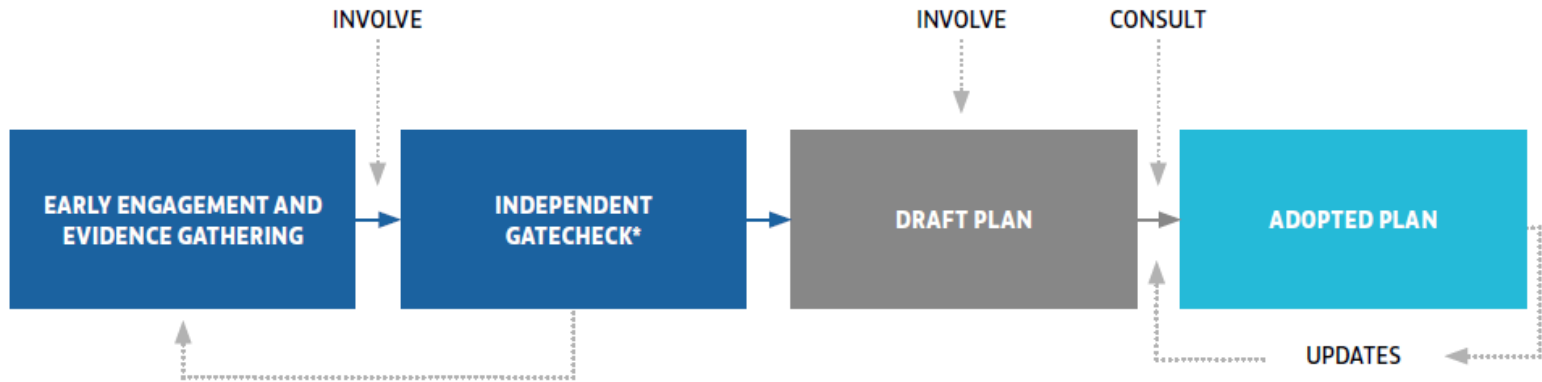


DIAGRAM 1.2. PROPOSED LOCAL DEVELOPMENT PLAN PREPARATION PROCESS



- * OF KEY ELEMENTS
 - ▶ Spatial strategy
 - ▶ Housing land requirement
 - ▶ Transport appraisal

An infrastructure first approach to planning

- Return to an 'infrastructure-first approach'
- Establish a national infrastructure agency, or working group with statutory powers
- Statutory duty for infrastructure providers
- Establish a development delivery fund
- Undertake a review of transport governance
- Plan for new schools in housing growth areas
- Low carbon infrastructure / new technologies



Efficient and transparent development management

- Planning permission in principle for allocated sites
- Extend permitted development rights
- Significantly improve quality of pre-application discussions / consultation
- Guidance on validation
- Establish use of enforcement powers
- Aligned / combined consents
- Improve use of information technology
- Reporters to set out how community views have been addressed



Stronger leadership, smarter resourcing and sharing of skills

- Increase planning fees substantially, move towards full cost recovery
- Maintain link with performance but do not use penalty clause
- Consider scope for further discretionary charging
- Skills development
- Establish shared services
- Planning graduate intern programme



Collaboration rather than conflict – inclusion and empowerment

- Improve frontloaded engagement – use of new technology; social media, 3D visualisation
- Enable communities to bring forward their own local place plans
- Statutory right for community councils to be consulted on development plans
- Broaden engagement and introduce new right for children to be consulted



JTP – Girvan Charrette

Final thoughts

- The review has benefited from wide engagement and enthusiasm from all interests.
- We look forward to seeing the response from Scottish Ministers in due course.
- Sense of shared commitment will ensure future reform is a success.