

ONH

Planning for Good

UNDERSTANDING PLACE TO PLAN POSITIVE CHANGE

BMKALC: 16TH JUNE 2025



INTRODUCTION TO ONH PLANNING FOR GOOD

- A multi-disciplinary, social enterprise of RTPI chartered planners, architects and urban designers including three former Clerks
- Supporting 200+ NP projects for local councils across 60 LPA areas, as well as local plan and major planning application reps, design codes, asset reviews and forward planning services
- Embracing a client success approach by building trust and caring about securing long term local council goals
- Contact us: info@oneillhomer.co.uk



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WHAT'S THAT COMING OVER THE HILL?

National and Locally

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THE NATIONAL PICTURE

SOUNDBITE: Buckinghamshire & Milton Keynes are appealing areas for developers intending to build

1. 1.5 Million homes
2. Ox-Cam Arcway
3. New Towns
4. NP & NDO support programme discontinued

BUT DON'T FORGET...

5. T&PCs role as advocates
6. Community Right to Buy
7. Para.14 still active
8. Numerous planning project options available



PARAGRAPH 11. & 14. NPPF

“11. Plans and decisions should apply a presumption in favour of sustainable development...”

“14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).”

**RESULT: Up-to date Neighbourhood Plans
are a strong tool**



WHAT ELSE?

- Changes are happening every week as the government seeks to revolutionise planning and standardize procedures across the country.
- LURA includes New Supplementary Plans (with ‘independent examiners’ making recommendations to the LPA after a written reps exam – sound familiar?)
- Three consultations were released over half term:
 - **Speeding Up Build Out:** power for LPAs to fine developers if they don’t build quickly enough
 - **Reform of Planning Committees:** more planning development decisions to be made by officers and not committees
 - **Reforming Site Thresholds:** BNG and requirements for small sites

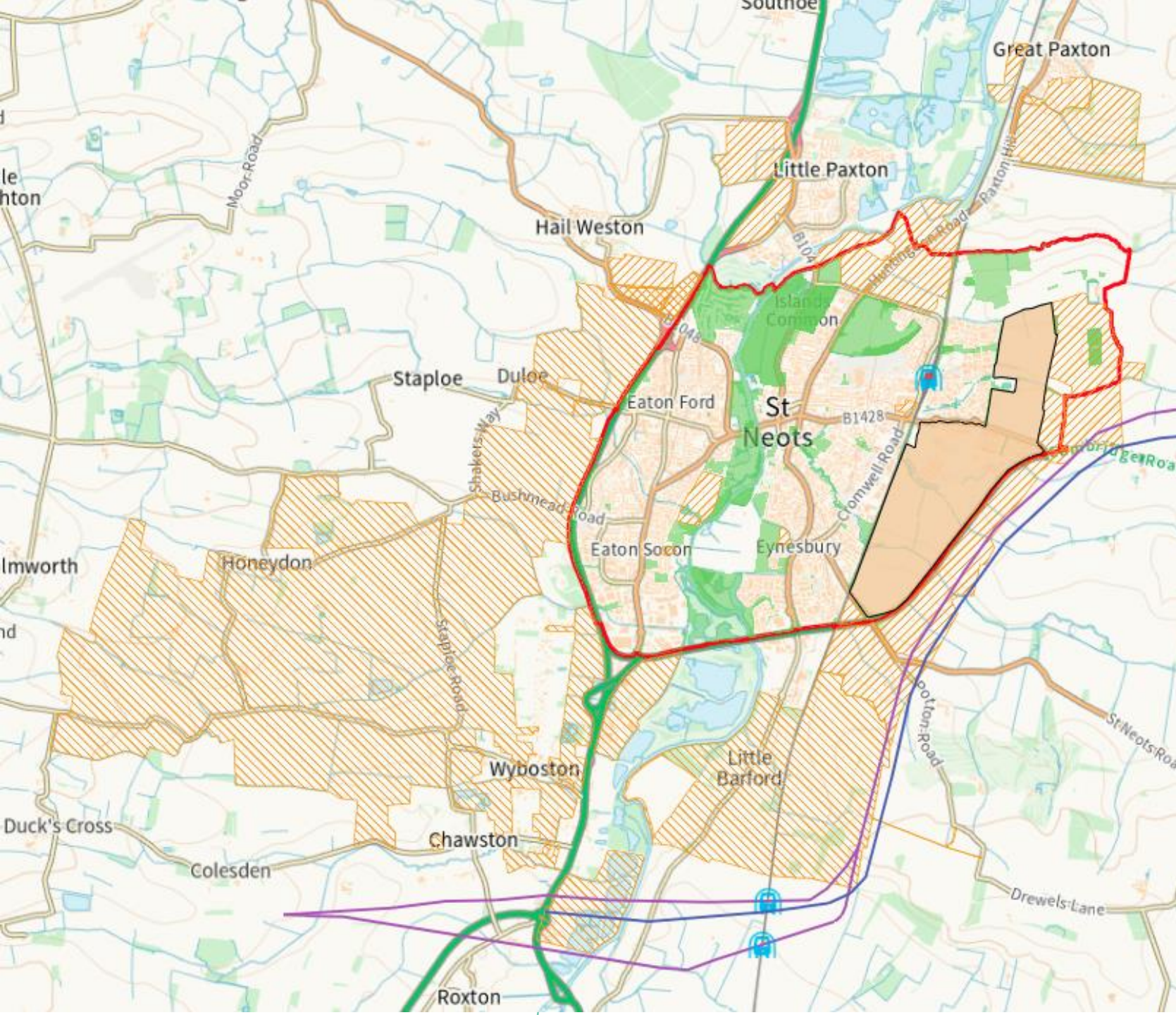
RESULT: Increased importance of getting representations right first time



