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Nottinghamshire

PROPERTY & CONSTRUCTION

Planning Today
20 July 2022



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Planning Today: A Non-Technical Discussion - Home and Away

Engagement with the Planning Process

- GraceMachin Planning & Property – planning consultants – waste of time or worth their weight in GOLD*
- Hands up how many people are involved with the planning process ?
- Hands up how many people are Chartered Town Planners or members – i.e. MRTPI?
- Hands up how many people formally submit planning applications?
- So plenty of people are involved in the planning process and that should mean that a no technical deranged scamper and discussion about ‘planning today’, maybe of interest !



- Practical daily concerns of the planning system.
- They aren't making enough planners anymore - could we be considered a protected species ?! Or should we be culled ?!
- VAR - Its 'clear and obvious' that the system is underfunded – drop the politics – fund the system – we ALL want a faster and more responsive planning system – don't we ?!
- COVID – that should slow the development industry up – WRONG !

A Simplified Planning System ?

- Local Plan Process – Local Plan delays – abandonment – challenge – duty to co-operate
- CIL – more forms to fill in !
- Gove - loss of S106 Agreement? More local authority/council housing
- Bio-Net Diversity Gain – when's that happening ?!
- Heritage, Ecology, Archaeology, Landscape, Minerals Safeguarding, Highways, Flood-Risk– throw the kitchen sink at it



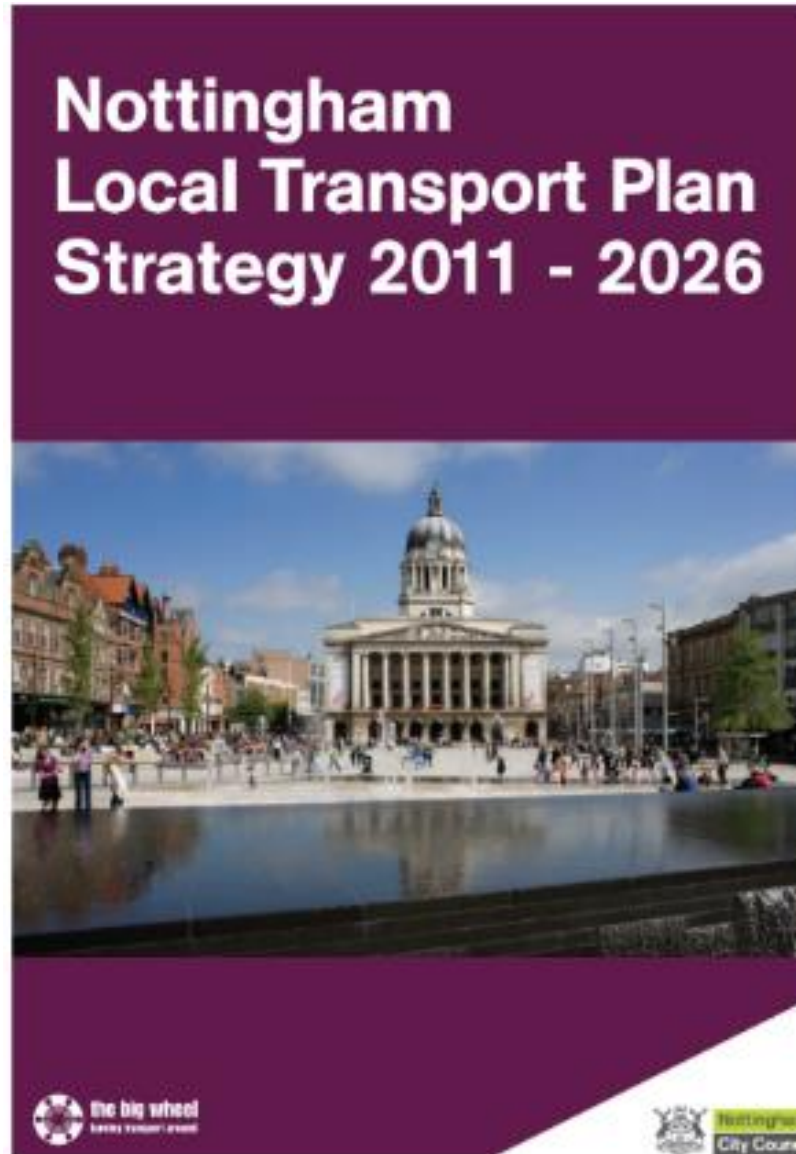
Practical Problems and The Way Forward

- Pre-App – Rushcliffe BC – “not today Sir” !
- Timeframes – validation – planning committee (it could go anywhere !)
- You can only do the best you can but getting the process right should help – A good planner should be the ‘conductor of the orchestra’ (someone told me a long time ago in a far distant land...)
- *Worth my weight in gold – circa £4.2 million!
- The case study – sometimes it works – Notts County F.C.



BSP Consulting – Transport Planning – what is it?

- Transport Policy



BSP Consulting – Transport Planning – what is it?

- Sustainable Transport



BSP Consulting – Transport Planning – what is it?

- Modes of travel and priority for consideration

Prioritising Sustainable Transport



BSP Consulting – Transport Planning – what is it?

- ‘decide and provide’ is superseding ‘predict and provide’



BSP Consulting - Transport Planning – how does it affect planning applications?

- All developments need to tie in to surrounding sustainable transport networks and encourage active travel;
- Consider sustainable transport options/alternatives/improvements for developments as soon as possible in masterplanning work
- Transport Assessments/Statements and Travel Plans are generally required to support planning applications
- Importance of scoping the transport work as soon as possible



BSP Consulting – Flood Risk Assessment

Updated climate change allowances

- In September 2021 the EA updated its climate change allowances for peak river flows, with a greater number of river catchments defined:
 - i. 2003 – 20% climate change allowance introduced.
 - ii. 2016 – EA introduced varying allowances (small number of large catchments).
 - iii. 2021 – EA further refined allowance and catchments split into smaller constituent catchments.



BSP Consulting – Flood Risk Assessment



- Previously, more vulnerable development would need to use the “Upper” allowance, with less vulnerable development using the “Higher” allowance.
- Now all forms of development, except for essential infrastructure development, use the “Central” (lowest) allowance.
- *Does this imply that the UK projections for climate change are not as high as first thought? Or that the previous allowances were overly cautious?*

BSP Consulting – Surface Water Drainage

- SuDS are a great idea. Everyone wants them. Nobody wanted to have responsibility for them!
- Most would commonly fall under the responsibility of management companies – those that wanted them bolted at the thought of adopting them!
- DCG replaces the existing guidance (SfA) – for the first time it includes guidance for the adoption of SuDS features by water companies.



BSP Consulting – Surface Water Drainage

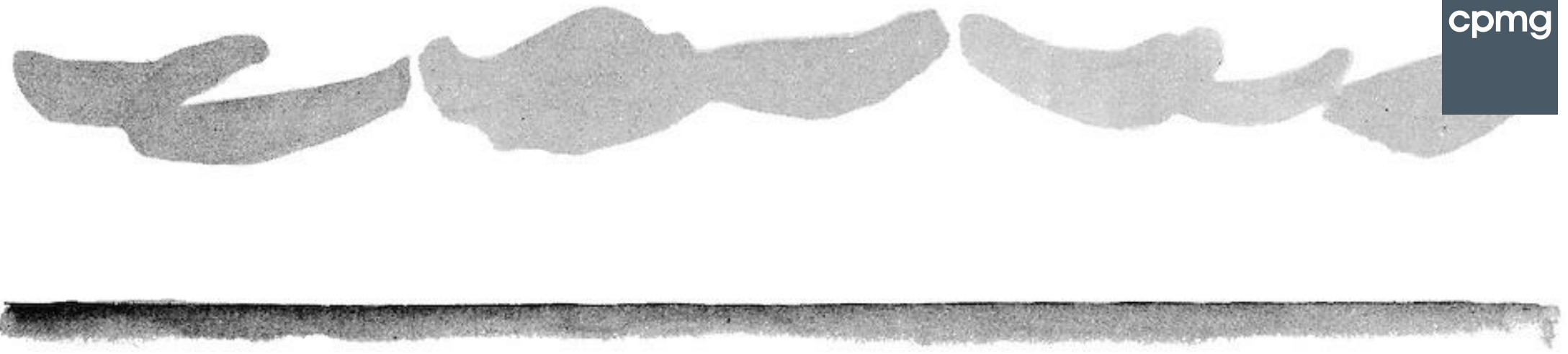
- Most water companies still haven't provided guidance on SuDS adoption over 2 years on. Engagement is encouraged, with SuDS assessed on a case-by-case basis. Formal guidance would be beneficial!
- LLFAs expecting the implementation of different SuDS techniques to reduce flood risk/improve water quality - expectations vary from one LLFA to another.
- Many LLFAs recommend SuDS being implemented in situations that contrast their own highways department.