THE LOCAL PICTURE

- 5 year housing land supply (2024 update):
 - Milton Keynes - 6.00
 - Buckinghamshire: Aylesbury Vale - 4.0, Wycombe - 1.96, South Buckinghamshire - 0.89, Chiltern - 0.73
- Green Belt / Grey Belt rules apply – villages merging also no longer seen as a barrier
- (Most) Local Plans more than 5 years old with new LP some distance away.
 - Milton Keynes 2050 Plan – Reg 19 consultation expected Sept/Oct 2025, examination through 2026.
 - Buckinghamshire Local Plan – Reg 19 consultation expected July/Aug 2026, examination through 2027.
- Community needs pressures

RESULT: Vulnerable to speculative development

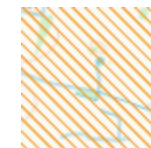


UNDERSTANDING A PLACE

DEVELOPMENT PRESSURE –EXAMPLE



= allocated site HLP

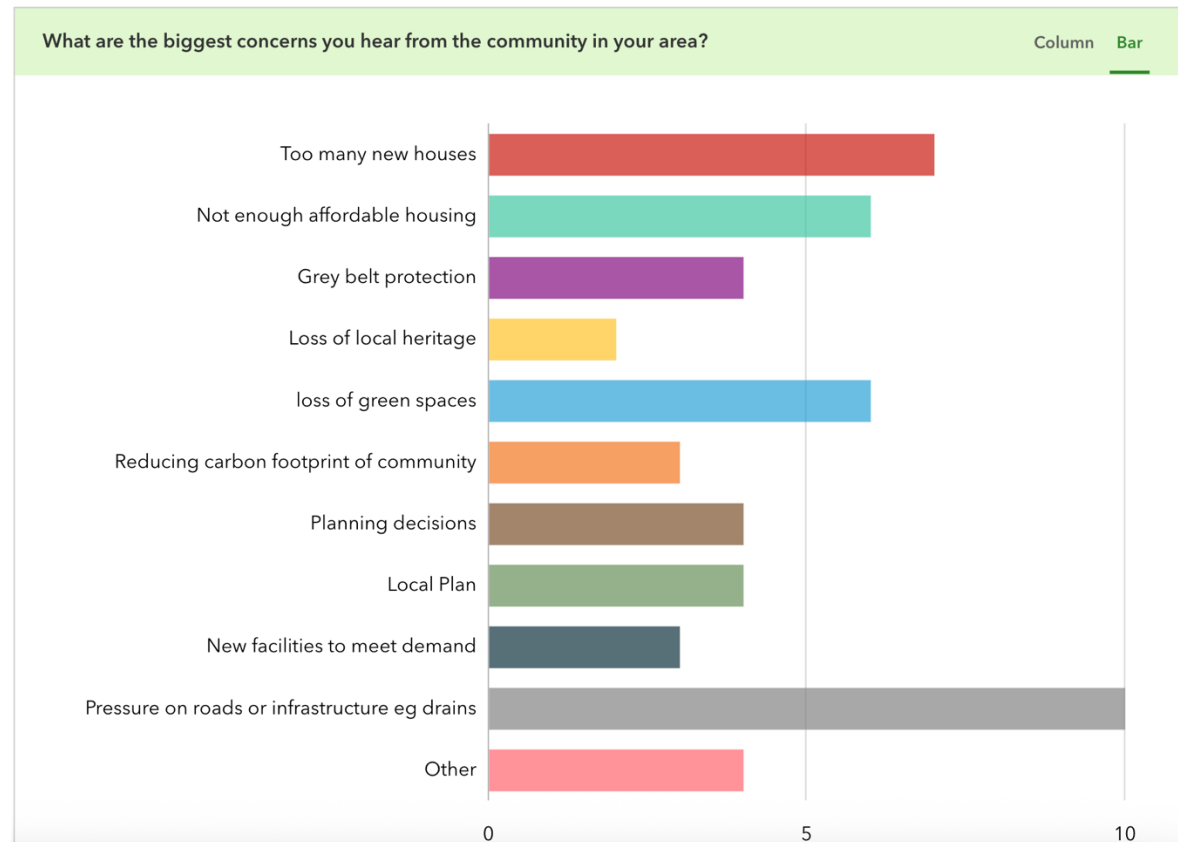


= additional sites put forward for development



UNDERSTANDING A PLACE LOCAL NEEDS

Let's look at the results of today's survey – what are the biggest concerns you hear from the community?





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PROACTIVE INFLUENCE

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WAYS TO BE PROACTIVE

1. Budget for your planning needs
2. Make good quality representations: Local Plan Reps, Planning Applications, Appeals
3. Predict the future, evaluate, and give yourself options: Settlement Spatial Plans
4. Create your own vision: Right-to-Buy, Co-Design & Planning Applications, Feasibility Studies, Asset Management
5. Define your needs: Neighbourhood Plans, Neighbourhood Development Orders
6. Focus on Heritage: Design Codes, Conservation Area Assessments



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