Padel Tennis Courts - Case Study Images

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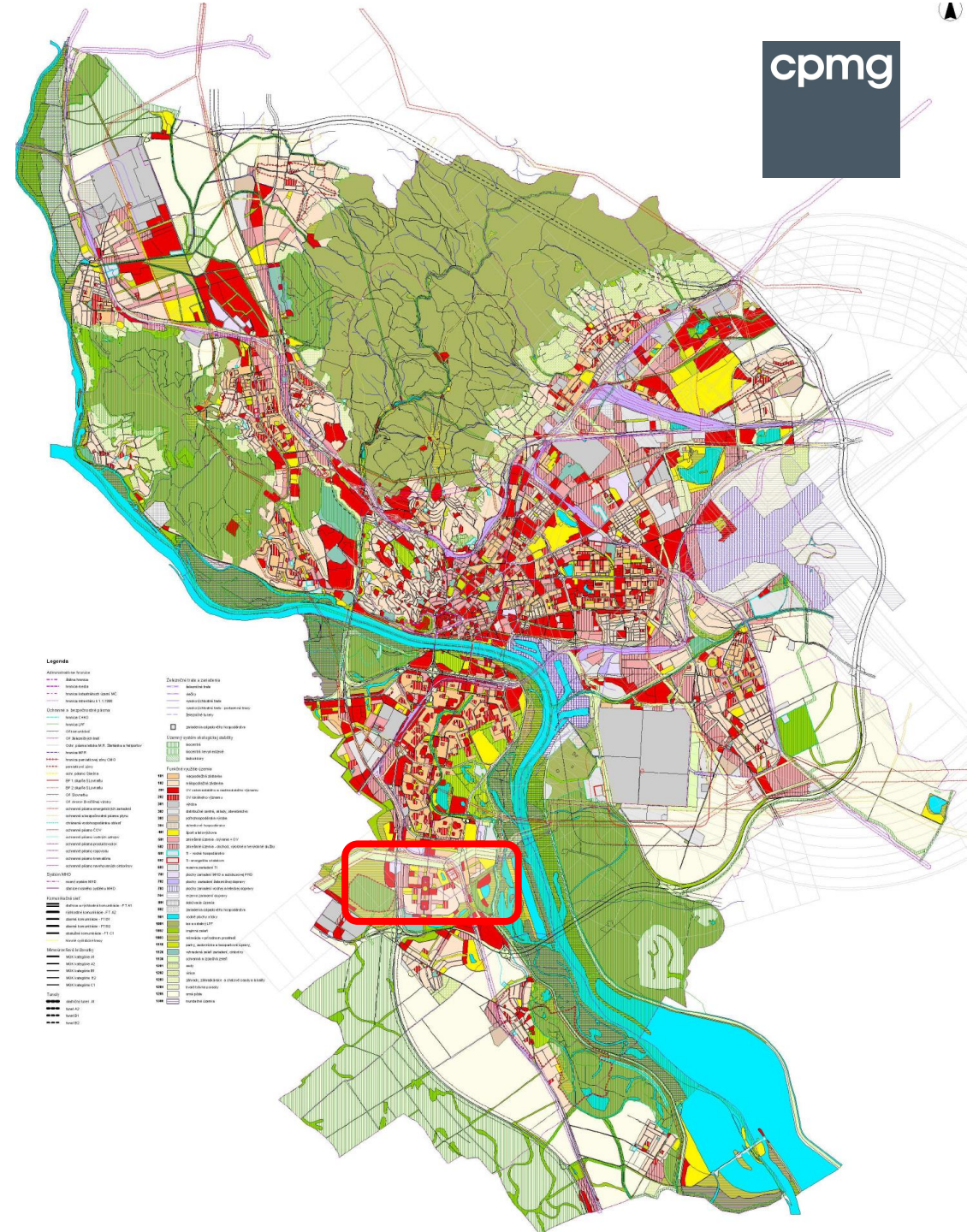




"If we get planning permission, we'll call it Venice."









which eventually
became this.....





there are some things
we can learn from
abroad, and we
are.....



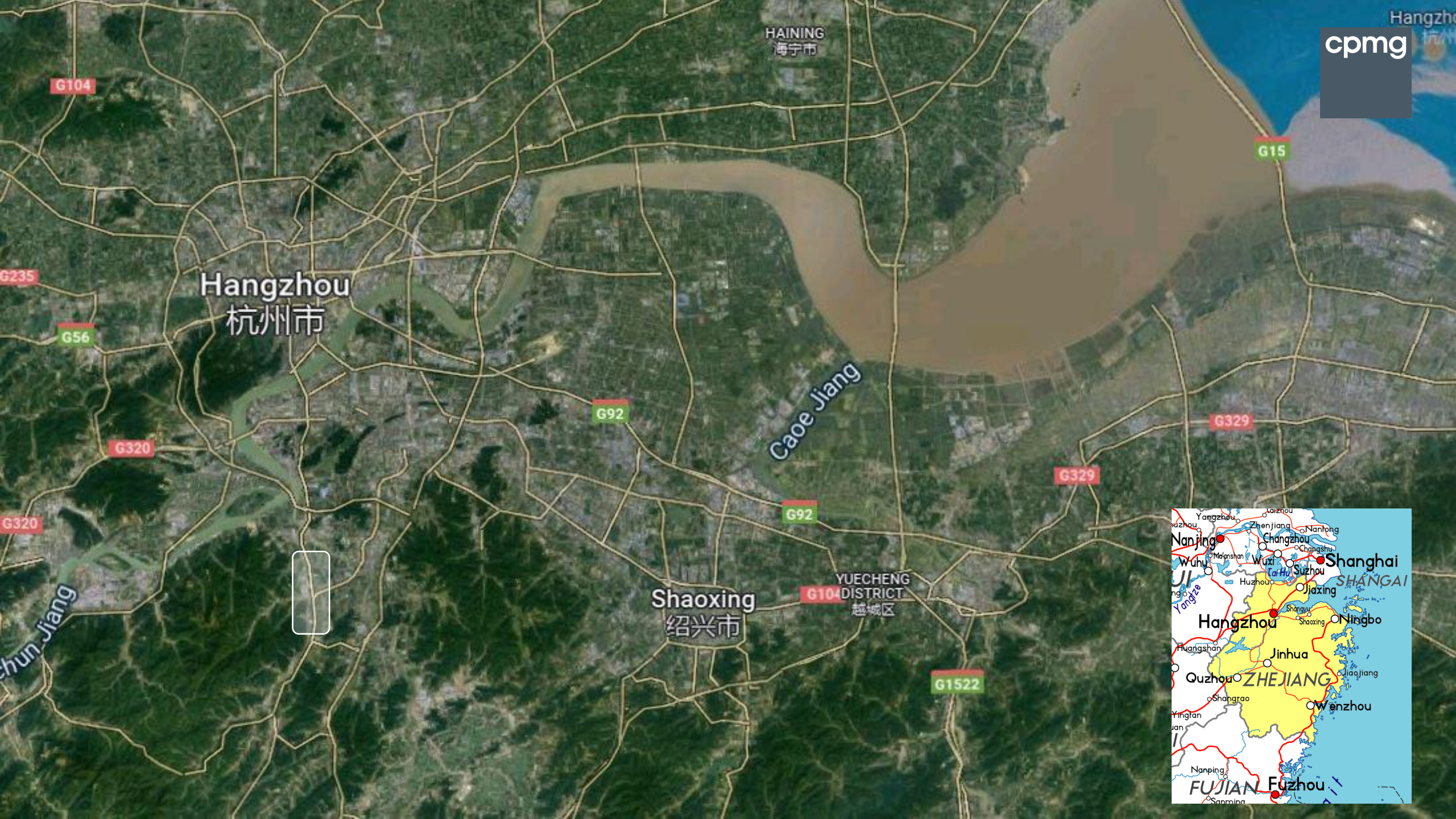
U21

typical floor plan



U31

Legend :	
	2 floors, retail
	6 floors residential, 1 floor retail + parking
	8 floors residential, 1 floor retail + parking
	10 floors residential, 1 floor parking
	20 floors residential, 1 floor parking
	2 floors, retail
	7 floors residential, 1 floor retail or storages
	9 floors residential, 1 floor retail or storages
	11 floors residential, 1 floor retail
*A11 identification of assessed place	



HAINING
海宁市

Hangzhou
杭州市

Shaoxing
绍兴市

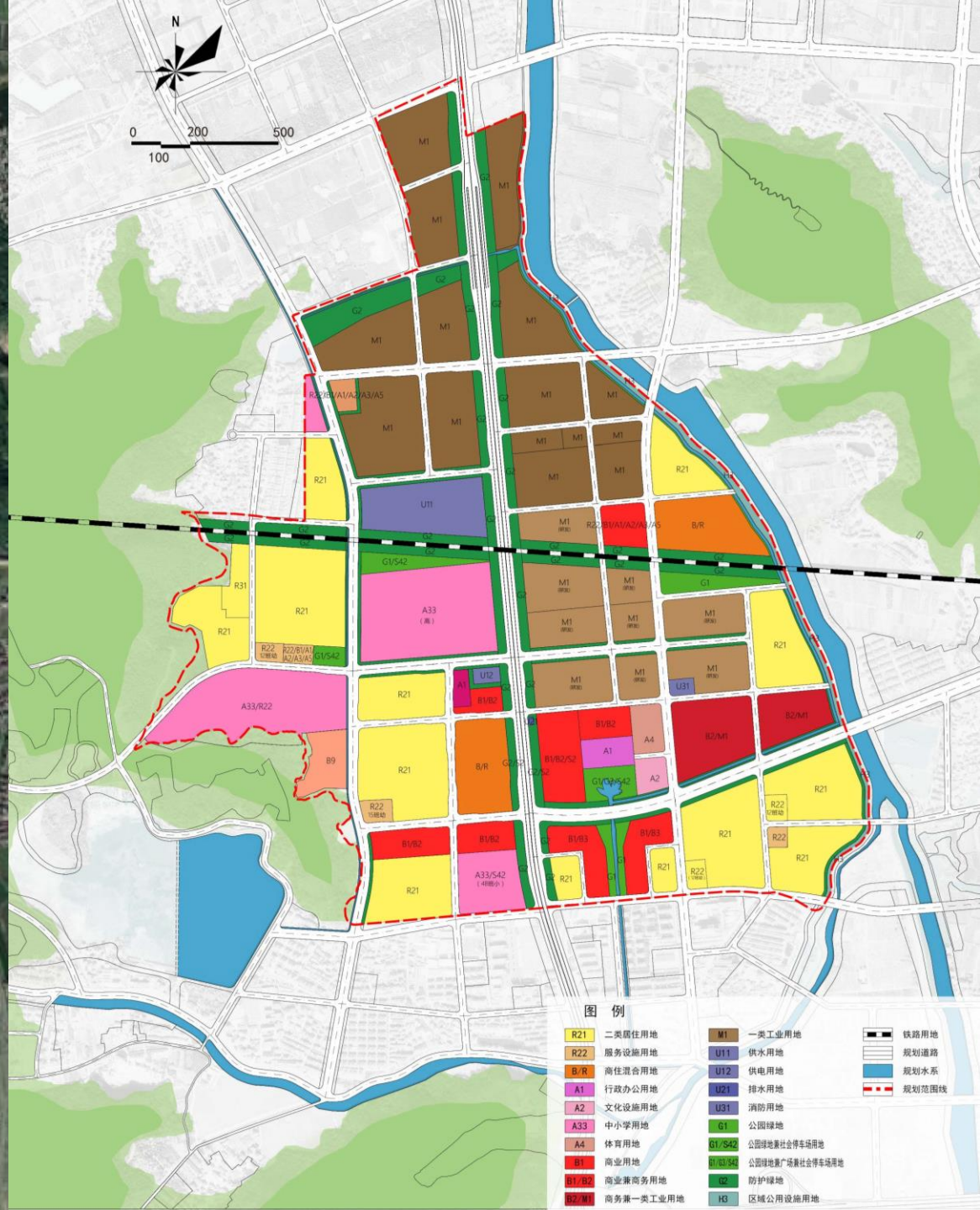
YUECHENG
DISTRICT
越城区

Caoe Jiang

Chun Jiang

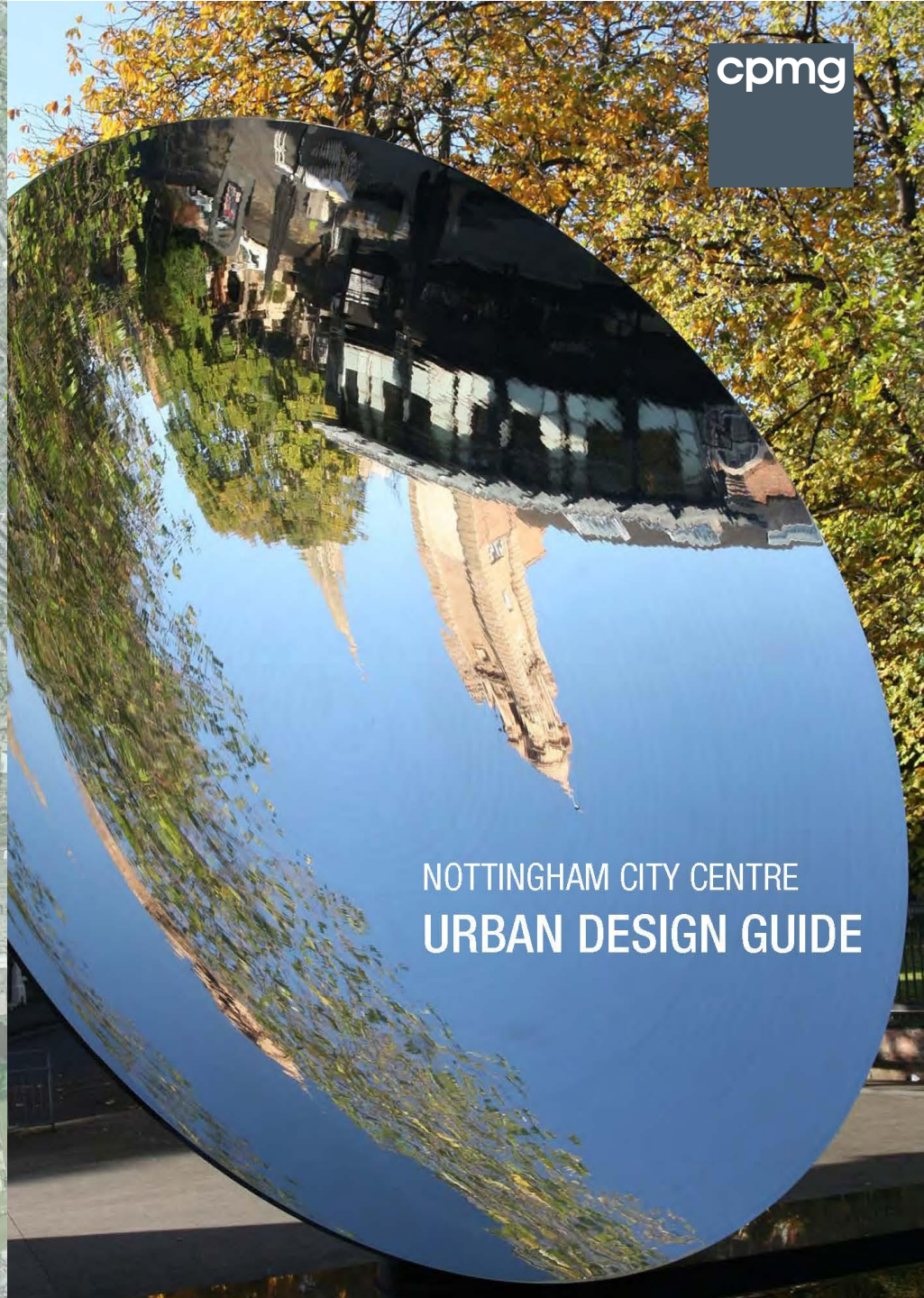
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URBAN DESIGN GUIDE





Time for questions...



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SINCE 1852